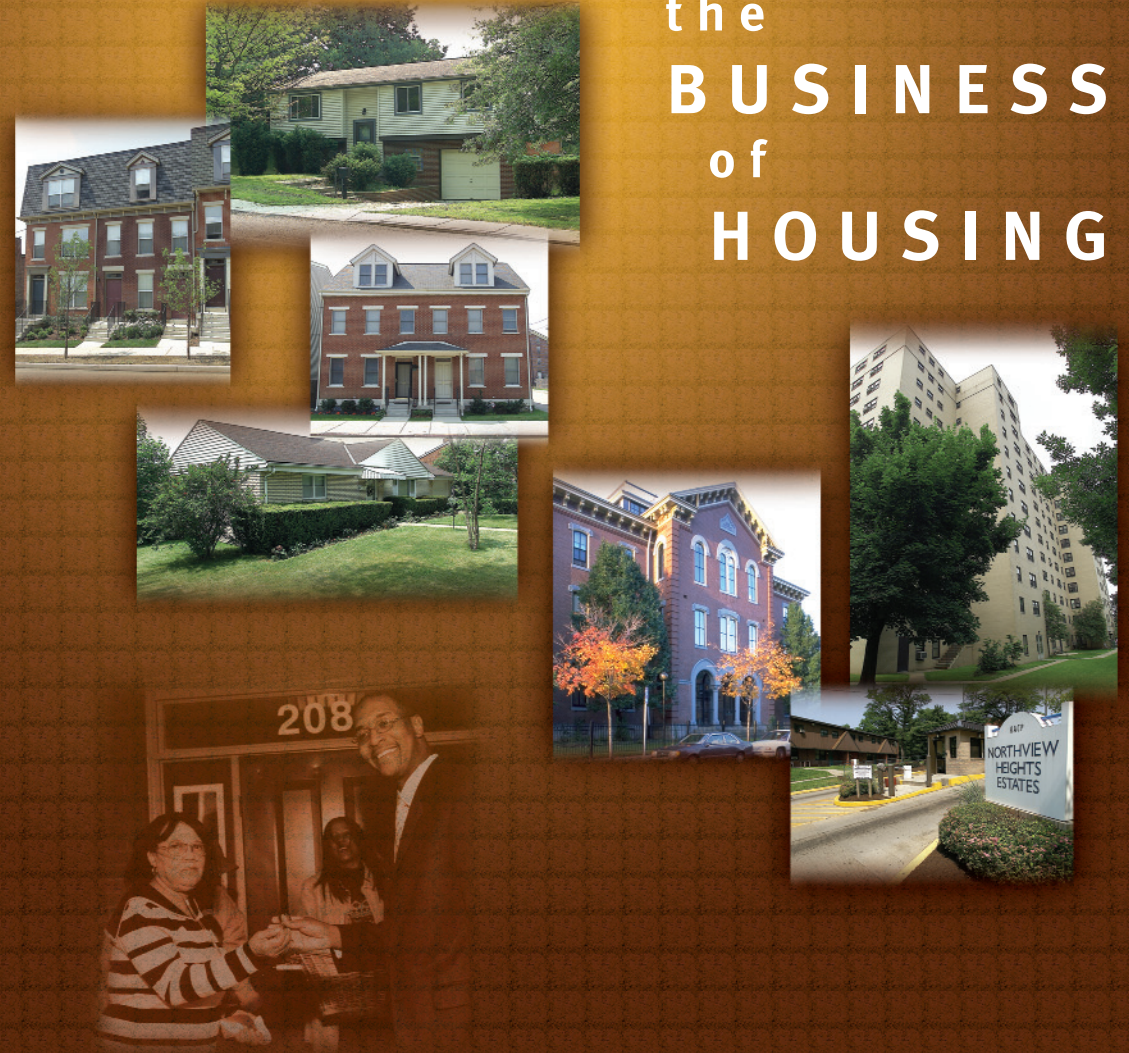


the  
**BUSINESS**  
of  
**HOUSING**

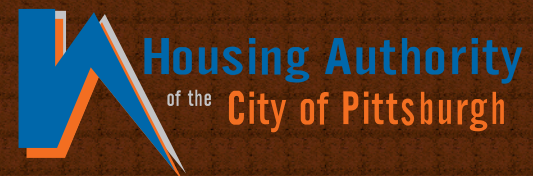


The Housing Authority of the City of Pittsburgh



200 Ross Street • Pittsburgh, PA 15219 • 412-456-5058

[www.hacp.org](http://www.hacp.org)





**THE HACP  
Board of Commissioners  
for the years  
2003 and 2004  
is comprised of:**

*PRESIDENT*

Gerald J. Voros

*VICE-PRESIDENT*

Brian Parker, Esquire

*SECRETARY*

Ada Blackman

*TREASURER*

Jacques Benjamin Miles, Esquire

*BOARD MEMBERS*

Patricia Bagley

Twanda Carlisle, Councilwoman

Robert Nelkin





# *the business* *of* housing

The Housing Authority of the City of Pittsburgh (HACP) is a municipal corporation, formed under the United States Housing Act of 1937. For more than 65 years, the HACP has strived to provide decent, affordable housing for low-income persons.

Simply put, the business of the Housing Authority of the City of Pittsburgh is, “the Business of Housing.” Our mission is to place low-income families, senior citizens and disabled persons in quality housing that they feel safe and proud to call their home.

HACP provides publicly assisted housing comprised of traditional public housing, scattered sites and

Section 8 housing. We currently house more than 20,000 Pittsburghers and manage more than 6,000 public housing units. Our facilities are conveniently located throughout Pittsburgh, with public and senior citizen housing communities located in each region of the city.

Throughout 2003 and 2004, HACP pushed forward with its mission to provide the highest quality of affordable housing in the City of Pittsburgh, and to encourage our residents to achieve self-sufficiency. “The Business of Housing” is getting better and better by the day thanks to the progress made by the HACP during the last two years.



# *a Message from the* **mayor**



Greetings! Pittsburgh's rolling hills, friendly communities and three great rivers merge to form one of America's most innovative and exciting cities. At the center of it all is the Housing Authority of the City of Pittsburgh.

It has been a banner two years for the Housing Authority of the City of Pittsburgh. From the continued rebirth and revitalization of the City's Hill District neighborhood with the Bedford Dwellings development, to the ongoing prosperity of Oak Hill, the HACP continues to serve as the catalyst for a better future for City housing.

The HACP's ongoing commitment to creating and maintaining positive places for City residents to live, work and play is a direct result of the hard work, dedication and expertise of the employees of the HACP.

Thank you for your continued support of the mission and objectives of the Housing Authority of the City of Pittsburgh.



**Tom Murphy**  
Mayor, City of Pittsburgh





## Bedford Hill

### *a Message from the* **chairman**



Progress accompanied by disappointment might well characterize years 2003 and 2004 at the Housing Authority of the City of Pittsburgh.

Much of the progress is reported here in words and photographs, and it is remarkable. The transformation that public-private partnerships have brought to the quality of public housing cannot be overstated.

The disappointment stems from our inability to meet the demands for low-cost housing from the many who seek it either in public housing units, or the Section 8 Housing Choice Voucher Program.

Waiting lists are nothing to be proud of when it comes to one of the essential needs of life. In addition, our efforts to provide not only affordable housing, but also a safe environment to live in, have faced continuing challenges despite emphasis on extra patrols, security cameras and regular monthly review by the Board of Commissioners.

Additional difficulty was presented as our funding faced reductions, with programs being eliminated or severely cut back by the federal government. This had an impact on our workforce size, as well as on our ability to plan for short-term increases in replacement for some of our aging properties.

Our workers continued to do their jobs with care and feeling as they tried to meet the needs of our tenants as well as those that seek affordable housing. Much attention is too often focused on the leadership, which has been excellent. But the heroes of any successful organization are the individuals who do the day-to-day tasks of repairing, cleaning and grooming, as others do the accounting, bill paying and collecting.

To each of our more than 500 employees, I again say, "Thank you."

To the more than 20,000 individuals who are housed in our owned units or Section 8 Voucher rental units, I promise a continued effort to make life better for them as we face more funding shortfalls.

**Gerald Voros**

Chairman, The Housing Authority  
of the City of Pittsburgh





## Silver Lake Commons



## *a Message from the* **director**



It is my pleasure to present the 2003/2004 Housing Authority of the City of Pittsburgh Annual Report. The information you are about to read describes the efforts put forth by the HACP staff to improve and expand upon "The Business of Housing."

I'm proud of the efforts that we've put forth during the past two years and believe that as a result of our actions, we are that much closer to our goal of providing the highest quality of affordable housing. We've also managed to accomplish this while dealing with a substantial shortfall in funding.

Public housing is changing right before our eyes and, fortunately, the HACP is helping to lead the way for PHAs across the nation. We're in the process of transforming traditional public housing into modern, less dense, mixed-income communities. One of the highlights of 2003 was the unveiling of Silver Lake Commons - a new facility that not only offers senior citizens and disabled persons a quality apartment to live in, but also provides variety of supportive services designed to allow our residents to age in place.

Silver Lake is the first facility of its kind in Western Pennsylvania, however, it won't be the last. In 2004, HACP completed and opened the Commons of North Aiken; another mid-rise community that offers supportive services similar to those offered at Silver Lake. Communities such as this are providing Pittsburgh's low-income senior citizens with affordable housing options that far exceed those of the past.

Development in Bedford also moved ahead in 2003 as Bedford Hill apartments (Phase I) were completed and made available for lease. Bedford Hill, like our newer mid-rise communities, represents a conceptual shift for public housing. The new community is designed to incorporate a mixture of income levels, promote diversity, and contribute to the overall revitalization of the Hill District as a whole.

Public housing in Pittsburgh is not what it used to be. It's changing for the better by the day. These changes were clearly on display throughout 2003 and 2004, in the physical appearance of our new communities as well as in the attitudes of our staff and our residents.

In the upcoming pages you will read about progress made in the areas of development, maintenance, resident services and programming in general, all of which point to a brighter future for Housing Authority of the City of Pittsburgh residents.



Handwritten signature of Keith Kinard.

**Keith Kinard**

Executive Director, The Housing Authority  
of the City of Pittsburgh







## 2004 New Housing opportunities



During the years 2003 and 2004 the Housing Authority of the City of Pittsburgh (HACP) continued to improve upon its existing public housing stock by renovating properties, demolishing aging housing, and building quality public housing units and communities. Our primary goal has been to improve our housing stock in every aspect and continue to improve upon "The Business of Housing."

Major accomplishments achieved during the past two years include: the completion and opening of Silver Lake Commons - the first public housing based supportive care facility for senior citizens in Western Pennsylvania - and the Commons at North Aiken, which provided quality replacement housing and supportive care services for residents of the Garfield Heights High Rise.

HACP has also made significant progress with the redevelopment of Manchester and Bedford, completed extensive modernization work in our high-rise communities, and moved forward with plans to construct additional senior citizen housing.

In addition to our efforts to modernize public housing, the HACP pushed forward with the expansion of our Homeownership Program. As part of this effort, major capital improvements were completed on 15 single-family homes in Glen Hazel. These homes will be offered to qualified HACP residents interested in homeownership opportunities.

During 2003 and 2004, the HACP focused on replacing its distressed public housing stock in response to the mandatory conversion requirements of 24 CFR 941 and in accordance with the Authority's Moving to Work (MtW) plan. As part of the HACP Neighborhood Stabilization Project, capital funds were spent in 2003 and 2004 on the following initiatives:

### **Oak Hill (Allequippa Terrace HOPE VI)**

Once the largest and most distressed public housing site in Pennsylvania, Allequippa Terrace has been transformed into a modern, mixed income neighborhood. The final phase of the \$119 million community was completed in 2003 with the construction of 56 affordable rental units and 30 market rate rental units.

### **Bedford Hill (HOPE VI)**

The Bedford Hill activities included acquisition, relocation, demolition, site preparation of off-site development parcels, and city infrastructure development for completion of Phase I rental development. The community is comprised of 147 rental units (74 PH, 37 LIHTC, 36 market rate), and will include 31 for-sale units (31 units, 29 newly constructed, 2 rehabilitated).





# HACP 2003-2004 achievements and goals



## Silver Lake Commons

Silver Lake Commons is a 75-unit supportive care community located in the Homewood section of the city and is the first of several HACP developments planned to replace aging facilities in Pittsburgh's East End. Site construction for the facility began in 2002 and was completed in October 2003.

Bridge loan financing was included in the HACP capital fund in the amount of \$4,043,379. The bridge loan will be repaid with a portion of private investment funds; thus the HACP's permanent financing total is \$7,559,636.

Silver Lake Commons is the product of a two-year collaboration between the HACP, Presbyterian SeniorCare, residents of the East Hills High Rise, the Homewood community, and a private development team. East Hills residents played a major role in the project, selecting the site and taking part in the design and plan of their future home and neighbor.

## The Commons at North Aiken (Garfield High Rise Replacement)

The HACP provided quality replacement housing to the former residents of Garfield Heights High Rise, which was vacated in late 2004. The first replacement community, The Commons at North Aiken, is a newly constructed three-story elevator building comprised of 61 apartments and 16 one-story cottages. Construction efforts began in September 2003 and were completed in October 2004. The Commons at North Aiken is managed by Presbyterian SeniorCare and offers senior citizens/disabled persons the same range of supportive care services that are offered to the residents of Silver Lake Commons.

## Lou Mason (Addison High Rise Replacement)

The HACP began the planning phases for the development of new senior citizen housing in the Hill District. HACP will construct new facilities for senior citizens/disabled persons of approximately 70 assisted living units. Construction is tentatively scheduled to commence in 2005.



Representatives of the U.S. Department of State and two Russian journalists visit in September 2003 to produce a documentary on housing in Pittsburgh

## Fairmont Apartments

### (Garfield Heights High Rise/Auburn Towers Replacement)

Fairmont Apartments is the second of two developments designed to replace the Garfield Heights High Rise, as well as Auburn Towers. Fairmont Apartments will be a 60-unit elevator building for senior citizens/disabled persons. Construction is scheduled to begin during the summer of 2005.

## Scattered Sites Modernization

The HACP will pursue the comprehensive modernization of 50 Scattered Site housing units. The comprehensive modernization of the various Scattered Sites will enhance the HACP's goal of preserving its assets in good repair. It will also increase the marketability of the properties for their inclusion in the HACP's Homeownership Program.



HACP completed extensive modernization work on its Scattered Sites in 2003-2004



## Improved housing for persons with disabilities



## 2004 Maintenance initiatives



### • Apartment Availability

In 2004, 780 apartments were made available for occupancy. 506 of these apartments were provided for new residents and 208 were provided for transfers. 66 units were provided specifically for residents of Pressley Street High Rise, where a renovation project was completed and residents were temporarily relocated from one side of the building to the other.

### • Tenant Work Orders

Approximately 47,900 work orders were generated to make repairs to our resident's apartments. The average time to complete a work order was 3.76 days, which is well under HUD's goal of five days per work order.

### • Security Cameras

The HACP upgraded and installed new security equipment in various communities in 2004. The items installed in 2004 included digital cameras and recorders at the Addison Terrace community. Plans for 2005 include the addition of security cameras in the communities of Northview Heights and Glen Hazel.

### • Broadhead Manor

On September 17, 2004, Chartiers Creek overflowed causing severe flooding in the community. Immediately following the flood, the HACP provided emergency relocation services for 48 families who were displaced as a result of damage caused by the high waters. Maintenance efforts included relocating residents, obtaining belongings for the residents, removing and discarding appliances, and removing debris. This response effort lasted approximately three weeks. The HACP staff provided many hours of personal time and donations in order to address the urgency of this situation.

### • Vacant Unit Painting Contract

The Maintenance Department moved forward in procuring a blanket contracting system in which seven successful bidders were put on a rotation list. This process saved valuable time and allowed units to be painted more expediently.

### • High Rise Beautification

In an effort to improve the fronts of HACP high rises, numerous contracts were generated in 2004 to install shrubbery and flowers. The project was a huge success and the high-rise residents continued to be satisfied with the results.

### • HVAC, Appliances

The Maintenance Department was responsible for maintaining 14 high rises, eight communities, and various scattered sites. Services provided included HVAC building systems repair and maintenance, refrigerator repairs, replacements, and reconditioning. Kitchen range repairs, replacements and reconditioning were also provided for every occupied unit.

### • Preventive Maintenance Inspections/Pest Control/Mold

The HACP performed a comprehensive UPCS maintenance inspection in each occupied dwelling on a rotating basis in order to insure HUD compliance. Also, the Pest Control Team continued to provide preventative maintenance measures on HACP units and surrounding property. As a result, the number of pest infestations in HACP units has been significantly reduced. During inspections, it was noted that there were a minimal number of related issues.



## Homeownership Program

# *the Housing Choice* voucher program

The Section 8 Department enjoyed continued success and program growth in 2004. For the fifth consecutive year, the Housing Choice Voucher Program has significantly grown and surpassed established goals for our MtW base line program size. The Housing Choice Voucher Program, as of December 31, 2004, provides service to a total of 5,393 families.

The initiatives established for 2003 and 2004 were accomplished by a very aggressive tenant-briefing schedule and outreach campaign conducted through newspaper and radio advertising targeting private landlords.

Growth was also evidenced in the Section 8 Moderate Rehabilitation Program. In June 2003, the HACP entered into an agreement with Veterans' Place Associates in an effort to house 48 disabled veterans in a single-room occupancy housing development, equipped with supportive services. The development, Veterans' Place of Washington Boulevard, was a transformation of dilapidated row houses in the Larimer section of the City of Pittsburgh. The facility offers residents intensive case management services, vocational training, substance abuse counseling and mental health services, in addition to totally renovated housing. The HACP is authorized by HUD to provide Housing Assistance Payments under a 15-year contract with Veterans' Place. The participants benefit by paying only 30 percent of their adjusted monthly incomes for housing.

Other initiatives accomplished during this time include better accuracy and quality using internally created monitoring systems. Improved customer service continued to be provided and was monitored through new methods enacted by the Section 8 Department.

The Section 8 Homeownership Program, which provides mortgage assistance to eligible low-income families was also unveiled and closed on its first three mortgages during the last quarter 2004.



Executive Director Keith Kinard meets with HACP residents during the annual Tenant Council Recognition Dinner





## Resident Programs

### • The YouthSports Program

YouthSports provided a variety of programming, serving more than 300 public housing youth. Teamwork, individual responsibility, staying away from tobacco, drugs and alcohol and staying in school, were emphasized during workshops that are a mandatory part of this program. The largest YouthSports program was the Josh Gibson Little League Baseball program, which involved more than 150 youth from eight communities.

YouthSports also provided a variety of sports activities at St. Clair Village, operated a fitness center at the Glen Hazel community center, and facilitated participation by youth from all communities in a variety of summer sports camps. YouthSports participants, as well as the members of the HACP Street Team, participated in the Youth Outdoor Adventure Program, operated by the Environmental Council of Western Pennsylvania, during the summers of 2003 and 2004.

### • Solutions to Safety

“Solutions to Safety” is a new initiative launched during the summer of 2003 to improve safety in all HACP public housing communities. As part of this effort, the HACP developed new police programs, instituted improved safety precautions in family and high rise communities, hosted a series of public forums, and launched a marketing campaign designed to educate HACP residents and the general public about safety related issues. The Authority will continue to implement “Solutions to Safety” in 2005 and beyond. HACP will also issue periodic mailings to its residents in order to keep them aware of new initiatives related to safety and provide tips and suggestions for how they can help to make their community and their apartment as safe as possible.

### • Clean Slate

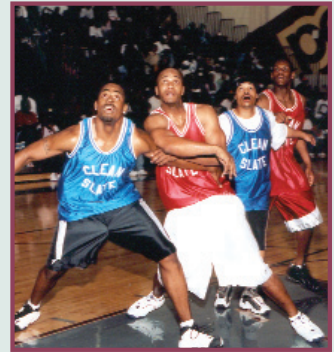
Clean Slate was rolled out yet again for young people in Pittsburgh in 2003 and 2004, celebrating its sixth and seventh years of “Entertaining, Encouraging, and Entertaining Drug Free Lives in the City of Pittsburgh.” Featured guests included nationally renowned author Dr. Bertice Berry in addition to an assortment of local and national officials. Clean Slate '03 and '04 included a series of public school



tours held throughout the city, as well as the Town Hall Meeting, Adult Forum and Celebrity Basketball Game.

### • The Street Team

The HACP Street Team program was expanded to a year-round format in 2003, allowing HACP resident youth the opportunity to participate in drug-free enrichment activities throughout the year, as opposed to seasonal involvement coinciding with the Clean Slate program. This allowed the Street Team to increase their level of participation in Clean Slate and work on independent projects such as a photography exhibit and a video production workshop. Funding provided by The Pittsburgh Foundation and the HACP made this venture possible.



### • The Resident Training Seminar

The seminar was held November 13-14, 2003, consisting of workshops designed to enhance resident's professional and personal skills. Topics included: Organizing and Building a Strong Tenant Council; Living with Neighbors (Community Living); and Domestic Violence.

### • The Flower Garden Program

This annual program provided all HACP high-rise residents with the opportunity to beautify their surroundings by planting flower gardens around their buildings. The flowers were planted in May/June. By August, the gardens were in full bloom, at which time an impartial group consisting of HACP employees and volunteers judged the gardens for first, second and third prizes. The HACP hosted an awards luncheon for those who participated in this activity.

### • The Christmas “Sparkle” Project

This program served HACP residents in the senior high rises and in the family communities. More than 1,500 HACP residents in 16 high rises received personal care bags at a holiday party hosted by HACP in their building. Local schools and organizations donated items for the personal care bags. In addition, hundreds of families with children ages 1-12 who were in need were provided with clothing and toys. This service was done in collaboration with the City of Pittsburgh Police Department.





# 2003-2004 the years in brief



The real business of the Housing Authority of the City of Pittsburgh is to serve our residents. That starts with providing quality affordable housing and extends to the services that we provide on a daily basis. As indicated in the previous pages, the HACP has made great strides to improve the quality of its housing stock, while improving and expanding the services provided to our residents.

The last two years represent great progress and forward thinking, as the HACP continued to strive toward its vision of becoming "The Highest Quality Provider of Affordable Housing in the City of Pittsburgh." This was accomplished through ongoing efforts to improve operations, enhance programming, and ensure that our staff is well trained and prepared to do whatever it takes to meet the needs of our residents.

In addition to our development and self-sufficiency initiatives, which were substantial, the HACP successfully improved internal operations through the implementation of new systems such as the Lock Box rent payment system. Under the new system, HACP residents no longer need to go to a rental payment office to pay their bill in person. The HACP also began the planning and early implementation of a Site-Based Management system that will be rolled out across the Authority in 2005.

In 2003, the HACP unveiled a new website: [www.hacp.org](http://www.hacp.org). The site features dynamic services such as a calendar of events and news release section that are frequently updated, current job listings, and listings of open and awarded RFPs and bids. The site was designed to allow the HACP's web presence to continue to expand and provide a forum to market the HACP product to prospective residents. The site also provides valuable information to current residents and partnering agencies.

Programs such as "Solutions to Safety" and the REAL Program will be continued into 2005, while initiatives such as the HACP Homeownership Program and the Teen Employment Program will both receive greater emphasis. In fact, the HACP has made homeownership a major focal point for 2005 with plans to drastically increase the number of successful home purchases facilitated through participation in the program.



The HACP hosts a workshop session to encourage MBE/WBE vendors to do business with the Authority

Meanwhile, as our housing communities continued to improve and our services continued to expand, the HACP staff was provided with training to ensure continued professional development and improvement.

Customer Service Training remained a focal point of our internal training efforts. The HACP Customer Service Training Program was developed to enhance the staff's skills in interacting and providing service to the residents. The program has been in place since 2002 in order to ensure that every level of staff is prepared to operate under expected standards. The HACP Human Resources Department

also launched new employee tours, designed to provide new hires with a better understanding of the company they work for and the communities that we manage.

In order to further emphasize customer service and provide incentive, HACP unveiled a monthly customer service awards program in 2003. The program provides recognition to members of the staff who take special care when dealing with the needs of our residents.

Across the board, the HACP's efforts have not gone unnoticed, the Authority earned a Certificate of Recognition for completing early implementation of the Governmental Accounting Standards Board (GASB) Statement 34. HACP was among a small percentage of government agencies recognized by the GASB for successfully meeting the requirements for early implementation. The finance staff completed a comparative financial analysis of fiscal years 2001 and 2002, a new requirement of the GASB in 2003, nearly one year prior to the deadline.

HACP also scored favorably during the U.S. Department of Housing and Urban Development's Rental Integrity Monitoring (RIM) review. As part of a nationwide initiative, HUD conducted a RIM review of the HACP's Section 8 and LIPH operations, focusing on the accuracy of income and rental calculations. HUD's report of the RIM review cited "no systemic errors" and attributed the HACP's compliance to "ongoing staff training and regular supervisory quality control of files."

Throughout the last two years, the HACP continued to implement its Moving to Work initiatives, expanded and improved the services provided to its more than 20,000 residents and, in general, helped to better "the Business of Housing" in the city of Pittsburgh.





# 2003 financial report

statements of net assets  
for years ended december 31, 2003 & 2002



Current assets:	2003	2002
<b>Cash and cash equivalents:</b>		
Cash:		
Cash - unrestricted	\$ 6,047,153	\$ 770,856
Cash - other restricted	4,381,302	656,581
<b>Total cash</b>	<b>10,428,455</b>	<b>1,427,437</b>
<b>Investments (cash equivalents):</b>		
Investments - unrestricted	24,666,918	31,180,084
Investments - restricted	5,439,906	7,533,514
<b>Total investments</b>	<b>30,106,824</b>	<b>38,713,598</b>
<b>Total cash and cash equivalents</b>	<b>40,535,279</b>	<b>40,141,035</b>
<b>Accounts and notes receivables, net of allowances for doubtful accounts:</b>		
Accounts receivable - HUD other projects	10,272,891	8,052,738
Accounts receivable - miscellaneous	1,992,895	711,647
Accounts receivable - tenants - dwelling rents	782,045	695,293
Allowance for doubtful accounts - dwelling rents	(528,959)	(337,157)
Accrued interest receivable	24,777	34,904
<b>Total accounts and notes receivables, net of allowances for doubtful accounts</b>	<b>12,543,649</b>	<b>9,157,425</b>
Prepaid expenses and other assets	1,148,783	298,735
Inventories	113,444	122,318
<b>Total current assets</b>	<b>54,341,155</b>	<b>49,719,513</b>
<b>Noncurrent assets:</b>		
Fixed assets, net of accumulated depreciation:		
Land	14,890,224	13,487,122
Buildings	325,818,155	319,392,030
Furniture, equipment and machinery - dwellings	2,901,754	3,102,150
Furniture, equipment and machinery - administration	5,758,861	6,675,244
Construction in progress	1,874,695	5,837,093
Accumulated depreciation	(254,386,806)	(238,936,297)
<b>Total fixed assets, net of accumulated depreciation</b>	<b>96,856,883</b>	<b>109,557,342</b>
Investments in mixed finance development activities, net of accumulated amortization	66,922,439	60,619,377
<b>Total noncurrent assets</b>	<b>163,779,322</b>	<b>170,176,719</b>
<b>Total Assets</b>	<b>\$ 218,120,477</b>	<b>\$ 219,896,232</b>

Current Liabilities:	2003	2002
Accounts payable	\$ 4,288,753	\$ 7,509,349
Accrued wage/payroll taxes payable	57,915	114,408
Accrued compensated absences - current	47,263	46,717
Accrued contingency liability	681,139	1,404,229
Accounts payable - HUD PHA Programs	263,486	140,831
Accounts payable - other governments	1,620	—
Tenant security deposits	311,521	282,311
Deferred revenue	441,711	517,022
Current portion of long - term debt - capital projects	385,801	240,444
Other current liabilities	1,824,771	2,674,759
<b>Total current liabilities</b>	<b>8,303,980</b>	<b>12,930,070</b>
<b>Noncurrent liabilities:</b>		
Long-term debt, net of current portion - capital projects	2,392,073	2,296,729
Other liabilities	3,955,214	4,137,486
Accrued compensated absences-noncurrent	897,888	887,613
<b>Total noncurrent Liabilities</b>	<b>7,245,175</b>	<b>7,321,828</b>
<b>Total Liabilities</b>	<b>15,549,155</b>	<b>20,251,898</b>
<b>Net Assets:</b>		
Investment in capital assets, net of related debt	94,079,009	107,013,727
Restricted net assets	73,099,249	64,353,853
Unrestricted net assets	35,393,064	28,276,754
<b>Total Net Assets</b>	<b>202,571,322</b>	<b>199,644,334</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 218,120,477</b>	<b>\$ 219,896,232</b>

(Concluded)



2003

# financial report

statements of revenues, expenses, and changes in net assets  
for years ended december 31, 2003 & 2002



Operating Revenues:	2003	2002
<b>Tenant revenue:</b>		
Net tenant rental revenue	9,486,181	9,555,888
Tenant revenue - other	544,993	489,983
<b>Total tenant revenue</b>	<b>10,031,174</b>	<b>10,045,871</b>
Government grants	81,882,378	95,284,746
Other revenue	318,719	71,614
Investment income - unrestricted	261,048	240,430
Investment income - restricted	42,177	69,663
Fraud recovery	39,500	52,450
<b>Total operating revenues</b>	<b>92,574,996</b>	<b>105,764,774</b>
<b>Operating Expenses:</b>		
Housing assistance payments	28,696,978	25,273,008
Administrative:		
Administrative salaries	6,331,901	5,867,660
Outside management fees	1,656,939	1,349,529
Employee benefit contributions - administrative	1,652,232	1,466,713
Other operating - administrative	22,111,284	29,120,718
Tenant service:	326,241	211,999
Utilities:		
Gas	3,842,384	3,776,941
Electricity	2,135,407	2,164,281
Water	1,942,409	2,529,411
Labor	741,251	787,519
Employee benefit contributions - utilities	226,859	222,962
Other utilities expense	1,454,571	1,321,148
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	7,227,719	7,574,567
Ordinary maintenance and operations - materials & other	1,982,442	2,103,262
Ordinary maintenance and operations - contract costs	1,203,652	1,311,562
Employee benefit contributions - ordinary maintenance	2,360,960	2,314,575
General expenses:		
Insurance premiums	1,320,006	1,303,853
Other general expenses	583,765	369,412
<b>Total operating expenses</b>	<b>85,797,000</b>	<b>89,069,120</b>
<b>Operating Income</b>	<b>\$ 6,777,996</b>	<b>\$ 16,695,654</b>

Operating Revenues: (cont.)	2003	2002
<b>Operating Expenses:</b>		
<b>Non-Operating Revenues (Expenses):</b>		
Casualty loss - non capitalized	(859)	(2,009)
HUD capital grants	14,173,787	11,173,319
Gain (loss) on disposition of fixed assets	12,793	(4,335,988)
Depreciation and amortization expense	(18,036,729)	(20,508,943)
<b>Total non-operating revenues (expenses)</b>	<b>(3,851,008)</b>	<b>(13,673,621)</b>
<b>Change in Net Assets</b>	<b>2,926,988</b>	<b>3,022,033</b>
<b>Total net assets - beginning</b>	<b>199,644,334</b>	<b>196,622,301</b>
<b>Total net assets - ending</b>	<b>\$ 202,571,322</b>	<b>\$ 199,644,334</b>



# 2004 financial report

statements of net assets  
for years ended december 31, 2004 & 2003



Current assets:	2004	2003
<b>Cash and cash equivalents:</b>		
Cash:		
Cash - unrestricted	\$ 7,939,343	\$ 6,047,153
Cash - other restricted	692,471	4,381,302
<b>Total cash</b>	<b>8,631,814</b>	<b>10,428,455</b>
<b>Investments (cash equivalents):</b>		
Investments - unrestricted	28,827,062	20,964,831
Investments - restricted	10,693,052	9,141,993
<b>Total investments</b>	<b>39,520,114</b>	<b>30,106,824</b>
<b>Total cash and cash equivalents</b>	<b>48,151,928</b>	<b>40,535,279</b>
<b>Accounts and notes receivables, net of allowances for doubtful accounts:</b>		
Accounts receivable - HUD other projects	10,216,825	10,272,891
Accounts receivable - other governments	-	-
Accounts receivable - miscellaneous	792,485	1,992,895
Accounts receivable - tenants - dwelling rents	789,336	782,045
Allowance for doubtful accounts - dwelling rents	(459,081)	(528,959)
Accrued interest receivable	80,955	24,777
<b>Total accounts and notes receivables, net of allowances for doubtful accounts</b>	<b>11,420,520</b>	<b>12,543,649</b>
Prepaid expenses and other assets	796,593	1,148,783
Inventories	195,116	113,444
<b>Total current assets</b>	<b>60,564,157</b>	<b>54,341,155</b>
<b>Noncurrent assets:</b>		
Fixed assets, net of accumulated depreciation:		
Land	15,666,330	14,890,224
Buildings	325,370,009	325,818,155
Furniture, equipment and machinery - dwellings	1,481,996	2,901,754
Furniture, equipment and machinery - administration	5,898,034	5,758,861
Construction in progress	858,866	1,874,695
Accumulated depreciation	(266,623,478)	(254,386,806)
<b>Total fixed assets, net of accumulated depreciation</b>	<b>82,651,757</b>	<b>96,856,883</b>
Investments in mixed finance development activities, net of accumulated amortization	69,047,758	66,922,439
<b>Total noncurrent assets</b>	<b>151,699,515</b>	<b>163,779,322</b>
<b>Total Assets</b>	<b>\$ 212,263,672</b>	<b>\$ 218,120,477</b>

Current Liabilities:	2004	2003
Accounts payable	\$ 2,923,800	\$ 4,288,753
Accrued wage/payroll taxes payable	15,274	57,915
Accrued compensated absences - current	47,874	47,263
Accrued contingency liability	681,139	681,139
Accounts payable - HUD PHA Programs	621,624	263,486
Accounts payable - other governments	-	1,620
Tenant security deposits	310,407	311,521
Deferred revenue	506,734	441,711
Current portion of long - term debt - capital projects	270,175	385,801
Other current liabilities	2,413,623	1,824,771
<b>Total current liabilities</b>	<b>7,790,650</b>	<b>8,303,980</b>
<b>Noncurrent liabilities:</b>		
Long-term debt, net of current portion - capital projects	1,461,772	2,392,073
Other liabilities	4,171,711	3,955,214
Accrued compensated absences-noncurrent	909,622	897,888
<b>Total noncurrent Liabilities</b>	<b>6,543,105</b>	<b>7,245,175</b>
<b>Total Liabilities</b>	<b>14,333,755</b>	<b>15,549,155</b>
<b>Net Assets:</b>		
Investment in capital assets, net of related debt	80,919,810	94,079,009
Restricted net assets	76,704,534	73,099,249
Unrestricted net assets	40,305,573	35,393,064
<b>Total Net Assets</b>	<b>197,929,917</b>	<b>202,571,322</b>
<b>Total Liabilities and Net Assets</b>	<b>\$ 212,263,672</b>	<b>\$ 218,120,477</b>

(Concluded)



2004

# financial report

statements of revenues, expenses, and changes in net assets  
for years ended december 31, 2004 & 2003



Operating Revenues:	2004	2003
<b>Tenant revenue:</b>		
Net tenant rental revenue	8,777,028	9,486,181
Tenant revenue - other	481,825	544,993
<b>Total tenant revenue</b>	<b>9,258,853</b>	<b>10,031,174</b>
Government grants	85,010,677	81,882,378
Other revenue	276,744	318,719
Investment income - unrestricted	402,070	261,048
Investment income - restricted	102,580	42,177
Fraud recovery	24,235	39,500
<b>Total operating revenues</b>	<b>95,075,159</b>	<b>92,574,996</b>
<b>Operating Expenses:</b>		
Housing assistance payments	31,181,072	28,696,978
Administrative:		
Administrative salaries	6,795,235	6,331,901
Outside management fees	2,031,313	1,656,939
Employee benefit contributions - administrative	1,937,027	1,652,232
Other operating - administrative	18,257,763	22,111,284
Tenant service:	264,597	326,241
Utilities:		
Gas	4,354,444	3,842,384
Electricity	2,207,929	2,135,407
Water	3,187,692	1,942,409
Labor	490,308	741,251
Employee benefit contributions - utilities	164,234	226,859
Other utilities expense	2,819,810	1,454,571
Ordinary maintenance and operations:		
Ordinary maintenance and operations - labor	6,988,103	7,227,719
Ordinary maintenance and operations - materials & other	1,980,888	1,982,442
Ordinary maintenance and operations - contract costs	1,216,653	1,203,652
Employee benefit contributions - ordinary maintenance	2,423,957	2,360,960
General expenses:		
Insurance premiums	1,769,118	1,320,006
Other general expenses	464,083	583,765
<b>Total operating expenses</b>	<b>88,534,226</b>	<b>85,797,000</b>
<b>Operating Income</b>	<b>\$ 6,540,933</b>	<b>\$ 6,777,996</b>

Operating Revenues: (cont.)	2004	2003
<b>Operating Expenses:</b>		
<b>Non-Operating Revenues (Expenses):</b>		
Extraordinary maintenance	-	-
Severance expense	-	-
Casualty loss - non capitalized	(2,106)	(859)
HUD capital grants	7,991,736	14,173,787
Gain (loss) on disposition of fixed assets	(708,307)	12,793
Depreciation expense	-	-
HUD capital grants	-	-
Depreciation and amortization expense	(18,463,661)	(18,036,729)
<b>Total non-operating revenues (expenses)</b>	<b>(11,182,338)</b>	<b>(3,851,008)</b>
<b>Change in Net Assets</b>	<b>(4,641,405)</b>	<b>2,926,988</b>
<b>Total net assets - beginning</b>	<b>202,571,322</b>	<b>199,644,334</b>
<b>Total net assets - ending</b>	<b>\$ 197,929,917</b>	<b>\$ 202,571,322</b>





# Housing Authority of the City of Pittsburgh



## HACP Communities

Addison Terrace • Allegheny Dwellings • Allequippa Terrace • Arlington Heights  
Auburn Towers • Bedford Dwellings • Bernice Crawley Manor • Broadhead Manor  
Caliguiuri/Allentown • East Hills • Finello Pavilion • Garfield Heights  
Glen Hazel • Gualtieri Manor • Homewood North • Kelly Street  
Manchester • Mazza Pavilion • Morse Gardens • Murray Towers  
Northview Heights Estates • Oak Hill • Pennsylvania / Bidwell • Pietragallo Regency  
Pressley Street • Silver Lake • St. Clair Village • Scattered Sites