

MAY COMMUNITY MEETING

May 13, 2025



Hazelwood Initiative

*To Be A Leader in Building a
Stronger Hazelwood Through
Inclusive Community
Development*

- Affordable Homeownership
- Affordable Rentals
- Affordable Commercial Space
- Neighborhood Investment Fund
- Greenspace & Sustainability
- Equitable Transportation Access



**OUR
MISSION**





Sonya Tilghman
Executive Director
x404 | [Email](#)



Nancy Noszka
Director of Real Estate
x407 | [Email](#)



Lauren Coursey
Director of Engagement and
Sustainability
x409 | [Email](#)



Juliet Martinez
Managing Editor, The Homepage
x406 | [Email](#)



Raymond Bowman
Construction Projects Manager
x404 | [Email](#)



Khaleelah Ali Muhammad
Administrative Assistant
x403 | [Email](#)



HI BOARD OF DIRECTORS



Amber Rooke
Vice Chair



Kim Wynnycky



Bill Kulina



Mikal Merlina



Rena Halsel



Terri Shields



Angelo Vaughn

Edith Abeyta

Carrie McGinnis

Lori Rue

Vanessa Hicks

Show Your Support By Joining Today! It's FREE!



HAZELWOOD INITIATIVE

growing together

[Home](#)[About HI](#)[Membership](#)[Programs](#)[Community Engagement](#)[Plans & Documents](#)[Contact HI](#)

Membership

While our meetings, programs, and services are generally open to the whole community, Hazelwood Initiative is still a membership organization, and we appreciate that residents, stakeholders, and friends feel invested in our work through your membership.

We also recognize the challenges that the COVID19 pandemic brought upon our community – therefore, **HI will be eliminating our typical \$12 annual membership fee. All that is required for 1 year of HI membership is for you to confirm that you would like to either renew or begin your membership by completing the form below.**



AGENDA



Development
Activities
Meeting:
Modification to
SP10, Hazelwood
Green Zoning

Development
Activities
Meeting:
Module Housing

Better Block
Foundation

4800 S Project
Intro

Hazelwood
Initiative
Updates

Community
Announcements

**Gift Card
Drawing!**

Please type your questions in the chat box

Press *6 to unmute and ask questions after each
speaker presentation



WHAT IS A DEVELOPMENT ACTIVITIES MEETING?

- The purpose of a Development Activities Meeting is to provide residents, property owners, business owners, and stakeholders an opportunity to learn about the proposals that affect them and resolve concerns at an early stage of the application process.
- A project triggers a DAM meeting when it will require a Public Hearing at PACD, Historic Review Commission, Planning Commission, or the Zoning Board and meets certain project thresholds.
- You can learn more about Development Activities Meetings through the City's website: [Development Activities Meeting - Pittsburgh, PA](#)

An aerial photograph of the Hazelwood Green development site. The image shows a large, multi-story industrial building with a dark roof on the left. To its right is a large, open, grassy field. In the foreground, there are several paved roads and a railway track running diagonally across the frame. The background features rolling hills with dense green trees. The sky is blue with some light clouds.

Hazelwood Green Development Activities Meeting

May 13, 2025



TISHMAN SPEYER

➤ Introductions



Austin Gelbard
Tishman Speyer



Ivette Mongalo-Winston
Mongalo-Winston LLC



Brian Gaudio
Module Housing



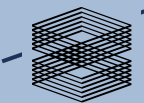
Marquis Cofer
Module Housing

➤ Zoning Amendment

➤ New Project: *Module*

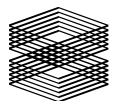


Zoning Amendment



Zoning Amendment

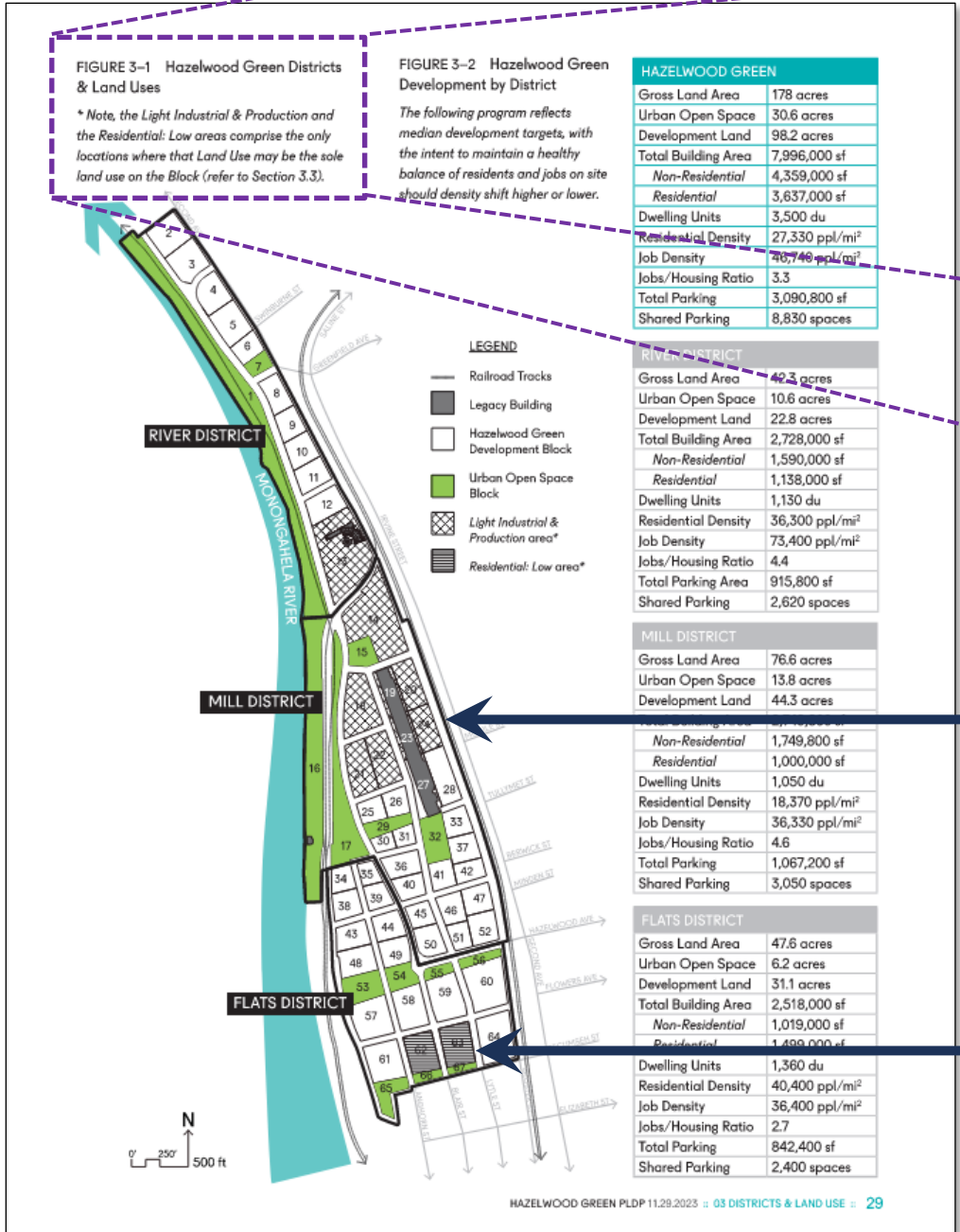
- **Amended PLDP in 2024**
 - Site Master Plan
 - Lessons learned from university projects
 - Site Signage
 - Community field guidelines
- **Now Amending SP10**
 - Fixing document to match PLDP
 - One word change



Zoning Amendment

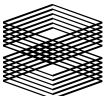
FIGURE 3-1 Hazelwood Green Districts & Land Uses

** Note, the **Light Industrial & Production** and the **Residential: Low** areas comprise the only locations where that Land Use may be the **sole** land use on the Block (refer to Section 3.3).*



Light Industrial & Production areas

Residential: Low area



Zoning Amendment

Introduced: 8/30/2021

Bill No: 2021-1815, Version: 3

Committee: Committee on Land Use and Economic Development

Status: Passed Finally

Hotel/Motel (Limited)	Yes	Hospitality	All
Hotel/Motel (General)	Yes	Hospitality	All
Laboratory/Research Services (Limited)	No	Research & Development	All
Laboratory/Research Services (General)	No	Research & Development	All
Laundry Services	Yes	Commercial	All
Library (Limited)	Yes	Community	All
Library (General)	Yes	Community	All
Manufacturing and Assembly (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Manufacturing and Assembly (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Medical Marijuana Dispensary	No	Commercial	All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.
Medical Office/Clinic (Limited)	No	Office	All
Medical Office/Clinic (General)	No	Office	All
Office (Limited)	No	Office	All
Office (General)	No	Office	All
Parking Structure (Limited)	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.

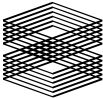
City of Pittsburgh

Page 15 of 21

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powered by Legistar™

Manufacturing and Assembly (Limited)	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Manufacturing and Assembly (General)	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.

Changing the word “primary” to “sole” to match PLDP



Zoning Amendment

The same thing happens 12 times, so we are making the same one-word change in 12 places

Introduced: 8/30/2021

Bill No: 2021-1815, Version: 3

Committee: Committee on Land Use and Economic Development

Status: Passed Finally

river, without such adjacency the use could not exist.

Water Enhanced Facility or Use means a recreation, entertainment or restaurant facilities or similar uses that achieve greater value or beauty as a result of a location on or near a river.

Warehouse (Limited, General) means an establishment that is engaged in the storage of materials, equipment or products that will be distributed to wholesalers or retailers.

D. Section 909 01.Q.6 Definitions "SP-10 Appendix - Table 1", "SP-10 Appendix Table 2", and "SP-10 Appendix - Figure 2" are hereby deleted in its entirety and replaced with the following:

SP-10 Appendix - Table 1

USE	ACTIVE USE CATEGORIZATION	HG USE CATEGORIZATION	SUBDISTRICT/ BLOCKS WHERE PERMITTED
Agriculture (Limited) With Beekeeping	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Agriculture (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Animal Care (Limited)	Yes	Commercial	All
Animal Care (General)	No	Commercial	All
Art or Music Studio	Yes	Community	All
Assisted Living Class C	No	Residential	[Open]
Public Assembly (Limited)	Yes	Community	All
Public Assembly (General)	Yes	Community	All
Bank or Financial Institution (Limited)	Yes	Commercial	All
Bank or Financial Institution (General)	Yes	Commercial	All
Bed and Breakfast (Limited)	No	Hospitality	All

Introduced: 8/30/2021		Bill No: 2021-1815, Version: 3	
Committee: Committee on Land Use and Economic Development		Status: Passed Finally	
Bed and Breakfast (General)	No	Hospitality	All
Child Care (Limited)	Yes	Commercial	All
Child Care (General)	Yes	Community	All
Club (Limited)	Yes	Community	All
Club (General)	Yes	Community	All
College or University Campus (See Section VIII)	Yes	Community	All
Community Center (Limited) (See Section VIII)	Yes	Community	All
Community Center (General)	Yes	Community	All
Construction Contractor (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Construction Contractor (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Controlled Substance Dispensation Facility	No	Commercial	All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.
Cultural Service (Limited)	Yes	Community	All
Cultural Service (General)	Yes	Community	All
Educational Classroom Space (Limited)	Yes	Community	All
Educational Classroom Space (General)	Yes	Community	All
Film Production	No	Light Industrial & Production	All
Grocery Store (Limited)	Yes	Commercial	All
Grocery Store (General)	Yes	Commercial	All

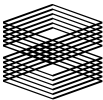
Introduced: 8/30/2021		Bill No: 2021-1815, Version: 3	
Committee: Committee on Land Use and Economic Development		Status: Passed Finally	
Hotel/Motel (Limited)	Yes	Hospitality	All
Hotel/Motel (General)	Yes	Hospitality	All
Laboratory/Research Services (Limited)	No	Research & Development	All
Laboratory/Research Services (General)	No	Research & Development	All
Laundry Services	Yes	Commercial	All
Library (Limited)	Yes	Community	All
Library (General)	Yes	Community	All
Manufacturing and Assembly (Limited)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Manufacturing and Assembly (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Medical Marijuana Dispensary	No	Commercial	All HG Blocks except not permitted on HG Blocks 61, 62, 63, 64, 65, 66, 67 and 68.
Medical Office/Clinic (Limited)	No	Office	All
Medical Office/Clinic (General)	No	Office	All
Office (Limited)	No	Office	All
Office (General)	No	Office	All
Parking Structure (Limited)	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.

Introduced: 8/30/2021		Bill No: 2021-1815, Version: 3	
Committee: Committee on Land Use and Economic Development		Status: Passed Finally	
Parking Structure (General)	No	Parking & Transit	Permitted on all HG Blocks except 1, 6, 7, 13, 15, 16, 17, 29, 30, 31, 32, 33, 36, 41, 51, 53, 54, 55, 56, 65, 66 and 67.
Parks and Recreation (Limited) (See Section VIII)	Yes	Community	All
Parks and Recreation (General) (See Section VIII)	Yes	Community	All
Recreation and Entertainment, Indoor (Limited) (See Section VIII)	Yes	Commercial	All
Recreation and Entertainment, Indoor (General) (See Section VIII)	Yes	Commercial	All
Recreation and Entertainment, Outdoor (Limited)	Yes	Commercial	All
Recreation and Entertainment, Outdoor (General)	Yes	Commercial	All
Recycling Collection Station	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Recycling Processing Center	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Religious Assembly (Limited)	Yes	Community	All
Religious Assembly (General)	Yes	Community	All

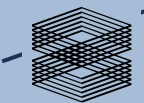
Introduced: 8/30/2021		Bill No: 2021-1815, Version: 3	
Committee: Committee on Land Use and Economic Development		Status: Passed Finally	
Restaurant, Fast-Food (Limited)	Yes	Commercial	All
Restaurant (Limited) (See Section VIII)	Yes	Commercial	All
Restaurant (General)	Yes	Commercial	All
Retail Sales and Services (Limited)	Yes	Commercial	All
Retail Sales and Services (General)	Yes	Commercial	All
Safety Service	No	Community	All
School, Elementary or Secondary (Limited)	Yes	Community	All
School, Elementary or Secondary (General)	Yes	Community	All
Sidewalk Cafe	Yes	Hospitality	All
Transit Facility	No	Parking & Transit	All
Utility (Limited)	No	Light Industrial & Production	All
Utility (General)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Vehicle/Equipment Repair (Limited)	No	Commercial	All
Vocational School (Limited) (See Section VIII)	Yes	Community	All
Vocational School (General) (See Section VIII)	Yes	Community	All
Welding or Machine Shop	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.

Introduced: 8/30/2021		Bill No: 2021-1815, Version: 3	
Committee: Committee on Land Use and Economic Development		Status: Passed Finally	
Warehouse (Limited, General)	No	Light Industrial & Production	All. However, not more than 4 HG Blocks may contain a Warehouse as primary use, and no Warehouse shall be closer than 500 feet to another Warehouse.
Farmer's Market (See Section VIII)	Yes	Community	All
Neighborhood Hospital (See Section VIII)	Yes	Commercial	All
Basic Industry (See Section VIII)	No	Light Industrial & Production	As a primary use, only permitted on HG Blocks 13, 14, 18, 19, 20, 21, 22, 23, and 24.
Spa (See Section VIII)	Yes	Commercial	All
Temporary Interim Use (See Section VIII)	No	Commercial	Permitted by Special Exception in accordance with Section V.B.
Water-Dependent Facility or Use (See Section VIII)	No	Commercial	All
Water Enhanced Facility or Use (See Section VIII)	Yes	Commercial	All
Residential: Low (See Section VIII)	No	Residential	As a primary use, only permitted on HG Blocks 62 and 63.
Residential: Medium (See Section VIII)	No	Residential	All
Residential: High (See Section VIII)	No	Residential	All

SP-10 Appendix - Table 2	
Agriculture (General)	
Outdoor Amusement Arcade	
Helipad	
Helistop	
Nursery, Retail	



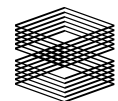
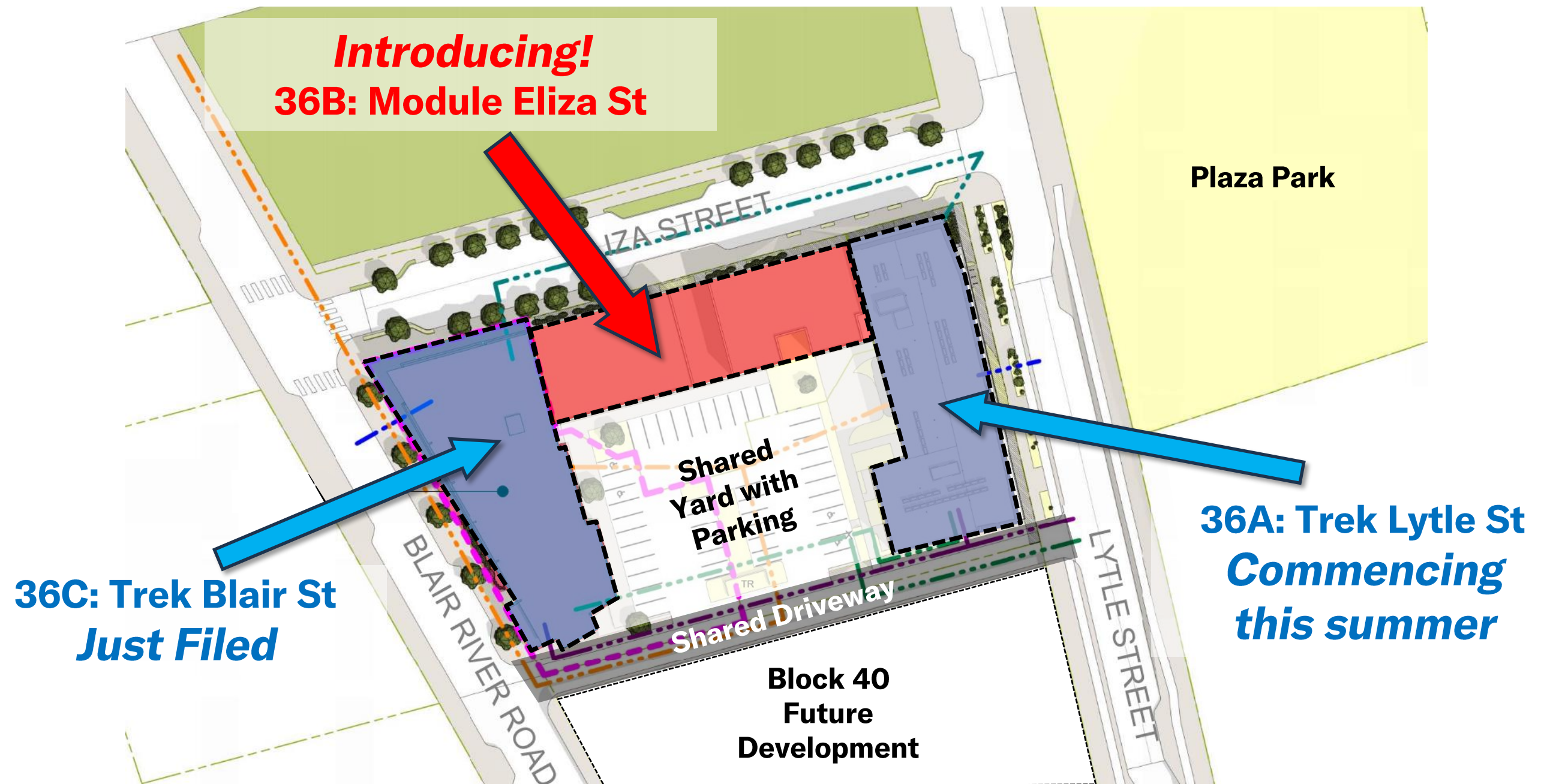
New Project: *Module*



New Project – *Site Map*



New Project – *HG Block 36*





Sustainable Modular Housing



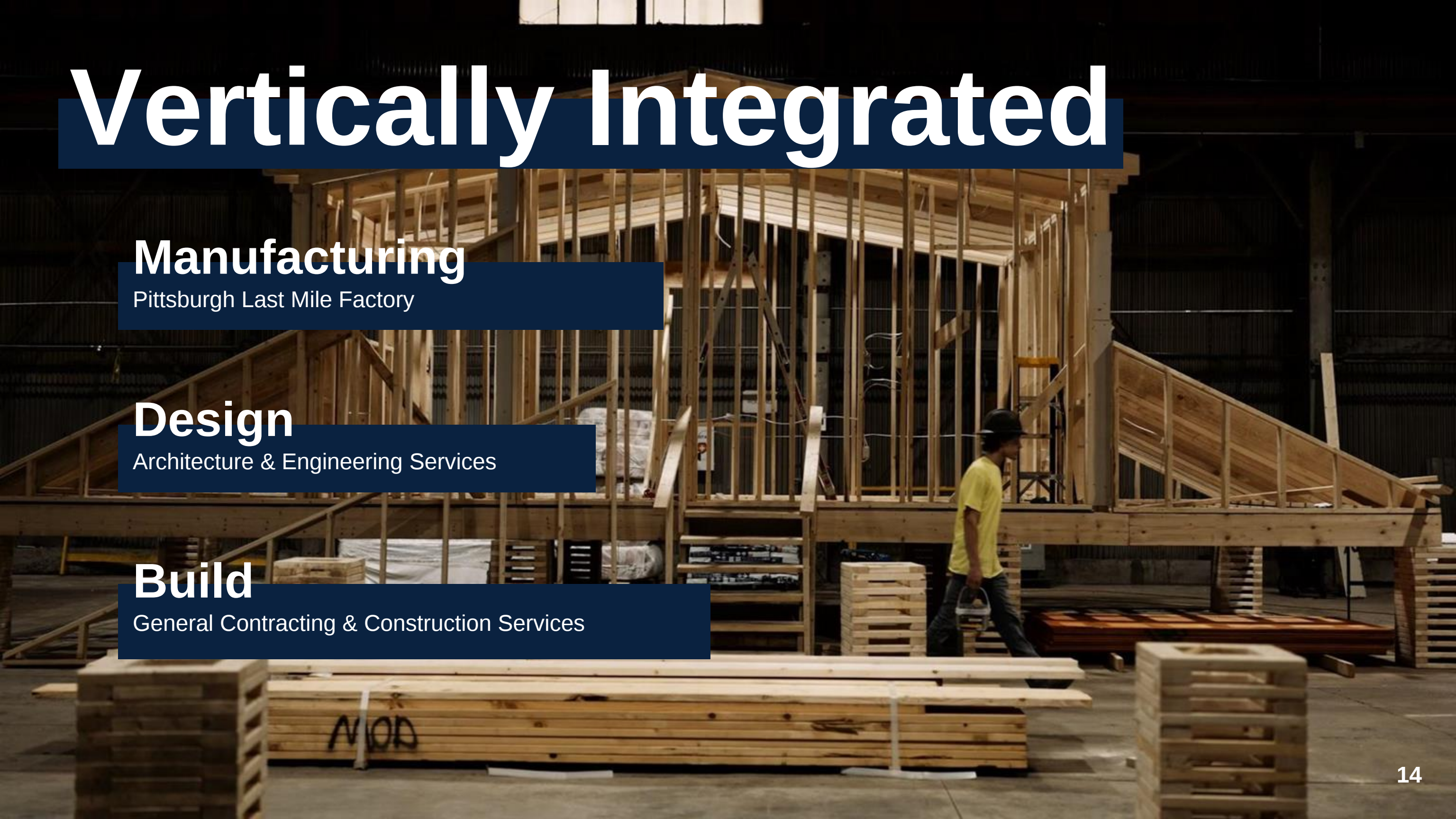


**Thoughtfully
designed**



**Easy to
Infill**

Vertically Integrated

The background image shows a large industrial building under construction. The wooden frame of the building is visible, with many vertical studs and horizontal beams. In the foreground, there are several large stacks of lumber, some of which are labeled with the word "MOD". A construction worker wearing a yellow shirt and a hard hat is walking through the facility, carrying a bucket. The overall scene is a busy construction site.

Manufacturing

Pittsburgh Last Mile Factory

Design

Architecture & Engineering Services

Build

General Contracting & Construction Services

Our Team



Brian
Chief Executive Officer



Marquis
Chief Executive Officer



Drew
Chief Product Officer



Hallie
VP of Design



Natalie
Operations



Breon
Carpentry Apprentice

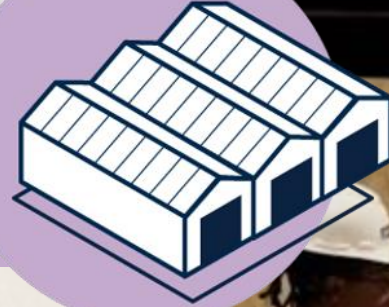


Devon
Carpentry Apprentice



Andrew
VP of Development

Pittsburgh Manufacturing Facility



Locally Owned & Operated

Provide living wage and provide onramps into the trades for youth.



Focus on Equity

Fostering a culture where women & people of color thrive.



Partner with Non-Profits

Our Factory provides in-kind design and engineering services via our “Mission-Driven Developer Program”





Workforce Development

Carpentry Training @ Trade Institute

Partner with TIP for 6 week carpentry program, including hybrid training on Module job sites.



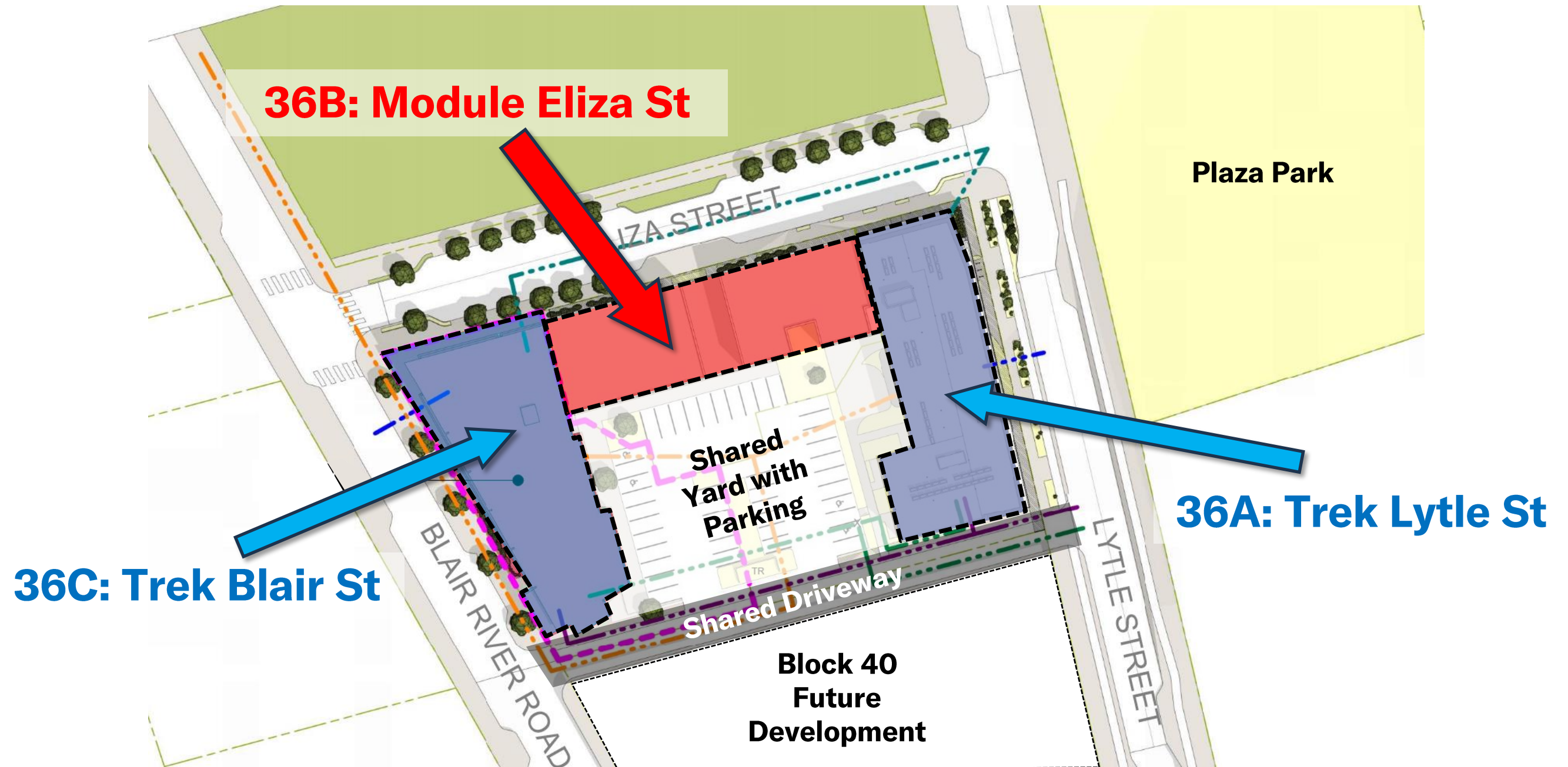
On the Job Training Program @ Module

6 months of paid, on the job training at our factory with an opportunity for full-time employment.



**TRADE INSTITUTE
OF PITTSBURGH**

New Project – *HG Block 36*





Module Eliza St *“Missing Middle” Housing*



Street View: Eliza St



Pedestrian Path



Bird's Eye View: Eliza St

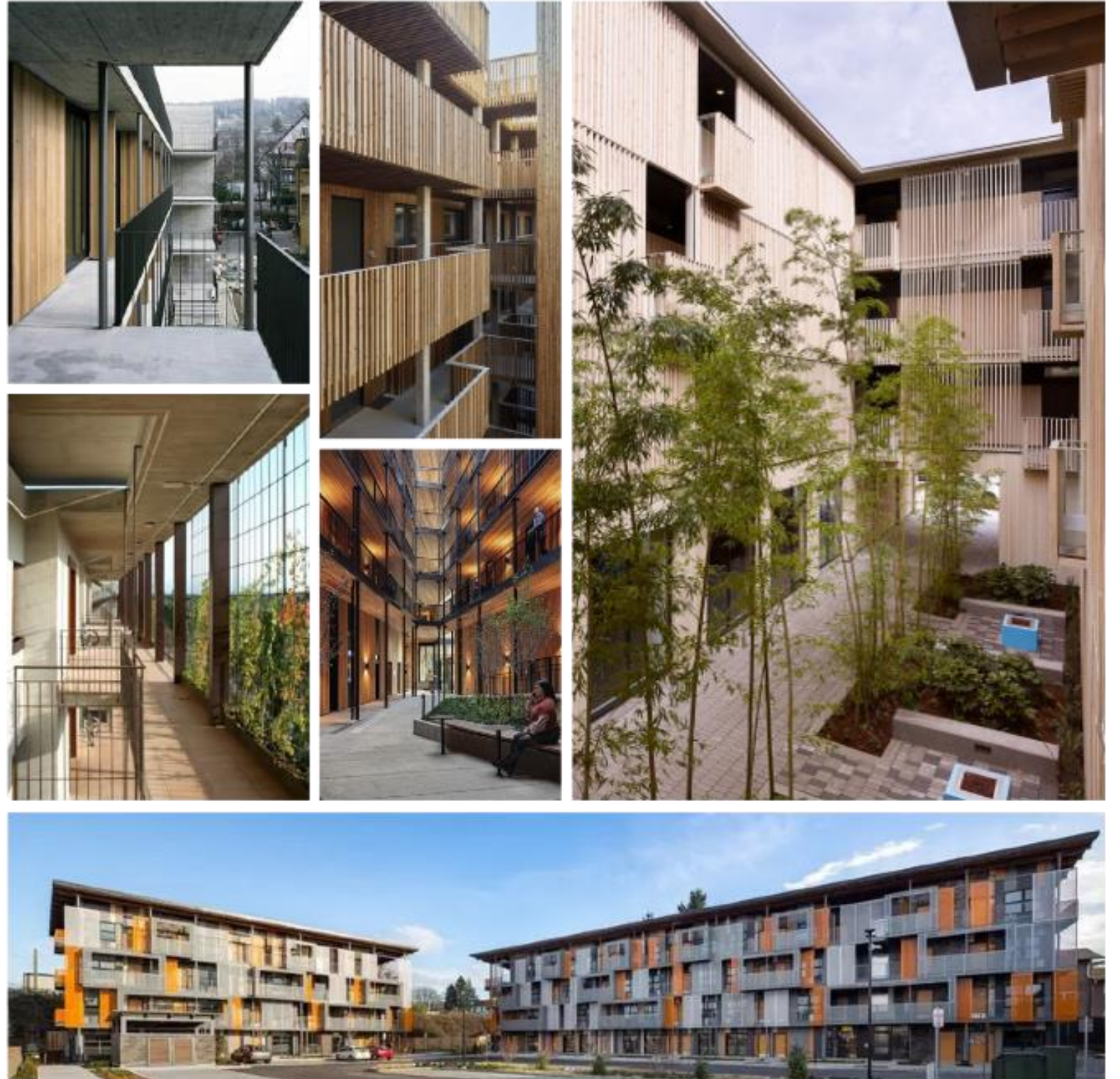


Rear Parking

Front Façade Inspiration



Rear Façade Inspiration



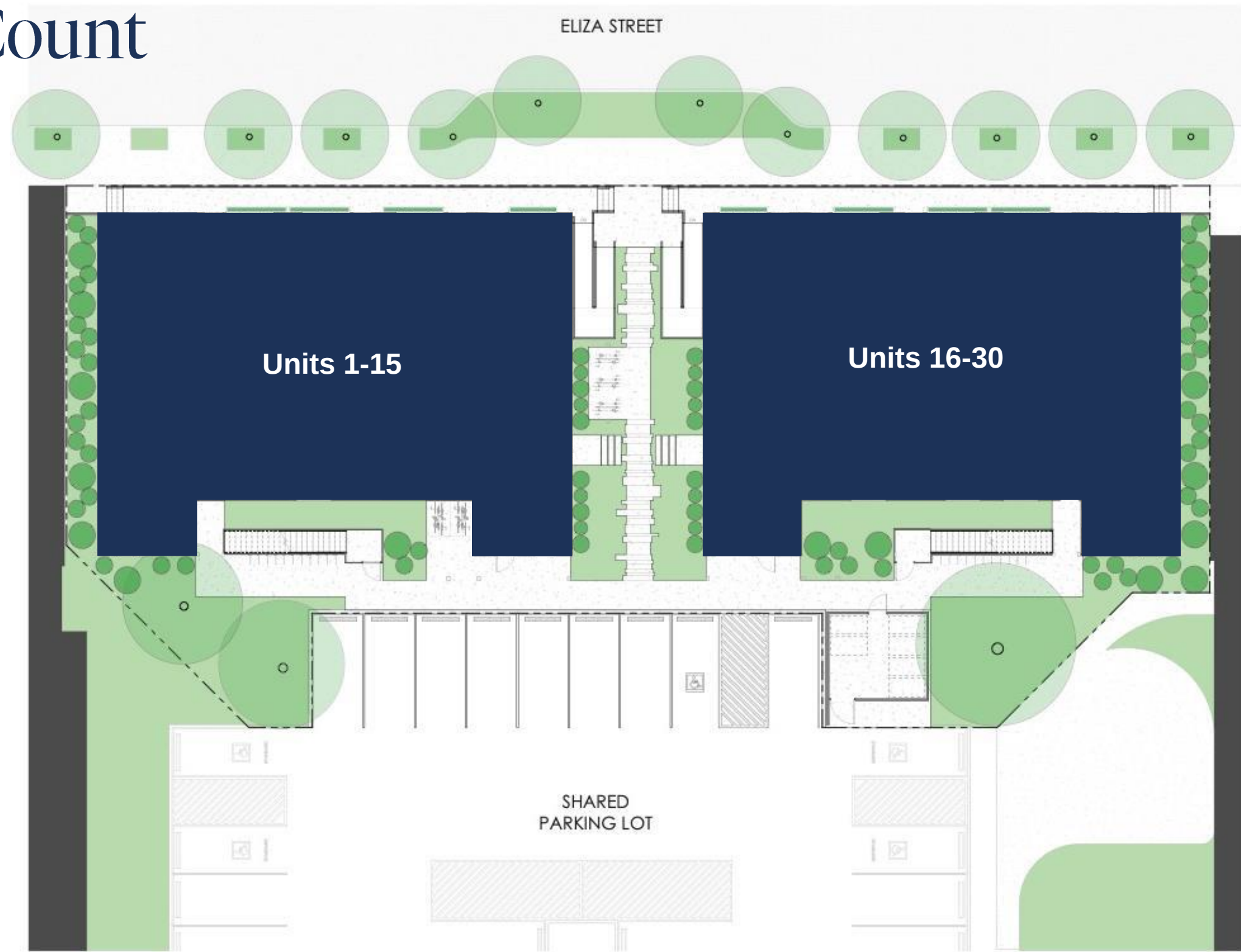
Site Plan & Unit Count

30 Units total

- 10 (ten) Two-Bed, Two-bath units.
- 20 (twenty) One-Bed, One-bath units

▪ Accessibility

- All Ground floor units will have accessibility features.

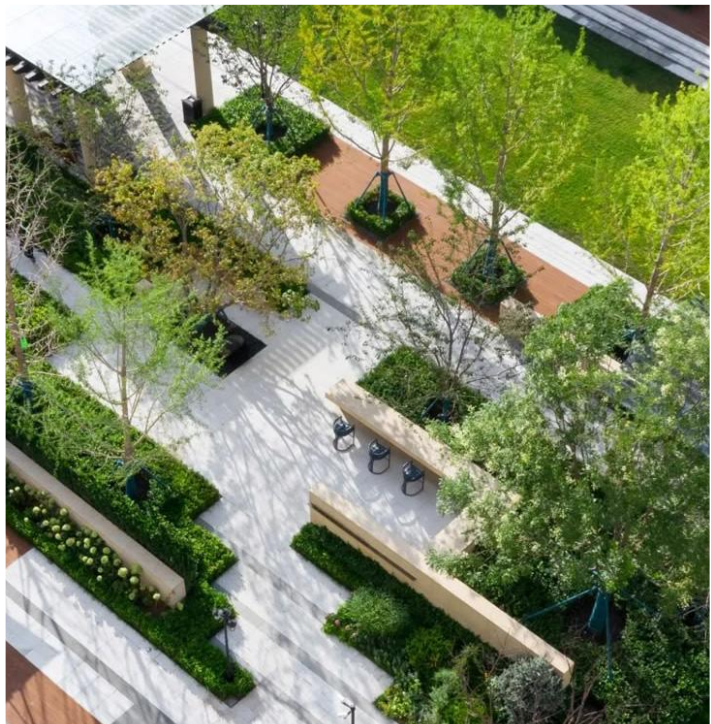


Building a Sustainable, “Mixed Income” Block

- **Affordability Targets**
 - Eliza Units are unsubsidized
 - Targeting rents from 80 - 120% AMI.

PHASE	0-30% AMI	30 – 60 % AMI	60 – 120% AMI	TOTAL
‘A’ Lytle	25	15	10	50
‘B’ Eliza	0	0	30	30
‘C’ Blair	24	20	2	46
TOTAL	49	35	42	126
	39%	28%	33%	

- **Designed to LEED Gold**
 - Bike Parking
 - High Quality Windows
 - In-Unit washer & dryer





Questions?

Measuring up to the Greater Hazelwood Neighborhood Plan

Greater Hazelwood Neighborhood Plan Project Scorecard: Module 36B

	One welcoming inclusive neighborhood, better neighborhood connectivity	★★
	No displacement, housing security, & affordable housing options	★★
	Riverfront access & Green spaces	★
	Address local crime & safety	★
	Neighborhood amenity retail, grocery store, food & beverage	-
	Health, nutrition & wellness	-
	Education & employment readiness Resident use & business opportunities Support community development Support local youth & entrepreneurs	★
	Enhance the area with art & vibrancy	★

Thank You!



TISHMAN SPEYER



MODULE



HAZELWOOD CROSSWALK DESIGN

BETTER BLOCK





REFERENCE PHOTO OF PAINT COLORS:
PREVIOUSLY PAINTED ON A PARKING LOT ALONG 2ND AVENUE

- 4 Colors:**
- Yellow
 - Purple
 - Teal/Light Blue
 - Green



GLEN CALADH @ SECOND AVENUE



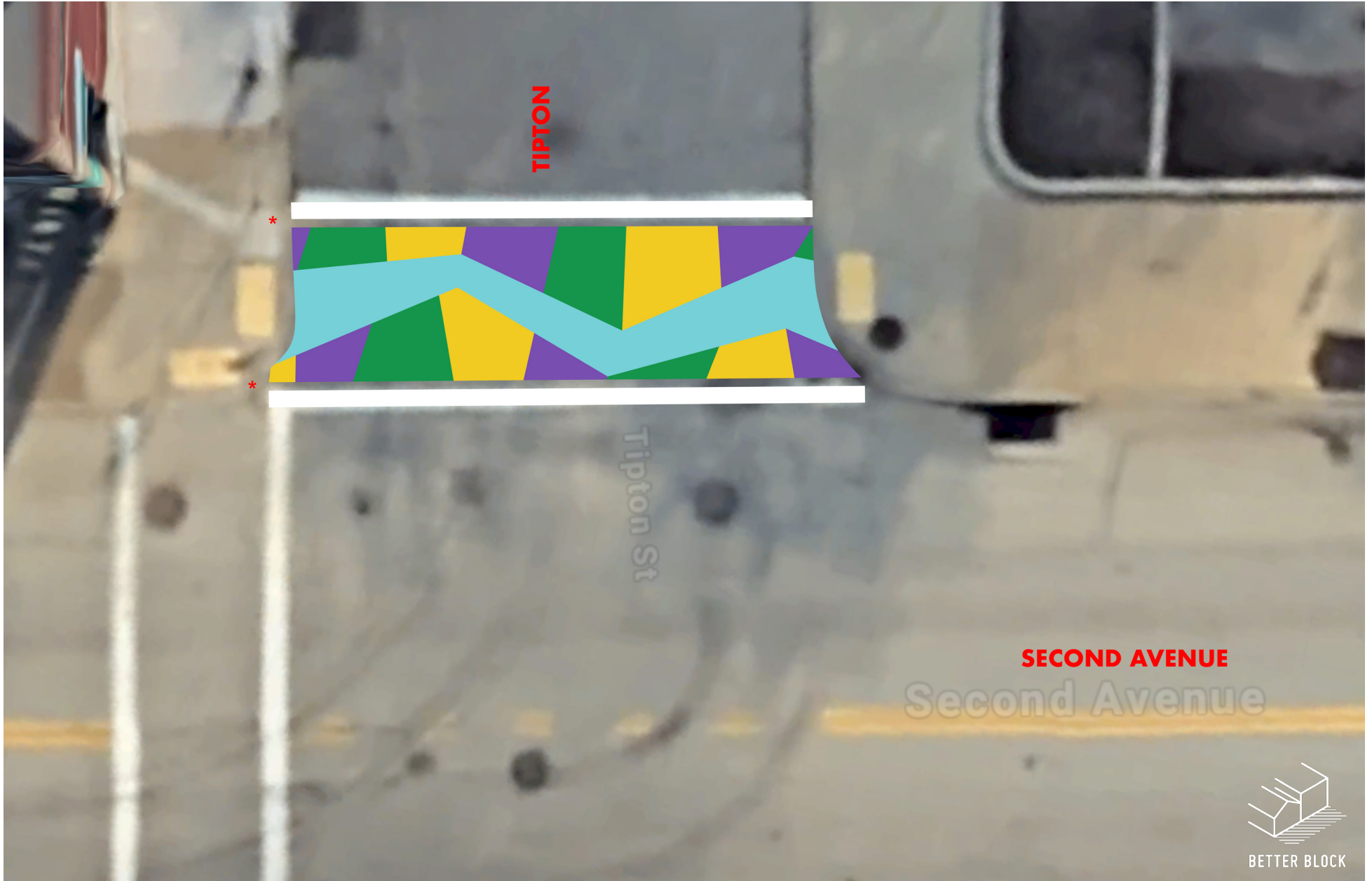
GLEN CALADH @ SECOND AVENUE



TECUMSEH @ SECOND AVENUE



TECUMSEH @ SECOND AVENUE



TIPTON @ SECOND AVENUE

***include 6" buffer from white line**



TIPTON @ SECOND AVENUE



Hazelwood Local

Summer 2025



Hazelwood Local is a hub for community programming at Hazelwood Green, and for the discovery of Pittsburgh's Hazelwood neighborhood.

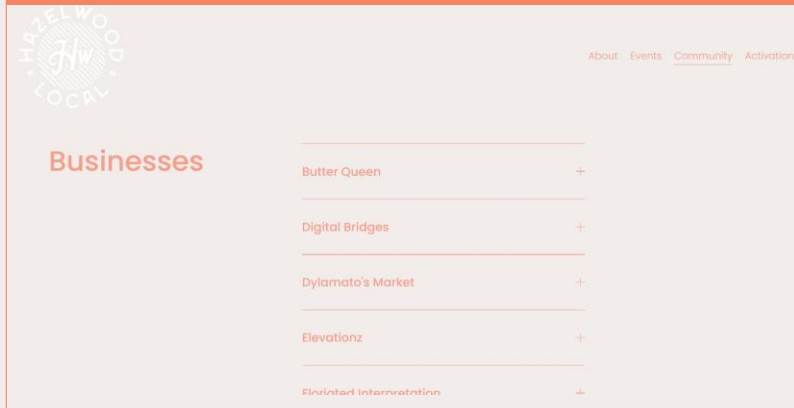
- ◆ Events & Initiatives
- ◆ Annual Art Projects
- ◆ Neighborhood Amplification
- ◆ Hazelwood Green Event Permitting



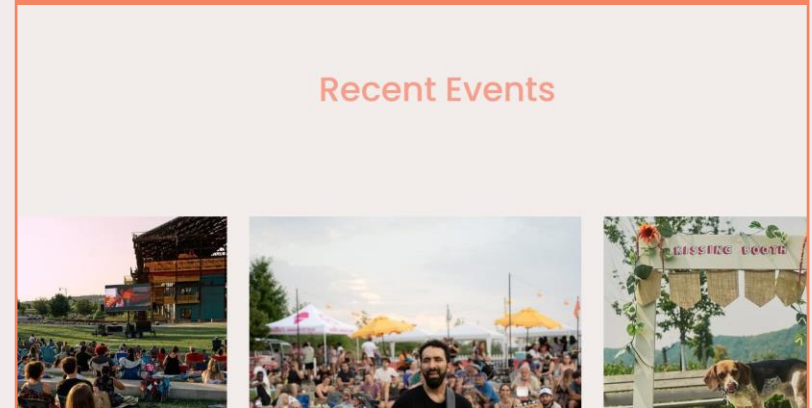
On the Web

www.hazelwoodlocal.com

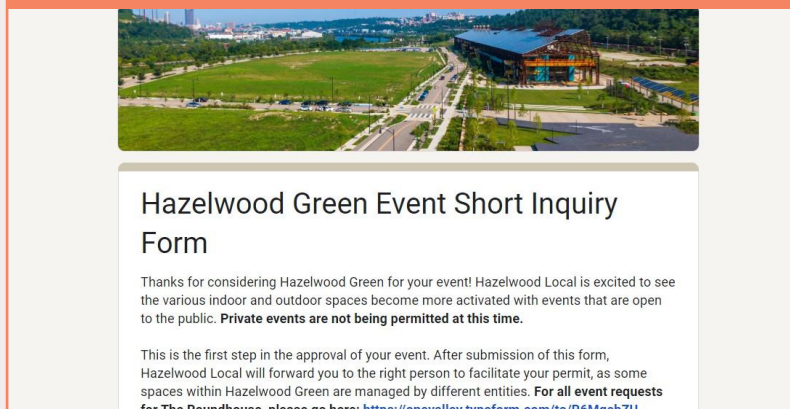
SUBMIT TO THE DIRECTORY



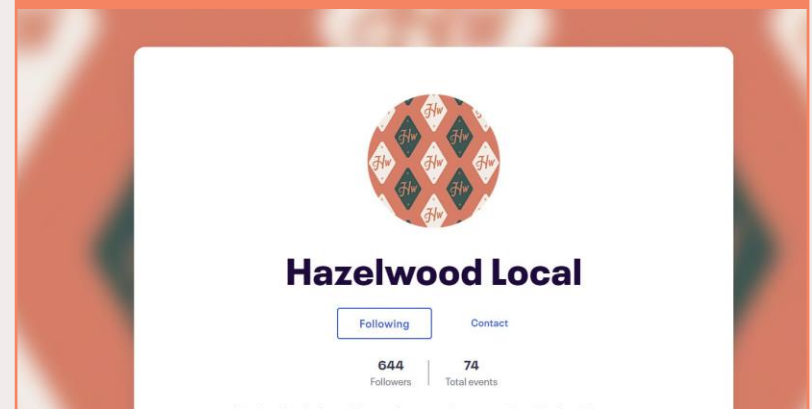
CHECK OUT PAST EVENTS!



HOST AN EVENT



REGISTER FOR OUR EVENTS





**UPCOMING
EVENTS**



Four white starburst icons are positioned at the corners of the image: top-left, top-right, bottom-left, and bottom-right.

SWEAT, SWAY & SOW

A COMMUNITY
WELLNESS DAY

Saturday May 17, 10:00am-2:00pm
The Plaza & Mill 19 South Porch
Hazelwood Green | 4501 Lytle Street





SUMMER AT THE GREEN

WEEKLY WELLNESS

SUMMER SERIES

FREE MOVEMENT CLASSES FOR ALL AGES AND ABILITIES

WEDNESDAYS

Yoga

Evening Asana / Lunch Flow
The Roundhouse

SUNDAYS

6/1, 6/15, 7/20, 8/3, 8/31

Mind, Body, Spirit, Harmony
Hazelwood Green Plaza

SATURDAYS

6/21, 7/26, 8/23

Zumba with CC
Hazelwood Green Plaza

SUNDAY 7/13

Tub Club & Ecstatic Dance
Hazelwood Green Plaza



SUMMER AT THE GREEN

FREE EVENT WITH BITES, BEVERAGES, VENDORS, ACTIVITIES AND MORE!

MOVIE NIGHT ON THE LAWN

WITH ROW HOUSE CINEMAS

JUNE 13TH
Wild Robot

JULY 11TH
Cool Runnings

AUGUST 8TH
TBA

HAZELWOOD GREEN FIELD | 4501 LYTTLE STREET

6:00PM - 10:00PM





SUMMER AT THE GREEN

FREE EVENT WITH BITES, BEVERAGES, VENDORS, ACTIVITIES AND MORE!

SUMMER SOUNDS

WITH WEATHER PERMITTING

JUNE 22ND

El Laberinto Del Coco

JULY 6TH

Yeison Landero

AUGUST 22ND

Slavic Festival

w/ Lemon Bucket Orchestra
& Croation Tamboritzans

HAZELWOOD GREEN FIELD | 4501 LYTTLE STREET

5:00PM - 9:00PM



Become a Vendor

Have a budding business or provide a service you'd like to share with our community?

Sign up to be a pop-up vendor at one of our upcoming events!



- FREE!
- Tent, Table + Chair provided upon request
- Events promoted on Hazelwood Local social channels and monthly newsletter

https://bit.ly/HazelwoodLocal_VendorSignup

Host an Event

Organizations in Greater Pittsburgh are welcome to host public events at the various venues within Hazelwood Green.



- No site use fees
- Support with permitting process
- Access to roster of trusted vendors and partners
- Events must be open to the public and inclusive of the Greater Hazelwood

hazelwoodlocal.com/eventpermitting

Connect with Us!

Follow us!

@hazelwoodlocal (Instagram)

www.facebook.com/HazelwoodLocal

Subscribe to our newsletter!

www.hazelwoodlocal.com

Want to connect or partner on an event? Shoot us an email!

hazelwoodlocal@gmail.com

RSVP and view event details at:

www.hazelwoodlocal.eventbrite.com

Sign up for event text reminders by texting HAZELWOOD to:

844-441-1294



HAZELWOOD INITIATIVE ANNOUNCEMENTS

GARDEN WORK DAY & LUNCH!

Join Hazelwood Initiative & Phipps
Conservatory to prepare the
Hazelwood Community Garden for
Spring, eat lunch together, and spend
some quality time with your neighbors!



Saturday, May 17th
10am-1pm
4713 Chatsworth Ave



Registration is encouraged but not required!

You can register using the QR code
or email Lcoursey@hazelwoodinitiative.org

Activities will include
planting, and garden
maintenance



REGULAR COMMUNITY GARDEN WORKDAYS

- Valerie Testa, our community garden manager hosts regular Saturday work-days at the garden from 10am-1pm! Come out and get your hands dirty and grow some plants.



SENIOR LUNCHEON

Wellness Afternoon



🎵 **BARRELS TO BEETHOVEN**



🎵 **ERIKA DENAEJ**



🎤 **TONI NADIYAH STOWERS**

**GUEST SPEAKER AND
MODERATOR:**

**MUSIC
PERFORMANCES**

Saturday June 7th 2025

**12:00PM - 2:30PM
HAZELWOOD GREEN (INDOORS)
4165 BLAIR STREET, PITTSBURGH PA 15207**



REGISTER OR CONTACT: INFO@JADAHOUSEINTERNATIONAL.COM



GENERAL ANNOUNCEMENTS



MAY MEETING

Come, Meet & Talk With
Your Friends, Neighbors, Police & Businesses

WHEN: Thursday, May 15, 2025 at 6:30 PM

WHERE: The Jewish Community Center

5738 Forbes Avenue, Pittsburgh, PA 15217

(Kindly Use The Rear Entrance at 5738 Darlington Road)

FENTANYL

The impact that Fentanyl is having on
American families and what YOU CAN DO TO CHANGE IT!

PRESENTATION BY

NICHOLAS REDONDO

REPRESENTATIVE OF FENTANYL FATHERS.ORG

Sponsored and Presented By

The Zone 4 Public Safety Council

<http://www.facebook.com/Zone4PublicSafety/>

- **Public Safety Meeting:**
Thursday, May 15, 2025, at
6:30pm at the JCC



AND NOW, THE GIFT CARD DRAWING!

Please let me know in the chat which gift card you'd like: Giant Eagle, Aldi, Target, Walmart, or Dylamato's



THANK YOU!



stilghman@hazelwoodinitiative.org

Lcoursey@hazelwoodinitiative.org

Jmartinez@hazelwoodinitiative.org

Nnoszka@hazelwoodinitiative.org

Rbowman@hazelwoodinitiative.org

Kalimuhammad@hazelwoodinitiative.org



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