

2007 Annual Report

2007 Annual Report





2007 Annual Report



Mayor

Luke Ravestahl

Executive Director

A. Fulton Meachem Jr.

Board of Commissioners

Patricia Bagley

Pat Bigley

Ada Blackman

Doris Carson-Williams

Patrick Ford



A Message from the Mayor

Greetings! The year 2007 proved to be a time of renewal and progress for the Housing Authority of the City of Pittsburgh (HACP). Not only did the HACP develop a new mission and direction, but it also made, and continues to make, a significant positive impact on the quality of life of its residents and the City of Pittsburgh.

It was another impressive year for the HACP. Development highlights included: the opening of the Legacy, a new senior citizen community located on Centre Avenue in the Hill District; the completion of new for sale homes located in the Bedford Hill community; continuation of the HACP's agency-wide mission to create more accessible housing for persons with disabilities in locations throughout the City; and the beginning of the redevelopment effort taking place in Garfield Heights, which kicked off in the fall of 2007.

The HACP continues to serve as the catalyst for a better future for City housing. Its 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.

Today Pittsburgh is at the forefront of the nation. Thanks to our high quality of life, good government and flourishing economy, we are America's Most Livable City. By working together, Pittsburgh will continue to grow and prosper.

I look forward to continuing that work with the HACP to make a better Pittsburgh.

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

Sincerely,



Luke Ravenstahl
Mayor, City of Pittsburgh



A Message from the Executive Director



It is my privilege to present the Housing Authority of the City of Pittsburgh's 2007 Annual Report. The information contained in the following pages documents the great progress made by this agency during the last fiscal year.

During 2007, HACP adopted a new mission statement – *To be the flagship agency providing property management and real estate development services in the City of Pittsburgh, thereby creating environments that improve the quality of life for HACP customers* – and everything we have done since that time has been in the name of further advancing this mission.

This year, HACP achieved several milestones with regard to development, including the completion and successful opening of our newest senior-citizen community, the Hill District's Legacy. In addition, we saw another major development effort in the Hill, Bedford Hill for sale homes, successfully realized; while ground has been broke at Garfield Heights, marking the commencement of what will be a major community re-development effort for the East End of the City of Pittsburgh.

Since this Agency is more than simply bricks and sticks, HACP has maintained a firm sense of commitment to resident services and has placed a major emphasis on self-sufficiency and economic advancement. Through programs such as Homeownership and Resident Employment, as well as a variety of collaborative efforts with partnering organizations, HACP has developed a vast support network for its 20,000-plus residents.

These services go hand-in-hand with new policy initiatives and operational improvements to increase accountability of residents, staff, and partners. We have worked with resident leadership to develop a work requirement for able-bodied residents, while improving our resident employment efforts, under our Section 3 initiatives and also crafted a new Landlord Responsibility Program.

HACP has made it a priority to integrate our communities and our residents seamlessly into the greater City of Pittsburgh. The public housing of the past is no more. Today, HACP is developing communities that serve as assets to the City. Meanwhile, HACP is playing its part to ensure that its residents are provided with ample opportunity to lead healthy and productive lives. I am proud of our efforts to date and look forward to continued growth and success.

A handwritten signature in black ink, reading "A. Fulton Meachem Jr." with a stylized flourish at the end.

A. Fulton Meachem Jr.

Executive Director, Housing Authority of the City of Pittsburgh

Major Accomplishments: 2007

HACP Reverses Budget Deficit

Throughout 2007, the Housing Authority initiated a number of cost cutting measures, such as closely monitoring contract expenditures, reducing housing assistance expenditures within the Housing Choice Voucher Program and eliminating vacant positions whenever possible. As a result, the Authority closed out fiscal year 2007 with a budget surplus, despite initial projections of a net loss exceeding \$2 million.

On Nov. 15, 2007, the HACP Board of Commissioners approved the agency's 2008 operating budget. The budget projects a 2008 operating revenue of \$101,636,378 and 2008 operating expenses at \$98,296,434, which will result in a net surplus of more than \$3.3 million.

"The Housing Authority of the City of Pittsburgh is back in the black and very proud to report that we have streamlined our operations to the point where we can confidently forecast a budget surplus that should exceed \$3 million in the next fiscal year," HACP Executive Director A. Fulton Meachem Jr. said.

Redevelopment Efforts Commence in Garfield Heights

HACP and its development partner, KBK Enterprises launched a massive community redevelopment effort that will help reshape the Garfield community in the fall of 2007, as demolition on vacated units in Garfield Heights commenced.

The redevelopment of Garfield Heights was awarded to KBK Enterprises during the spring of 2006. The goal of this project is to transform the isolated public housing site into a vibrant urban neighborhood, full of green space and seamlessly connected to the greater Garfield community.

Once completed, the new Garfield will be a great asset to the City of Pittsburgh. Garfield will be transformed into a vibrant, diverse, mixed-income community incorporating residents with a wide range of income levels.



Phase I construction for Garfield Heights is scheduled to begin in 2008. Phase I will consist of the construction of 90 new rental homes incorporating a mixture of affordable and market rate units. These units will include a mix of 2 to 5 bedroom units, as well as 10 units designated for persons with disabilities.

Vibrant New Senior Citizen Housing Comes to The Hill – The Legacy

The Housing Authority of the City of Pittsburgh (HACP) and its development partner McCormack Baron Salazar (MBS) opened the doors to its newest, jazziest senior citizen housing community, The Legacy, on Sept. 6, 2007.

and honor the storied history of the neighborhood as a hot spot for jazz during the 1920s and 30s. The names of 12 prominent jazz musicians with ties to the Hill District are engraved on panels inserted along the length of the building. This includes native Pittsburgher's George Benson, Billy Eckstein, Ahmad Jamal and Roger Humphries.

Much like HACP's other recently developed mid-rise communities, Silver Lake Commons, the Commons at North Aiken, and the Fairmont Apartments, the Legacy provides housing for senior citizens and disabled persons and will feature various supportive care



The Legacy is located at 2121 Centre Avenue in the Hill District. The newly constructed community is providing replacement housing for the residents of the Louis Mason Jr. High Rise in Addison Terrace, which was vacated in early 2007. Construction on the new senior apartments concluded in the summer and the community has already reached its maximum occupancy level. The new building consists of 108 apartments, including 90 public housing units and 18 affordable housing units.

Located on a full city block in the heart of a revitalized area of the Hill District, the building was designed to replicate

services designed to help older citizens age comfortably in place. Amenities in the building include a billiards room, physician's office, hair salon, exercise facility and multiple community areas.

HACP Executive Director A. Fulton Meachem Jr. said, "A major goal of the HACP is to replace our aging housing stock with housing that is more modern, less dense and better equipped to meet the needs of our aging residents. The Legacy exemplifies these goals. It provides an accurate representation of the HACP's commitment to providing senior citizens with high quality affordable housing."

Bedford Hill Gets 29 New Single-Family Homes

Mayor Luke Ravenstahl, The Housing Authority of the City of Pittsburgh (HACP), the Pittsburgh Urban Redevelopment Authority and McCormack Baron Salazar, Inc. unveiled the recently completed Bedford Hill Homes on May 10, 2007.

Bedford Hill Homes consists of 29 new homes located in the heart of the revitalized Hill District. The community was developed by a team that included, HACP, Pennsylvania Housing Development Corp., the Pittsburgh Urban Redevelopment Authority, Neighborhood Housing Services, the Hanson Design Group, LTD., Steve Catranel Construction Co., Inc., and Citizens Bank.

HACP Partners with Three Rivers Center for Independent Living

The Housing Authority of the City of Pittsburgh (HACP) and the Three Rivers Center for Independent Living (TRCIL) have reached an historic agreement between the two agencies that will improve the quality of life for Pittsburgh's residents with disabilities.

"We're anticipating that, through this partnership, we will be able to ensure that the accessible apartments that are available in the Authority's communities go to the residents of the city of Pittsburgh who truly need them," said HACP Executive Director A. Fulton Meachem Jr. "We're also pleased that this agreement will provide residents with disabilities and their advocates at

TRCIL with a voice in the design of these apartments."

As a result of this new partnership, HACP and TRCIL will work together to design wheelchair accessible apartments and to identify new technologies that can be used in HACP properties to improve the living environment for the Authority's residents with disabilities. The Housing Authority has established a system for TRCIL to refer applicants to public housing, while TRCIL has the capability to assist persons with disabilities through the application process.

According to TRCIL President and CEO Stanley Holbrook, "This partnership is a national model to ensure the provision of accessible, affordable housing for people with disabilities. Our partnership has already paid dividends advancing adaptable equipment and fixtures, with evolving technology in residential design. I look forward to continuing to work together to breakdown systemic barriers that hinder people with disabilities from receiving accessible affordable housing."

Under the terms of the agreement, the HACP will construct or modify a total of 321 wheelchair accessible apartments by June 15, 2010. This figure represents 5 percent of all units in HACP family communities and 10 percent of the all high-rise communities.



Agency Overview

During fiscal year 2007, the number of families served by HACP declined from the previous year (9,791 households on January 1, 2008 vs. 10,641 households on January 1, 2007 or a decline of 850 households). This decline is largely due to a reduction in the number of Section 8/Housing Choice Voucher Program voucher holders stemming from a reduction in federal funding. A secondary factor in the reduction of HACP occupancy levels is relocation, which has been required to accommodate demolition and redevelopment activities in HACP's older communities, and modernization and UFAS unit conversion activity in other HACP communities.

Meanwhile, as occupancy levels in some older HACP communities continue to decline, the occupancy rate in HACP mixed finance communities built since the mid-1990s (931 units total) continues to remain consistently near full capacity. The current high occupancy rate in mixed income communities combined with the significant increase in Section 8 voucher holders since 2001 clearly indicates a sizeable and, as yet, not fully met demand for de-concentrated, low income housing in Pittsburgh.

Operational Improvements

In 2007, HACP continued the process of implementing an asset management system for all HACP communities. This strategy was the result of efforts by the HACP to use Moving to Work Program flexibility to evaluate the entire organizational structure of the Authority and has been underway since 2005. By 2006, as indicated by a variety of monitoring measures including REAC

inspection scores, rent collections and resident response, the implementation of the asset management system at HACP appeared to be initially successful.

In 2006 and 2007, HACP further consolidated gains made in the asset management system by further developing policies, procedures and monitoring measures integral to the system. Additional streamlining of staffing and procedures occurred in 2007.

In 2007, HACP operated with site-based budgets rather than solely with centralized, department-based budgets, improving on a system first implemented in 2006. HACP also improved systems for tracking and charging staff and material costs to communities for work performed by centralized functions, and completed preparation work and began implementation of a new materials ordering and supply program.

Also in 2007, HACP continued to improve its site-based waiting list system implemented in 2006 for all HACP communities. The site-based waiting list system continued to reduce waiting times for applicants and increase the unit acceptance rate for applicants offered units.

HACP modified its Admissions and Continued Occupancy Policy and public housing lease to incorporate policy changes, to clarify confusing provisions, to ensure compliance with the Violence Against Women Act and Section 504 accessibility requirements, and to prepare for additional policy change implementations



planned for 2008. Specifically, HACP initiated a working preference for admissions to its housing programs, shortened eviction notice periods for certain categories of lease violations, and clarified admissions and grievance procedure sections of the policy.

Capital Planning – Neighborhood Stabilization and Housing Preservation

During 2007, HACP continued to use Moving to Work fiscal flexibility to further long-term development efforts for older, outmoded HACP communities. HACP and its development partners obligated a total of \$41,344,255 (\$14,344,255 in HACP funds and \$26,813,370 in leveraged private, state and local funds) for capital development. These are in addition to amounts obligated in previous years. HACP and its partners expended \$31,080,456 (\$23,746,296 in HACP funds and \$7,334,160 in leveraged private, state, and local funds) for capital development in nine HACP communities.

HACP completed work and began closeout activities on the final phase of the Manchester HOPE VI development and the Allequippa Terrace HOPE VI project (Oak Hill Phase I). HACP also

continued development of Phase II and the homeownership phase of Bedford Hill, another HOPE VI redevelopment project.

As noted in the highlights section of this report, HACP commenced the redevelopment of the Garfield Heights community, initiating Phase I demolition activities and securing a tax credit award. Further, final items were completed on the Fairmont Apartments, which was essentially completed in 2006. The Legacy apartments, the replacement for the Lou Mason High Rise, was completed and opened in 2007.

The Kelly Street High-Rise was demolished in 2007. Relocation activities were completed and abatement activities initiated for the planned 2008 demolition of Auburn Towers and Lou Mason Jr. high rise buildings.

In addition to managing the extensive capital development projects noted above, HACP obligated \$4,432,551 for new modernization and UFAS conversion projects in existing HACP communities and expended \$9,519,019 on these activities and on modernization and UFAS conversion projects obligated in prior years. HACP also completed 68 fully UFAS compliant accessible housing units.



Schenley Street rendering




Financial Highlights

Operating Revenues

2007

2006

Tenant revenue:

Net tenant rental revenue

\$ 8,109,555

\$ 8,466,072

Tenant revenue – other

62,422

75,624

Total tenant revenue

8,171,977

8,541,696

Government grants

110,306,494

94,316,016

Other revenue

3,586,824

4,090,409

Investment income – unrestricted

1,061,146

1,181,511

Investment income – restricted

1,202,391

1,008,901

Fraud recovery

45,786

22,748

Total operating revenues

124,374,618

109,161,281

Operating Expenses

2007

2006

Housing assistance payments

38,218,748

45,478,821

Grant expense

11,535,530

1,635,253

Administrative:

Administrative salaries

4,836,008

6,008,916

Auditing fees

101,410

37,540

Outside management fees

2,656,626

3,000,018

Employee benefit contributions – administrative

1,826,207

1,643,104

Other operating – administrative

18,666,803

16,675,279

Tenant services

2,906,241

4,328,794

Utilities:

Gas

5,331,654

6,009,091

Electricity

2,264,004

2,139,527

Water and sewer

3,561,518

4,209,299



Mossfield Street rendering

Operating Expenses ... continued

2007

2006

Ordinary maintenance and operations:

Ordinary maintenance and operations – labor	6,137,610	7,216,086
Ordinary maintenance and operations – materials and other	976,379	1,143,938
Ordinary maintenance and operations – contract costs	709,922	700,278
Employee benefit contributions – ordinary maintenance	2,118,903	2,130,936

Protective services:

Protective services – labor	40,149	808,231
Employee benefit contributions – protective services	13,868	238,799
Protective services – other	–	–

General expenses:

Insurance premiums	663,692	2,165,755
Other general expenses	<u>3,633,190</u>	<u>4,246,354</u>

Total operating expenses	<u>106,198,462</u>	<u>109,816,019</u>
--------------------------	--------------------	--------------------

Operating Income (Loss)	<u>18,176,156</u>	<u>(654,738)</u>
--------------------------------	-------------------	------------------

Non-Operating Revenues (Expenses):

Extraordinary maintenance	(143,454)	(2,515)
Gain (loss) on disposition of fixed assets	(1,172,878)	(3,032,649)
Depreciation and amortization expense	<u>(10,743,794)</u>	<u>(15,104,356)</u>

Total non-operating revenues (expenses)	<u>(12,060,126)</u>	<u>(18,139,520)</u>
---	---------------------	---------------------

Capital Contributions:

HUD capital grants	<u>10,054,769</u>	<u>10,225,878</u>
--------------------	-------------------	-------------------

Change in Net Assets	16,170,799	(8,568,380)
-----------------------------	------------	-------------

Total net assets – beginning (as restated)	<u>167,618,626</u>	<u>176,187,006</u>
--	--------------------	--------------------

Total net assets – ending	<u>\$183,789,425</u>	<u>\$167,618,626</u>
---------------------------	----------------------	----------------------

Resident Self-Sufficiency and Homeownership



In 2007, HACP continued to utilize MtW flexibility through its efforts to further develop resident self-sufficiency programs and improve integration of social service programs with both internally and externally provided resident services. Specifically, HACP worked to develop and expand its Realizing Economic Attainment for Life (REAL) Family Self-Sufficiency Program, including its Resident Employment Program component.



Areas of major emphasis in 2007 included the implementation of the Community Planning Model, further development of programs targeting youth, and improved collaboration with the Allegheny County Department of Human Services.

The REAL Program



HACP continued its efforts to improve program efficiency and performance for the REAL Program. The major focus in 2007 was implementation of *Tracking At-A-Glance* case management software. This new software has enhanced the ability of program staff to track the activity of participants and monitor the performance of collaborating and referral agencies. It has also streamlined the production of reports on specific progress measures to assist in assessing participant success, employee performance, and program effectiveness.

Services provided to HACP participants continued to be of high quality. The outcome results for program participants remained steady, demonstrating the effectiveness of the program for those residents who actively engage. This is reflected in the numbers of participants employed, accruing escrow, and completing home purchases. The slight decline in Section 8 HCV participants employed is in part due to the program's success, as twelve participants graduated, five reached fair market rent levels and 'incomed out' of the program, four ported out to other jurisdictions, and eleven achieved homeownership.

The Resident Employment Program

The Authority continued to provide and/or coordinate a variety of direct service, assessment, referral and training opportunities for residents including drug and alcohol screening, GED assistance, employment pre-orientation, job interview preparation and Section 3 and other job referrals through its Resident Employment Program. During 2007, HACP placed 67 residents in Section 3 positions and 181 residents in positions ranging from production workers to landscapers. 536 residents were recruited and enrolled into the employment program.

The program provided entry-level training in the following areas: home health aide training, OSHA safety training, asbestos certification, painting (Sherman Williams), and construction.

Some of the 2007 accomplishments of the Resident Employment Program include:

- Nine resume/employment workshops were held, attended by 31 participants;
- 11 pre-orientations and orientation sessions held with 202 participants;
- 21 referrals to the Minority Women's Educational Labor Agency Carpentry and Drywall Industry union affiliated training program, with 10 enrollments;
- Five home health aide classes were held. The classes were attended by 35 participants, 27 of whom graduated and gained employment;
- Adult computer literacy course completed by 20 residents;
- Computer donation program provided refurbished computers to 30 program participants;
- Mega Job Fair held with 28 participating employers and 169 job seekers;
- 67 Section 3 construction job placements;
- 181 year-to-date job placements in a variety of positions including 67 construction positions, 27 home health aides, and over 20 additional job categories;





- Average starting wage rate for all placements was \$9.00/hr.; and,
- 55% of those placed have retained employment.

The Resident Employment Program collaborates with a variety of agencies to facilitate enrollment of program participants into programs that will best meet the particular participants need and will provide the best opportunity for success. Collaborating programs and agencies include the following: The Pittsburgh Partnership, CareerLinks Centers, The Work Center (a subsidiary of the Re-employment Transition Center), Job Links/Hill Oakland Workforce Collaborative, Non-Custodial Parent Program at the Hill House Association, the Northside Leadership Council's Employment Program, Housing Opportunities Unlimited, the Garfield Jubilee Association's Youthbuild Program, Bloomfield-Garfield Corporation's Youth Development Center, Urban League of Pittsburgh, Sherwin-Williams, Mistick Corporation, and East Liberty Development Inc.

Improved Collaboration and Integration Across Programs

In 2007, HACP increased its efforts to collaborate with the Allegheny County Department of Human Services (ACDHS) to provide direct linkages to mental health, drug and alcohol outreach and treatment services. The result of these efforts was a new intergovernmental agreement with the Allegheny County Department of Human Services.

Under this agreement, the ACDHS will designate specific staff to conduct outreach to link public housing residents to drug and alcohol treatment services. Staff will also respond to situations, conduct evaluations and provide services and/or referrals in situations where mental health services may be required.

The HACP worked to improve its efforts in the following areas:

- Collaboration between groups serving youth 13-18 years of age and adults;
- Coordination between the Resident Employment Program and community sites; and,
- Involvement of residents in the decision to place programs in their communities/site.

Working with the members of the Providers Council, the HACP implemented the following changes:

- Secured an intergovernmental agreement with Allegheny County Department of Human Services for mental health, drug and alcohol abuse services including assessments and treatment;
- Held monthly service provider meetings to discuss program collaborations and community issues;
- Established a process to consult with resident councils when new providers are approved for a community;
- Involved service coordinators in recruiting residents for Section 3 opportunities from every HACP community. In addition, provided training at the site level;
- The Resident Employment Program sends notices to each household when a Section 3 pre-orientation will be held in a community; and,
- The Resident Employment Program's Section 3 Program Community Liaison visits Section 3 job sites weekly to resolve any personnel issues, refer new residents and verify information provided in contractor payroll documents.



The Community Planning Model

HACP initiated the Community Planning Model in 2007 and assisted each of its tenant councils in the process of developing a plan for their respective communities. Individual trainings have been conducted with each tenant council on meeting basics, board officer responsibilities, by-laws, governance and record maintenance. As a result of this collaboration, the tenant councils and site managers are meeting regularly to discuss community issues, concerns, goals and plans.

The next step, through the process of updating the annual community plans, is to focus this group on community development, site capital needs and increasing resident participation in FSS and tenant council initiatives.

As a result of the implementation of the Community Planning Model, HACP achieved the following accomplishments in 2007:

- The Healthy Homes program was expanded.
- Tenant councils continue to work on the resident driven Welcome Wagon program, Resident Advisory Board, Memorandum of Understanding, and Scattered Sites election process.
- In conjunction with site based staff, tenant councils and service providers, community planning workshops were held to assess services, identify needs and prepare annual calendars. These meetings included agencies that specialize in violence prevention and organizations that provide services to the elderly and disabled.
- Site based service clusters, including service coordinators and Resident Relations Specialists, were developed for each region.
- Resident support programs such as tenant council auditing, speech/deaf services, translation services, mediation services, community days and the Resident Leadership Institute were continued in 2007.
- Monitoring of programs utilizing HACP facilities was increased to assure the quality of services provided to HACP residents.



- As part of the HACP's Community Planning Model, the HACP has further developed Resident Councils as active partners in community management.
- Resident Council members received computer training in 2007 to enable them to use email and do simple word processing, to regularly produce newsletters for their communities, to use computers to keep records of their activities and plans for their communities.

Youth Programs

One Vision One Life – The HACP continued its support for and collaboration with One Vision One Life (OVOL), a grass roots youth violence prevention project operated under the auspices of the Allegheny County Department of Human Services and the Wesley AME Zion Church. This program engages and employs young people who are known and trusted on the street to gather street level intelligence and respond to violent incidents. The goal is to intervene when possible to prevent incidents and retaliations and to defuse disputes and confrontations to reduce violence. In 2007, OVOL conducted outreach and education activities on HACP properties and responded to 48 incidents to prevent retaliations and escalation.

Clean Slate and the Street Team – The HACP conducted its Clean Slate program, raising private funds to bring national celebrities to Pittsburgh to help spread the message of positive lives free of drugs and crime. In

2007, a benefit dinner was held for the 10th Anniversary of Clean Slate. The event was planned and organized by former and current Clean Slate Street Team members, to raise funds to support Clean Slate activities. The Town Hall Meeting, which is planned and filmed by youth members of the Street Team, was again a resounding success. Youth and celebrities visited a local high school and middle school to spread the Clean Slate message, and the annual talent show drew hundreds of spectators and participants. More than 600 youth participated in Clean Slate activities in 2007.

YouthSports and other HACP facilitated Collaborative Efforts – HACP continues to provide a number of programs designed to enhance the quality of community life, including a slate of activities for youth. These activities served more than 700 youth in 2007. The activities included basketball and football camps, Golf, Tennis, the Build-a-Bike Project, Hockey in the Hood, Cheerleader Camp, Coaches Camp, and a basketball tournament.

The HACP continued to collaborate with the BJWL after school program to expand YouthSports by offering sports activities for youth, age 5-12, in conjunction with the BJWL. This collaboration allowed HACP to provide activities without hiring additional staff and included additional collaborations with Knowledge Connections, Boy Scouts, Girl Scouts, Family Resources, Youth Places, and the Macedonia and Grace Memorial Churches.

Creative Arts Corner – HACP's

Creative Arts Corner has provided film, audio, and dance instruction to youth living in HACP communities in 2007. The youth from this project have now produced 10 videos for HACP and have been involved in taping meetings etc. in our communities. These videos have been utilized in presentations at HACP Board of Commissioners Meetings and other HACP events. HACP also entered into a collaboration with Gateway Health Plan to develop, produce and distribute health related video programs for public housing residents.

Youth Services Investment Fund

– In 2005, the HACP established the Youth Services Investment Fund (YSIF). The purpose of the fund is to improve the outcomes for HACP resident youth, ages 13-21, through investment in programs that result in academic success, career development and good citizenship. The goals of YSIF are to provide financial support to evidence-based, outcome-oriented programs in public housing communities and to engage stakeholders for a sustained period to improve program quality, coverage and connections.

The fund is established at The Pittsburgh Foundation, one of the largest community foundations in the country, with investment management services provided by Bank of New York Mellon Bank, N.A.

In 2006/2007, based upon the recommendation of the Youth Services Investment Fund Grants and Programs Advisory Committee,

The Pittsburgh Foundation awarded a grant in the amount of \$529,040 to a collaboration of YouthWorks, YouthPlaces, Urban Youth Action, and One Vision One Life to provide a broad range of programs and services to HACP resident youth. These services include case management, employment readiness training, job placement services, violence intervention services, recreational activities and academic enhancement programs.

During 2007, YSIF also solicited proposals for a 2008 program cycle. After reviewing proposals, the Grants and Programs Advisory Committee rejected all proposals received as not meeting the requirements for evidence based, outcome oriented programming as described in the documents establishing the Fund. A workshop on using research and evidence based approaches in developing and presenting outcome-oriented programs was conducted, and revised proposals were requested. Two awards totaling \$500,000 were made for 2008.

Other Programs

The HACP also continued the Senior Living Enhancement Program (SLEP) to provide activities and services to HACP resident senior citizens. Initiated in collaboration with The Pittsburgh Foundation and the Allegheny County Housing Authority, the HACP continued to support this program in 2007 while its partners had to step back from support. Through this program, senior citizens are provided a variety of services,

mostly on site, via agencies contracted by the Allegheny County Area Agency on Aging. Services include case management, nurse visits, and referrals to needed services. In 2007 the SLEP partners served 731 seniors.

Community Impact

The HACP has developed systems to ensure that residents receive quality programs and services. These systems include the community planning process, which identifies the needs of the residents; monitoring of all programs and services located on HACP property; and performance based funding for all service providers who have contracts with HACP. The focus of all activities is on assisting people to move toward self-sufficiency by providing a comprehensive continuum of programs and services to a broad range of individuals, families and groups. These services include youth sports, service coordination, resident leadership, job training programs and site-specific activities.

In 2007, these efforts yielded the following results:

- 357 public housing heads-of households are enrolled in the REAL Family Self-Sufficiency Program and have contracts of participation in place;
- 44% of residents enrolled in Resident Employment have been placed in Section 3 positions or other employment;
- 80% of tenant council board members participated in Resident Leadership Institute activities;
- 75% of youth ages of 6-12 involved in collaborating programs participated in youth sport activities;
- 55% of resident youth participated in YSIF programs; and,
- 5% of seniors living in high-rise communities receive SLEP services.



HACP Communities

Family Communities

Addison Terrace
Allegheny Dwellings
Arlington Heights
Bedford Dwellings
Garfield Heights
Glen Hazel
Hamilton-Larimer
Homewood North
Northview Heights Estates
St. Clair Village

Senior Citizen Communities

Auburn Towers
Bernice Crawley Manor/Glen Hazel
Caliguiri Plaza
Carrick Regency
Finello Pavilion
Gualtieri Manor
Mazza Pavilion
Morse Gardens
Murray Towers
Northview Heights High Rise
Pennsylvania Bidwell
Pressley Street High Rise

Privately Managed Communities

Bedford Hill
Commons at North Aiken
Fairmont Apartments
The Legacy
Manchester
Oak Hill
Silver Lake Commons



www.hacp.org

