



**HOME CONFERENCE
DOORKNOCKER AWARDS
LUZERNE COUNTY, PENNSYLVANIA**

AWARD CATEGORY: Innovative Design

PARTICIPATING JURISDICTION: Luzerne County, Pennsylvania

PROJECT/PROGRAM NAME: Pine Street Neighborhood

HUD REGION/FIELD OFFICE: Region III / Philadelphia Field Office

HOME UNITS/TOTAL UNITS: At least 10 HOME units / 26 total units

HOME FUNDS/TOTAL FUNDS: \$1,900,000 HOME funds / \$6,003,000 total funds

PARTNERS:

- Luzerne County
- Housing Development Corporation of Northeastern PA
- City of Hazleton
- PA Department of Community and Economic Development
- PA Department of Environmental Protection
- PA Housing Finance Agency
- PPL
- Sustainable Energy Fund
- Federal Home Loan Bank
- Fannie Mae
- National Center for Appropriate Technology
- Design Coalition
- Borton-Lawson Engineering
- Real Estate Strategies

FUNDING SOURCES:

• HOME	\$1,900,000
• PA DCED Brownfields for Housing	\$440,000
• Federal Home Loan Bank	\$210,000
• Fannie Mae	\$23,000
• PA Housing Finance Agency	\$705,000
• Sustainable Energy Fund	\$75,000
• PA Department of Environmental Protection	\$162,000
• PA Communities of Opportunities (DCED)	\$300,000
• CDBG (Luzerne County; Hazelton City)	\$1,846,000
• In kind Contributions	\$342,000
• Luzerne County Housing Trust Fund and ADDI	(as needed)

BRIEF NARRATIVE DESCRIPTION:

The Pine Street neighborhood in Luzerne County, Pennsylvania was once a neglected neighborhood plagued by abandoned commercial structures and substandard housing. After a significant investment of time and resources, the once deteriorated brownfields site is now home to 10 new, environmentally friendly single-family homes with 16 additional units planned for construction.

The homes in the Pine Street neighborhood incorporate many unique design features that have sparked the interest of builders, architects, and developers throughout Pennsylvania. The units not only incorporate universal design features but are also Energy Star rated with highly efficient heating, ventilation, lighting, and appliances. All units also feature solar electric systems and durable, innovative construction materials such as roof shingles made of recycled tires, fiber cement siding, VOC paints, and cellulose insulation. The project is the first of its kind in the region and has become an educational tool for students, builders, architects and developers. A model home is now open and available for inspection to anyone interested in learning more about the innovative construction techniques and design features of the Pine Street homes.

Although the environmentally friendly units are more costly to develop and there is a learning curve in the use of such innovative construction materials, the end result is a revitalized brownfield site with homeownership opportunities that are not only affordable to low-income families, but are also affordable to maintain over the long term.

FOR MORE INFORMATION CONTACT:

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