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For Immediate Release

Tryko Partners: New Pittsburgh Age-Restricted Housing Development Awarded Federal Low-Income Housing Tax Credit

West End Apartment Property Responds to High Demand

PITTSBURGH, Pa. (Oct. 22, 2025) – The Pennsylvania Housing Finance Agency (PHFA) has awarded a 9% Low-Income Housing Tax Credit (LIHTC) for Hill Top Villas, a planned multifamily community designed to introduce new age-restricted affordable housing in Pittsburgh's West End, announced developer Tryko Partners. This key tax credit allocation follows the Housing Authority of the City of Pittsburgh (HACP) committing 30 project-based Section 8 vouchers for Hill Top Villas.

According to Isaac Sassoon Esq., senior vice president at Tryko Partners, the support will enable the Hill Top Villas development to move forward, marking another significant opportunity to address local senior housing needs. Last year, the real estate firm delivered Cedarwood Homes, a neighboring, 46-unit age-restricted affordable housing community that also received a 9% LIHTC credit from PHFA and 24 Section 8 vouchers from HACP.

"Hill Top Villas is a natural extension of the momentum we built with Cedarwood Homes," said Sassoon. "The demand there was exceptionally strong – in fact, the community leased up in less than three months. That overwhelming response and the repeat support of both PHFA and HACP punctuate a clear need for additional affordable senior housing in Pittsburgh, and the Fairywood neighborhood in particular. We are excited to meet that demand with a new project that reflects the same standards of quality, design and livability."

Robin Wiessmann, PHFA executive director and CEO, said, "Tax credits are pivotal in helping to build and preserve homes that working families, seniors and vulnerable Pennsylvanians can afford. We're pleased to be partnering with Tryko for another project which will create affordable rental housing and make a difference for so many Pennsylvanians."

Lifestyle-focused Design

Hill Top Villas will feature a three-story elevator building with 48 total units, of which 40 will be reserved for residents with incomes up to 60% of the area median income. The thoughtfully designed one-bedroom residences range up to 720 square feet and feature

abundant windows to maximize natural light. First-floor apartments include covered porches while upper floor units boast Juliette balconies.

Residents will enjoy amenities including a community room opening to a landscaped patio, a fitness room, bicycle storage, and ample parking for residents and guests. Outside, a landscaped courtyard has been designed to provide plenty of green space for relaxation and socialization.

The Hill Top Villas development could begin as early as 2027, commensurate with permitting.

Powerful Public/Private Commitment

Sassoon also credited the advocacy of the Pittsburgh Urban Redevelopment Authority (URA) in the viability of Hill Top Villas.

“Congratulations to Tryko Partners on securing a 9% LIHTC award and for continuing their thoughtful approach to inclusive growth in Fairywood,” said Susheela Nemani-Stanger, URA executive director. “The Tryko team has done a phenomenal job bringing investment, jobs and high-quality senior housing to Pittsburgh’s West End through the Cedarwood Homes development. With Hill Top Villas, they’re building on that success and deepening their commitment to providing affordable senior housing. We’re proud to support their efforts and look forward to partnering with them again.”

The project has garnered strong support from legislative leaders and key stakeholders, who have expressed their enthusiasm and commitment to its success. Among them, State Senator Wayne D. Fontana noted, “I was proud to support this terrific project in Fairywood, which continues to transform aging housing into safe, modern and sustainable homes so seniors in that community have an affordable option to age with dignity and comfort.”

Tryko Partners has an established regional presence. The company owns more than 2,000 affordable housing units in Pittsburgh and the surrounding market. In 2007, the firm demonstrated its commitment to revitalizing the West End with the acquisition and redevelopment of Emerald Gardens, a 436-unit market-rate apartment community. Tryko has a proven track record spanning four decades and a disciplined investment approach. The vertically integrated real estate investment firm acquires, repositions and operates high-performing properties across multiple asset classes.

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