

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Modular Multi-Family Housing	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Hazelwood Initiative, Module Housing, Tishman Speyer
Parcel Number(s): 56-E-8	
ZDR Application Number: BDA-2025-01706	
Meeting Location: 4612 Lytle Street	
Date: 5/13/2025	
Meeting Start Time: 6:00PM	
Applicant: Andrew Newby, Module Housing	Approx. Number of Attendees: 32
Boards and/or Commissions Request(s): Planning Commision	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

On parcel 36 of the Hazelwood Green Plan, split into 3 subdivisions, 36A, 36B, 36C, to the North, West, and South, respectively. The housing on 36A would be modular, constructed by the firm Module. Module is a Pittsburgh local company, specializing in affordable modular homes, up to this point townhomes. The firm has a focus on local equity hiring and labor, wants to focus on how to bring Hazelwood community into the construction of the project (hiring). They would be building a low-rise apartment housing (3 stories), 30 units total. There would be a mixture of 2-bed 2-bath and 1-bed 1-bath units. These buildings are next to those owned by the developer Trek, and potentially the Module building would be managed by Trek. These would be unsubsidized units. This is the final land use plan presentation before it is implemented. This is Module's largest housing project to date.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
I've been in one of these homes. It's nice!	(From Module) Thank you. Honestly I'd rather just show you how we do this at our factory, so you could see exactly what goes into making our homes.
What does unsubsidized mean? Who is not getting subsidies?	(From Module) Module is the one not getting subsidies.

Questions and Comments from Attendees	Responses from Applicants
Why only 1 and 2 bedrooms? Families need larger units. This project seems to not serve us families, but gentrifiers.	(From Module) There is a higher density of homes here in Hazelwood than other parts of the cities. We are building 3-bedroom homes in the Hill and Garfield,
This seems like gentrification	(From Module) These are low-income homes, built by a local firm aiming to serve a local community
Will people be able to use Section 8 in these units?	(From Module) We are exploring this with Trek, who will have vouchers in their buildings. But if you have your own Section 8 voucher, we will take it
Who are these units for? Our families cannot fit into a 2-bedroom apartment.	(From Module) I recognize that overcrowding is a massive issue, but you also need to provide housing for those in the community not yet at the family stage of life. We have studied this site and what's viable, there are single people in Hazelwood as well
What utilities will the tenant pay?	(From Module) Electric, most likely.
What experience do you have in this field?	(From Module) We have experience with rental projects, one in Richmond VA, but this is the first of this scale
If you have even 3 children, a two bedroom becomes unviable. Even a with 2 children it become difficult.	(From Module) Trek will be building some 3-bedroom apartments
It would be useful to have a tool or chart to see how many bedrooms/rent for all these units.	(from Hazelwood Initiative) We are looking at this in Hazelwood Initiative housing group
What I'm hearing is that these firms come into our community with a plan, not asking us to help create a plan, which I do not appreciate. Also, these DAM communities don't even represent the whole community!	(From Hazelwood Initiative) That's part of the pre-DAM process, meeting with these firms. We can't force them to (unlike the DAM), but sometimes they do, and Module has been cooperative with us through this process (From Tishman Speyer/Austin Gelbard) You all have my number, I've been here for 5 years, you all know me at this point
Tishman Speyer has been coming here for 5 years, and for those 5 years we've felt a noted lack of respect.	
The only development that started with the community was Gladstone School, 10 years ago. What we did was have community meetings where people came, a high diversity of people, up to 100 people. We facilitated, and everyone had an opportunity to speak. To me, Gladstone School came from the community. It should serve as an example to the City and to the developers. I share the	(From Module) We are the little guys. We are taking people from East Side who are disadvantaged and employing them. This project would support that goal.

Questions and Comments from Attendees	Responses from Applicants
hostility to Austin. Hazelwood is not like other communities. We've learned from what's happened to other neighborhoods in the community, and we take ownership of our community. We won't be walked on.	

Planner completing report: AJ Herzog