

HOUSING AUTHORITY

OF THE CITY OF PITTSBURGH

2012 ANNUAL REPORT



OUR 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.



The Housing Authority of the City of Pittsburgh BOARD OF DIRECTORS

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AGENCY OVERVIEW

Throughout 2012, the Housing Authority of the City of Pittsburgh (HACP) continued to work toward two major goals established during its participation in the Moving to Work (MtW) Program between the years of 2001 and 2010. These goals include:

- *To reposition HACP's housing stock in order to produce housing that is more competitive in the local housing market, is cost effective to operate, provides a positive living environment for HACP residents and provides more variety and higher quality housing options available to low-income families; and,*
- *To promote independence for residents through programs and policies designed to promote employment, education and self-sufficiency for those who are able; and, to promote independent living for senior citizens and persons with disabilities.*

Since launching its MtW efforts in 2001, a major component of HACP's strategy has been to reposition its housing stock through the preservation of successful developments and; the revitalization of distressed developments through strategic investments that re-connect public housing communities to their surrounding neighborhoods and act as a driver of other public and private investments to revitalize entire neighborhoods. HACP advanced these goals throughout 2012 to various degrees.

Development highlights included: implementation of the fourth and final phase of redevelopment for Garfield Commons, the beginning of infrastructure improvements and site work at Addison Terrace in preparation for the initial phases of redevelopment – slated to begin in 2013, and the initial planning stages for a comprehensive redevelopment initiative in the East End, including Hamilton-Larimer which will be pursued by HACP and its development partners in 2013.



CITY OF PITTSBURGH

"AMERICA'S MOST LIVABLE CITY"

Office of Mayor Luke Ravenstahl

A Message from the Mayor:

Greetings from the City of Pittsburgh! I am proud to report on the progress made at the Housing Authority of the City of Pittsburgh (HACP) throughout the past year. As you will see in this report, HACP has made substantial progress on several redevelopment initiatives and is poised to provide additional mixed-income housing opportunities in the near future.

HACP continues to provide quality, low-income housing and social services for more than 20,000 residents of our city. The agency is firmly committed to creating mixed-income housing while contributing to the overall revitalization of neighborhoods such as Garfield, the Hill District and soon, Larimer. Upcoming plans to revitalize Addison Terrace will provide even more affordable housing options in the Hill District, while helping to re-establish the connection between residential neighborhoods and the Centre Avenue business corridor. HACP is working in unison with the City, the Urban Redevelopment Authority and a host of community-based organizations to manage a wide-range of infrastructure improvements that will have a positive impact on the entire neighborhood.

The continued progress of HACP with mixed-income redevelopment provides affordable housing in Pittsburgh's growing regions and helps to establish vibrant neighborhoods with diverse income levels. The agency's commitment to providing its residents with education and training ensures that low-income residents have ample opportunities to pursue economic self-sufficiency and share in the progress being made under Pittsburgh's Third Renaissance.

The Authority continues to serve as a catalyst for a better future in our region. I am confident that residents will be pleased with these upcoming developments and I believe our entire city can benefit from their committed efforts to create a better Pittsburgh.



Sincerely,

Luke Ravenstahl,
Mayor, City of Pittsburgh

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A MESSAGE FROM THE CHAIRMAN

Our city has recently received national acclaim as America's "most livable city." As our national reputation grows, it is important that we take a close look at the neighborhoods that have yet to reap the rewards of our city's recent revitalization and ensure that their needs have not been forgotten.



As the city's largest landlord, the Housing Authority of the City of Pittsburgh (HACP) plays a vital role in providing affordable housing to a large portion of our city's senior citizens, persons with disabilities, and low-income families. This role is of the utmost importance and one that HACP must continue to address at all times. The city of Pittsburgh desperately needs more quality affordable housing options and our redevelopment efforts must be initiated in a manner that improves the lives of all those who reside in a community.

A significant portion of our city's recent revitalization can be credited to the redevelopment of existing housing throughout the Pittsburgh community. From the construction of Garfield Commons to the upcoming community-wide revitalization efforts at both Addison Terrace and Larimer, HACP is helping to lead the way to ensure that Pittsburgh's most vulnerable residents are not excluded from our city's great progress.

Through the HACP's continued efforts and the ongoing support of our city's leaders, the city of Pittsburgh will be in a position to ensure that safe, quality, affordable housing is available to all residents of the city – without regard to income level, race, gender or ethnicity.

Rev. Ricky Burgess
Chairman

A MESSAGE FROM THE EXECUTIVE DIRECTOR

The Housing Authority of the City of Pittsburgh (HACP), is committed to an unwavering promise of providing the foundation for a better future for residents of the City. Throughout 2012, the HACP has maintained a course of strict fiscal prudence, while simultaneously pursuing our mission of providing safe, high quality affordable housing and supportive services to more than 19,000 Pittsburgh residents.



The HACP through collaboration and engagement, has involved and united a wide range of stakeholders, including residents and resident leaders, elected officials, community advocates, other partners and HACP employees in a citywide dialogue about our priorities, challenges, and, most important, our goals for the future. Working together to ensure the preservation of public housing, we developed creative and innovative strategies for maximizing our resources, addressing our most relevant concerns, and transforming the way we do business.

In 2013, the HACP will start building 400 units of mixed-finance redevelopment in Addison Terrace. We have focused on changing the face of public housing through this type of community redevelopment initiative, as research and previous practice has demonstrated the positive social and economic impact mixed-income environments have on low-income families.

Phase I will consist of 186 units. This endeavor will be a key component in the transformation of the Hill community. In addition, this major event will provide jobs and integrate small businesses with MBE/WBE opportunities. In an effort to move residents to self-sufficiency, the HACP has implemented a workforce development partnership that opens a gateway to education, skilled training, health care and a host of other supportive services. Additionally, the Bedford Hope Center, an HACP family investment initiative, is now recognized as a certified GED test site.

The HACP empowers and equips families to improve their quality of life and to achieve economic stability through the Agency's commitment of funding, allocated resources and with the direct involvement of our local partners. Going beyond our bricks and mortar operations, major strides have been taken toward the HACP's goal of assisting all able-bodied adult residents to achieve economic self-sufficiency. To this end, the Authority enjoyed its most successful year in regard to resident employment activity, as there has been a significant increase in the number of residents connected with employment through participation in the HACP Resident Employment (Section 3) Program.

Our vision is to be transformational in an atmosphere of transparency, by providing exceptional operational performance, reinvesting in communities, and building effective partnerships to assist residents and program participants to transform their lives. We remain committed to responding to the local housing needs of the City of Pittsburgh and creating a culture of collaboration, improved customer service, integrity and respect among staff and residents.

I am proud to present the accomplishments of the Housing Authority of the City of Pittsburgh and look forward to further advancing this agency's goal of improving the quality of affordable housing in the years to come.

Caster D. Binion
Executive Director



Comprehensive Redevelopment



GARFIELD COMMONS

Redevelopment of the former Garfield Heights public housing community has been underway for the last six years. As 2012 comes to a close, HACP is rapidly approaching the completion of the four-phase redevelopment initiative that has transformed one of the city's most distressed public housing sites into one of its most desirable mixed-income housing communities – Garfield Commons.

Phase I of the family development was completed near the end of 2009; Phase II was completed in 2010; and, Phase III was completed in 2011. Completion of the final phase of redevelopment will take place in early 2013, providing an additional 26 units of housing to the site and concluding one of HACP's most successful mixed-income redevelopment initiatives to date.

Garfield Commons features ample green space, improved infrastructure, and new housing designed specifically for persons with disabilities. It is a vibrant community that is well connected to public transportation, accessible to those with disabilities, easy to navigate by foot, and better integrated to the surrounding neighborhoods. Garfield Commons represents HACP's vision for current and future community redevelopment. The community stands in stark contrast to the isolated locations, crowded living conditions and concentrated poverty that existed in the public housing of yesterday.

HACP and its development partner, KBK Enterprises, opened the doors of Garfield Commons to Phase I residents in January 2010. Construction of the new housing units was accompanied by the construction of a 6,500 square foot community center, equipped with computer lab.

HACP entered this commitment in partnership with the combined efforts of the Bloomfield Garfield Corporation, the Garfield Jubilee Association, the Friendship Development Associates and the Penn Avenue Arts Initiative with the goal of placing Garfield in a position to build on the success of the surrounding neighborhoods and become a destination for private investment and a thriving, revitalized, community. HACP continued to build upon the significant commitment of capital dollars in 2012, and looks forward to completion of the project in early 2013.



- (Top left) HACP and its development partners will complete the 225-unit redevelopment effort at Garfield Commons in 2013.
- (Bottom left) A fully-accessible unit at Garfield Commons. In all, Garfield Commons includes 25 homes that are accessible according to the guidelines established by the Americans with Disabilities Act.
- (Left) HACP Executive Director Caster D. Binion and board member Janet Evans pictured during the Garfield Commons award ceremony, hosted by KBK Enterprises in December 2012.

ADDISON TERRACE

HACP Terrace is currently in the beginning phases of a community-wide revitalization at Addison Terrace that will result in the replacement of some of the Housing Authority's oldest housing stock and produce a new mixed-income community that will be fully integrated into the Hill District street grid and the Centre Avenue business corridor.

The redevelopment of Addison Terrace will be a joint effort of the HACP, the HACP's development arm, Allies & Ross Management and Development Corp. (ARMDC), and KBK Enterprises.

Addison Terrace sits just two blocks back from the key Centre Avenue corridor in the Hill District, which includes the new Legacy Apartments, the Hill District's new Carnegie Library, a newly opened YMCA, as well as the Hill House Association and a handful of existing commercial properties. A full service grocery store, scheduled to open in 2013, will be within walking distance of Addison Terrace as well.

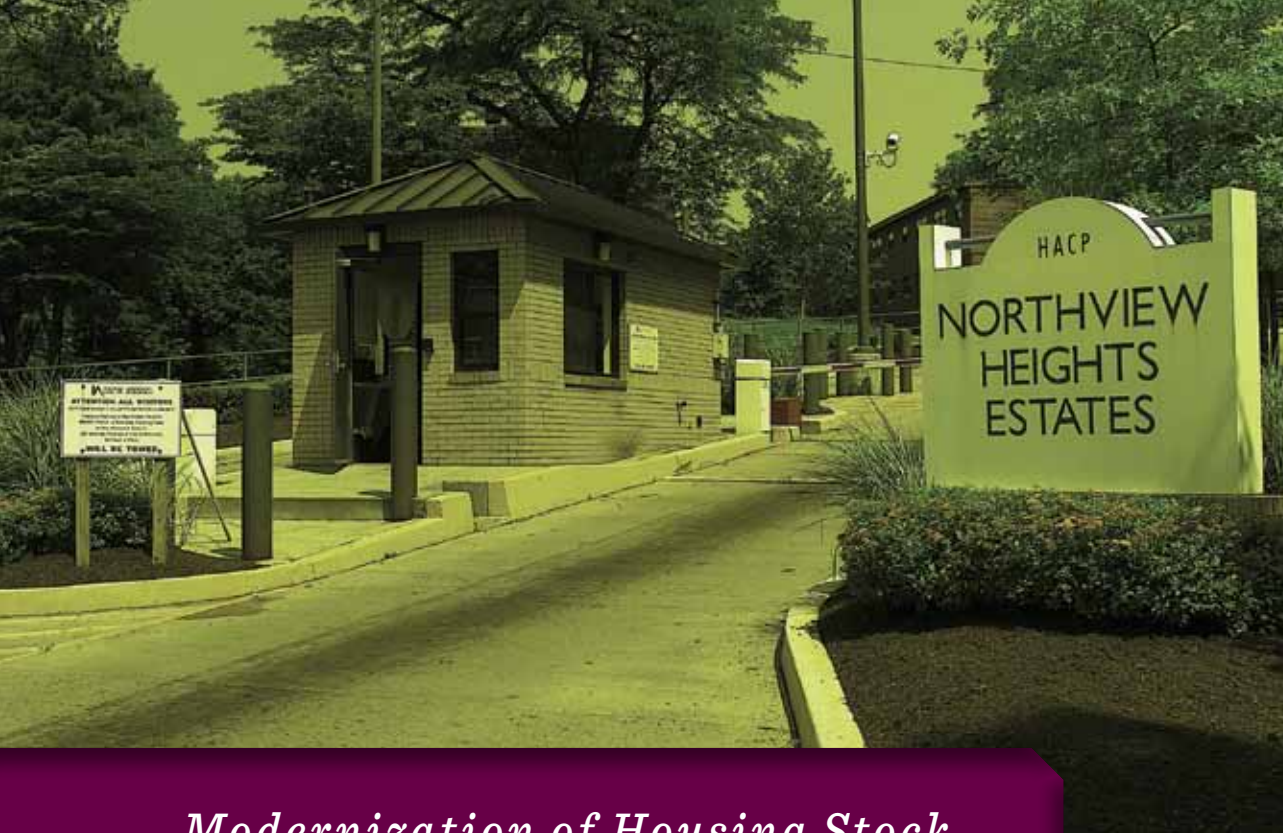
HACP is working with the greater Hill District Master Planning Process to plan redevelopment of Addison Terrace. A demolition application was approved by HUD in 2011, and initial relocation of residents from the Phase I demolition area was also completed in 2011, and abatement and demolition activities began in 2012.

Addison Terrace is Pittsburgh's second oldest public housing community. Originally dedicated by President Franklin D. Roosevelt on Oct. 9, 1940. The community consists of 734 units of public housing, varying in size from 1 to 5 bedrooms. Market studies ordered by HACP in 2004 have recommended the demolition of all existing buildings in Addison Terrace and a comprehensive redevelopment, consisting of 400 to 500 units. By mid-2012, many Addison Terrace residents have already been relocated to pave the way for demolition activity.

Capital Planning



- (Left) Demolition activities were in full swing in May 2012, as HACP began to prepare the site for comprehensive redevelopment to commence in 2013.
- HACP residents Lorenzo Hawkins, Robert Thomas and Edward Hardy (pictured left to right) worked on the asbestos removal/abatement project during pre-demolition activities at Addison Terrace.



Modernization of Housing Stock



Addison Terrace continued

Addison Terrace redevelopment will take place in a series of 4 to 5 phases, ultimately producing roughly 450 units of mixed-income housing along with a major overhaul of the community's infrastructure. As part of this effort, HACP has made it a priority to reconnect Addison Terrace with the Centre Avenue Business corridor and will include an "offsite phase" of the redevelopment in order to accomplish this goal.

In mid-2012, the redevelopment project received a boost as The Pennsylvania Housing Finance Agency (PHFA) board awarded a \$1.3 million tax credit allocation toward phase I of the Addison Terrace Redevelopment. This incentive program provides an annual tax credit – a dollar for dollar reduction in the taxpayer's federal taxes – for the first 10 years following the completion of the project. This tax credit is a big win for developers who are able to leverage this incentive to attract potential investors.

The total cost for Phase I is estimated at \$31 million, with an approximate \$1.3 million tax credit allocation. Phase I development will consist of: 80 rental units, 16 of which are handicap-accessible, in addition to a community center and open, recreation space; and will include numerous green design principles for energy efficiency, water conservation, low maintenance landscapes, storm water management and the use of eco-friendly products. The project will seek to earn an Enterprise Green Community environmental rating.



• Sketch of Addison Terrace redevelopment concept.

NORTHVIEW HEIGHTS ESTATES

HACP has been engaged in a series of modernization efforts designed to improve living conditions at Northview Heights for the past four years. This work includes the completed conversion of 63 units into 26 new fully-accessible units and 26 new standard units along with substantial site work, undertaken throughout 2009 and 2010. A geothermal heating and cooling system was also installed for all family units in 2009 and 2010.

HACP has built on these investments to solidify Northview Heights' rebound. As part of this process, HACP's in-house facility services crews renovated 30 vacant units in 2010. Since that time, HACP has completed a variety of site upgrades, including roof and siding replacement and community-wide upgrades to the electrical system.

BUILDING ON THE PAST AND PREPARING FOR THE FUTURE



Larimer Vision-to-Action Plan

HAMILTON-LARIMER

Since 2008, HACP has been working with stakeholders in Larimer and East Liberty to develop a revitalization plan for Hamilton-Larimer and surrounding properties that is fully integrated with the surrounding neighborhoods, including the rapidly developing East Liberty business district. HACP also aims for investment that will drive greater economic development, employment opportunities, increased youth opportunities, and expanded housing choice for low-income families.

In 2010, the Larimer Consensus Group completed the Larimer Vision Plan, which established a framework for future development along the Larimer Avenue Corridor, which extends from Broad Street in East Liberty through Larimer to the Larimer Avenue Bridge. The Vision Plan calls for a consolidation of the residential core of the neighborhood, creation of a recreation destination of parks and/or athletic fields and facilities; and fully embraces principles of "Green" development.

DEVELOPMENT • CAPITAL PLANNING • MODERNIZATION

Hamilton-Larimer continued

This includes using green technologies to reduce energy costs in all new construction and home improvement, storm water management practices to reduce sewer overflows and water use and cost, and the possible development of an urban and the luring of green technology companies to the commercial areas of the neighborhood. Perhaps most importantly, the Vision Plan embraces the concept of "a house for a house" in order to ensure that any family currently living in the neighborhood will have the opportunity to remain in the neighborhood.

In order to move the project forward, HACP is now leading efforts to create the Larimer Avenue Corridor Vision to Action Plan. The Vision to Action Plan will identify specific proposals and projects that can make the Vision Plan a reality, and will be the basis of an application for a Choice Neighborhoods Implementation Grant Application.

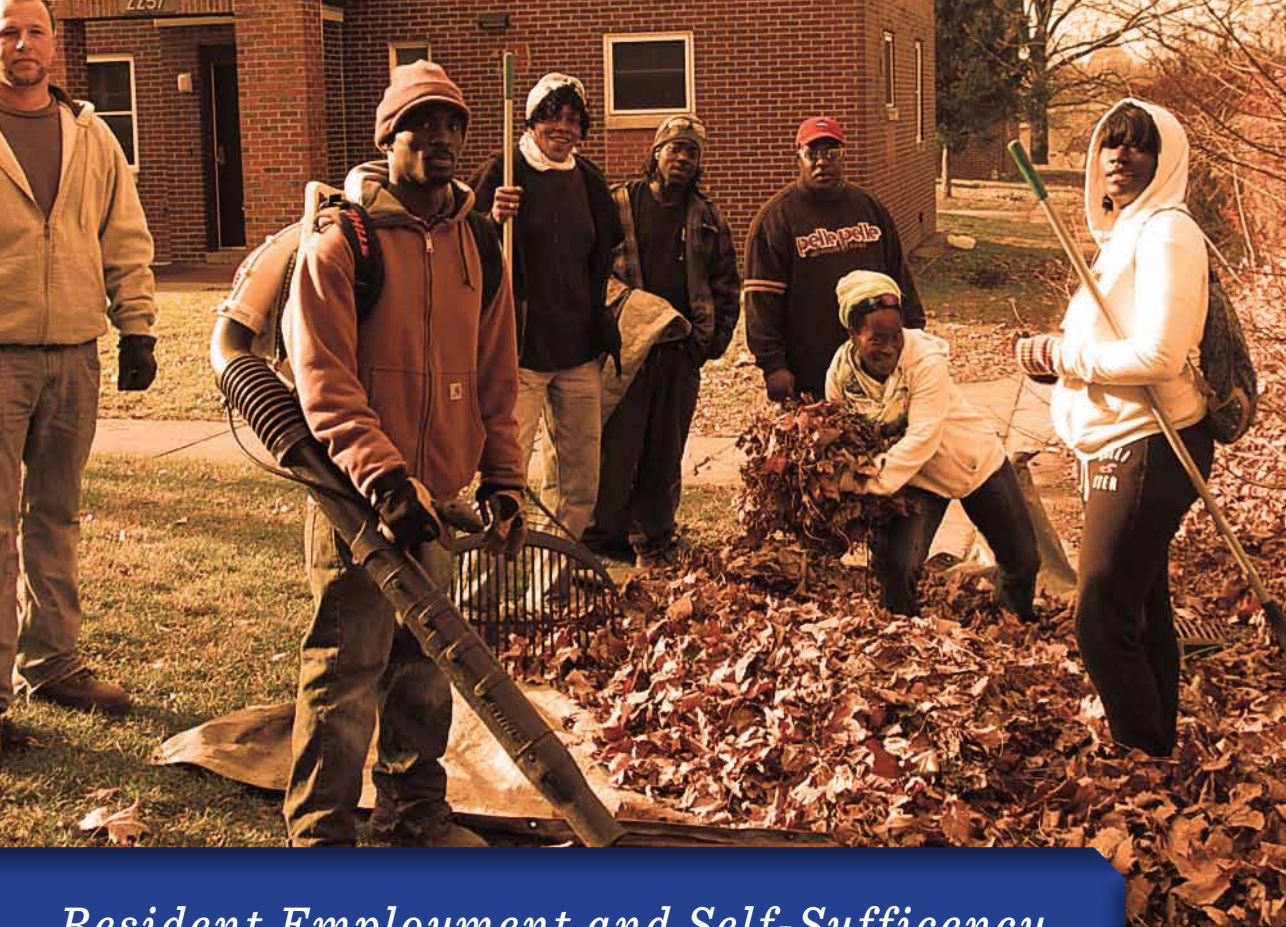
The Vision to Action Plan will be developed by HACP and its partners – East Liberty Development, Inc., East Liberty Housing, Inc., The Kingsley Association, the Larimer Consensus Group, East Liberty Concerned Citizens Corporation, the Larimer Green Team and other Action Teams, the Urban Redevelopment Authority, the Department of City Planning, and many others. With the assistance of Master Planners Perkins Eastman and Jackson/Clark Partners, five planning groups have been established to develop different elements of the Vision to Action Plan. An Advisory Task Force is also being developed to bring City and County expertise and resources to the effort.

HACP and its development partners aim to complete the Vision to Action Plan and Choice Neighborhoods Implementation Grant application by the fall of 2013. The group has moved forward with its planning efforts throughout 2012 with the goal of competing for a 2013 Choice Neighborhoods Grant that, when paired with leveraged resources, could yield nearly \$90 million in funding toward a comprehensive community redevelopment in Larimer.

"We're looking forward to working with the community to come up with a competitive proposal that reflects the wishes of the residents here," said Caster D. Binion, HACP Executive Director. "We're all in. We're committed to helping to restore Larimer as one of the city's most vibrant, livable neighborhoods."



• (Left) David Weber, Chief Government Affairs Officer, meets with Larimer residents during the planning stages for the Authority's Choice Neighborhood initiative.



Resident Employment and Self-Sufficiency

The Housing Authority of the City of Pittsburgh (HACP) provides a variety of programs and services designed to help residents achieve their self-sufficiency goals and are committed to providing employment opportunities through our Family Self-Sufficiency (FSS) and Section 3 Resident Employment Programs. We are firmly committed to helping all able-bodied adults, age 62 and under, to improve their lives through better employment, education and training

REAL and the Resident Employment Program provide a variety of supports, programs, and referrals to residents to assist them in preparing for, seeking, finding, and retaining employment.

The programs work to make connections with employers, leverage additional services, and create positive environments for families, adults, seniors, and children. REAL and REP are complemented by the programs provided by HACP and its partners that focus on youth of various ages, including the BJWL after school and summer programs. HACP policy modifications are also designed to promote self-sufficiency, and the modified rent policy, as described in Section VI is designed to encourage families to participate in the FSS program.

Resident Employment and Self-Sufficiency continued

The goal of these initiatives is to create an environment where work is the norm, personal responsibility is expected, and HACP continues to explore additional policy adjustments toward this end. Our commitment to bettering the lives of our residents has produced a proven record of success in recent years and shows continual improvement. For example, in 2010, 41 residents were employed through the Section 3 program; in 2011, 35 residents were employed; and, in 2012, HACP had its most successful year for resident employment as 61 residents were employed.

HACP is pleased with the growth of the program and looks forward to continued success in 2013 as we prepare to begin a full slate of development activities including: Phase I Redevelopment of Addison Terrace, planning and preparation for the redevelopment of Hamilton-Larimer and the surrounding neighborhood, and the completion of the Garfield Commons redevelopment. In addition the agency has an aggressive modernization schedule for 2013 that includes more than 20 different improvement projects spread out among many of our family and high rise communities.

Furthermore, HACP is preparing to further advance its resident employment services by establishing a Section 3 Taskforce designed to connect residents with the training they need to qualify for upcoming jobs. More quality employment opportunities are right around the corner for committed residents.

Through our Resident Employment Program, HACP hosts regular job fairs and a variety of training sessions throughout the year. All HACP residents are eligible to participate in these job placement, training and education activities. Meanwhile, supportive services are available to residents at the Development and Opportunities Center and the Bedford Hope Center. At either location, HACP residents can obtain training in the areas of Green jobs technology, hospitality, home health aide, asbestos abatement and construction.



• *Northview Heights Tenant Council President Valerie Lauw is congratulated by Denise Chappel of the HACP Resident Self-Sufficiency Department during HACP's 2012 Tenant Recognition Luncheon.*

STATEMENTS OF NET POSITION
DECEMBER 31, 2012 AND 2011

	2012	2011
Assets		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 53,736,141	\$ 34,711,300
Cash - other restricted	26,143,062	51,949,052
Cash - restricted - tenant security deposits	243,460	234,322
Total cash	80,122,663	86,894,674
Investments (cash equivalents):		
Investments - unrestricted	27,029,961	26,845,436
Investments - restricted	35,482,730	17,027,149
Total investments (cash equivalents)	62,512,691	43,872,585
Total cash and cash equivalents	142,635,354	130,767,259
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	94,364	28,828
Accounts receivable - HUD other projects	3,506,480	5,755,473
Accounts receivable - miscellaneous	305,845	62,091
Accounts receivable - tenants - dwelling rents	592,802	564,676
Allowance for doubtful accounts - dwelling rents	(292,160)	(236,794)
Mixed finance notes receivable - current	5,297,924	694,025
Fraud recovery	104,790	72,267
Accrued interest receivable	89,454	83,755
Total accounts receivable, net of allowances for doubtful accounts	9,699,499	7,024,321
Prepaid expenses and other assets - current	118,868	23,787
Inventories, net of allowance	124,854	75,771
Assets held for sale	312,985	417,314
Total current assets	152,891,560	138,308,452
Noncurrent assets:		
Capital assets:		
Land	21,370,515	21,191,991
Buildings	272,486,700	272,792,345
Furniture, equipment, and machinery - dwellings	96,224	96,224
Furniture, equipment, and machinery - administration	8,933,462	3,258,890
Accumulated depreciation	(213,716,480)	(205,823,548)
Construction in progress	4,603,943	9,995,049
Total capital assets, net of accumulated depreciation	93,774,364	101,510,951

	2012	2011
Prepaid expenses and other assets - noncurrent	575,000	575,000
Other notes receivable - noncurrent	279,996	292,578
Investment in mixed finance development activities, net of accumulated amortization	96,437,315	94,270,673
Total noncurrent assets	191,066,675	196,649,202
Total Assets	\$ 343,958,235	\$ 334,957,654
Liabilities and Net Position		
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 4,285,506	\$ 2,173,846
Accrued wage/payroll taxes payable	715,021	891,330
Accrued compensated absences - current	373,710	142,102
Accrued contingency liability	1,227,184	1,720,784
Accrued interest payable	90,675	-
Accounts payable - HUD PHA programs	976	1,276
Accounts payable - other government	87,843	3,248
Tenant security deposits	243,460	234,322
Deferred revenue	134,681	339,622
Current portion of capital lease liability	1,682,693	1,541,076
Other current liabilities	1,049,281	1,333,371
Total current liabilities	9,891,028	8,410,977
Noncurrent liabilities:		
Capital lease liability - noncurrent	18,889,415	20,572,107
Accrued compensated absences - noncurrent	1,972,698	1,693,102
Other noncurrent liabilities	6,406,169	6,229,668
Total noncurrent liabilities	27,268,282	28,494,877
Total Liabilities	37,159,310	36,905,854
Net Position:		
Net investment in capital assets	73,202,256	79,397,768
Restricted for:		
Mixed financing activities	150,186,110	145,523,143
Guarantee corporation	5,009,221	5,000,000
Loan collateral	-	4,225,000
Oak Hill site	900,000	3,786,342
Housing Choice Voucher Program	2,242,285	2,224,063
Unrestricted net position	75,259,053	57,895,484
Total Net Position	306,798,925	298,051,800
Total Liabilities and Net Position	\$ 343,958,235	\$ 334,957,654

HOMEOWNERSHIP

HACP has made resident homeownership an agency-wide priority since 2004. Since that time, 110 Housing Authority residents, some coming from traditional low-income public housing, some coming from the Housing Choice Voucher Program, have closed on their own home.

HACP is proud to offer its qualified residents with access to a program with a proven record of success and, in light of low prices and rates on housing, is willing to work with any LIPH or HCV resident interested in working toward the opportunity to buy their own home.

As of December 2012, 110 HACP residents have purchased homes with assistance from the Homeownership Program. Of this group, not a single resident has foreclosed on their home.

HACP works with partner organizations such as The Bartko Foundation and the Urban Redevelopment Authority, in order to provide down payment assistance and closing cost grants available to low income buyers that can be coordinated with the Homeownership Program benefits.

We also work with the Urban League in order to provide Home Buyer Education and Credit Counseling services for program participants. HACP also works with the East Liberty Development Inc., Garfield Jubilee, Habitat for Humanity, Neighborhood Assistance Corporation of America and others in our efforts to support the dream of homeownership. The HACP Homeownership Program maintains an ongoing relationship with a variety of local banks, including Dollar Bank, First Niagara Bank, ESB Bank, Fifth Third Bank, PNC and others. These banks and several others have provided mortgage financing for participants in the Program.



COMMUNITY OUTREACH AND YOUTH PROGRAMMING

The Housing Authority of the City of Pittsburgh and its non-profit affiliate Clean Slate E3, with support from the United Steelworkers/ A. Philip Randolph Institute, hosted the 15th Annual **Clean Slate** Program, featuring acclaimed actor and community activist Charles S. Dutton in October 2012.

Clean Slate 2012 included a Town Hall Meeting at Carnegie Science Center and Educational workshop at Bedford Hope Center. Approximately

300 public housing residents, ages 10 to 16, attended the Town Hall Meeting; while an audience of roughly 20 high school students, concerned parents and tenant leaders attended the Educational Workshop.

Clean Slate has served as the Authority's signature outreach event for the past decade and the 2012 edition of this event included one of the most powerful presentations that the agency has presented.

Clean Slate 2012 was held on Wednesday, October 17, 2012, at the Carnegie Science Center. During the program, Mr. Dutton presented his one-man show *From Jail to Yale: Serving Time on Stage*. Mr. Dutton's one-man show documents his rise from the streets of Baltimore and a past that included more than a dozen years spent in reform school and the prison system, to a celebrated 30-year career.

Funding for Clean Slate 2012 was provided by a number of community-minded organizations and support and funding from HACP's nonprofit affiliate **Clean Slate E3**.



HACP's **Creative Arts Corner Program** was continued in both Northview Heights Estates and Bedford Dwellings. For 2012, students were introduced to a more formal curriculum that requires them to develop their skills in four unique areas: Audio Production, Video Camera Training, Video Editing, and General Production Studio Skills.

With generous support provided by McAuley Ministries, the Housing Authority of the City of Pittsburgh and Clean Slate E3, the Creative Arts Corner Program took on the task of producing a documentary film examining the history and cultural importance of Schenley High School to the Hill District and the City of Pittsburgh, while also exploring the factors that lead to its closing.



The project provides the opportunity for Creative Arts Corner students to gain experience in production, editing and interviewing and planning techniques, while working on a project that will be distribute city-wide. The video is scheduled to be completed in spring 2013 and released on www.hacp.org, PCTV and, WQED.

The Creative Arts Corner currently instructs students ranging in age from 8 to 72. HACP encourages any resident interested in exploring their creative side, through audio/ video production, music, or photography, to contact the

CAC staff for more information on the program. The program is free of charge to HACP residents.

- (Left) Acclaimed actor and activist Charles S. Dutton meets with students at the HACP's Creative Arts Corner. Mr. Dutton served as keynote speaker during Clean Slate 2012 and hosted a private workshop for students enrolled in the HACP's audio-video training program.
- (Top) Megan Niebler of the YWCA guides HACP residents through a pre-test for cancer detection during the HACP's community health fair in December 2012. HACP hosted dozens of local service providers for the event.
- (Bottom) The Housing Authority and U.S. Steelworkers hosted a holiday party for young HACP residents at Ammon Recreation Center in December 2012.

HACP Communities

FAMILY COMMUNITIES

Addison Terrace
Allegheny Dwellings
Arlington Heights
Bedford Dwellings
Glen Hazel
Hamilton-Larimer
Homewood North
Northview Heights Estates

SENIOR CITIZEN COMMUNITIES

Caliguiri Plaza
Carrick Regency
Finello Pavilion
Glen Hazel/Bernice Crawley Manor
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
Garfield Commons
The Legacy
Manchester
Oak Hill
Silver Lake Commons



www.hacp.org

