

Funding pursued for second phase of public housing community in Redstone

By Patty Yauger HeraldStandard.com | Posted: Thursday, June 7, 2012 2:00 am

As the Fayette County Redevelopment Authority prepares to break ground for the first phase of a new housing community in Redstone Township, it also announced that it will make application for state funding to complete the multi-year project.

Andrew French, authority executive director, said Wednesday that bids for road construction and utility installation at the new Glen at Three Oaks subdivision will be opened June 27, with the work likely to begin within 60 days of the awarding of a contract.

The infrastructural improvements, along with the construction of 14 homes, will be done in partnership with Threshold Housing Development Inc. of Uniontown.

Formerly known as the Dunlap Creek Village, the 21-acre property is now owned by Threshold.

The first phase will include 12 “self-help homes” where the new owners aid in the construction of their home and neighboring homes.

In addition to the infrastructural costs, some of the total mortgage costs will be underwritten by a \$600,000 HOME Investment partnerships Program grant the authority earlier received.

The homes have an appraisal value of about \$160,000 and sits on a one-half-acre property.

The two other homes to be built will be “affordably priced” for new owners, French said.

“The program allows for home ownership for those that may not typically be eligible for a mortgage,” he said.

Applicants are required to attend sessions concerning credit and homebuyer responsibilities and must be approved by a financial institution for a home mortgage.

Also Wednesday, French announced that the authority will apply for another \$600,000 HOME grant that will be earmarked for the second phase of the housing development project. The second phase will include additional infrastructural improvements and construction of 22 homes.

French said that an adjacent subdivision, known as Stone Church Estates and completed by similar methods, is now fully occupied.

“It is a good program,” he said. “The new owners take pride in having a home of their own.”

Redstone Township also has agreed to allocate its 2012 state Community Development Block Grant (CDBG) funds for first-phase infrastructural improvements, French said.

On Wednesday, French also announced that the authority would seek a \$150,000 Housing Preservation Grant from the Rural Housing Service of the U.S. Department of Agriculture.

If received, the funding will be used to rehabilitate about 11 of the 42 homes in need of a new roof, updated electrical, plumbing or heating system, new windows or other improvement to meet maintenance and health and safety codes.

Other funding will be allocated to the rehabilitation program, said French.

“This program is for very-low to moderate-income families,” he said.

At one time, more than 1,000 applicants had sought help from the program.

“Today, our focus is on key neighborhood properties,” he said. “Those homes, that if improved can help stabilize a neighborhood.”

The funding also is used in conjunction with state Department of Health allocations for the county’s lead hazard-control program.

French said that the authority is also completing a CDBG application that, if received, would provide water service to 10 homes on Mount Tabor Road in Springfield Township.

French said that the authority is eligible to compete with other counties and municipalities for a portion of CDBG funds for large projects.

The authority is seeking \$500,000 to complete the 11,000-foot water service line and add fire hydrants in the area.

A survey conducted in the area indicated a poor quality of water and less than adequate supply of water for the homeowners now relying on springs and wells.