

....creating environments that improve the quality of life for HACP customers.



2013 | ANNUAL REPORT

Housing Authority of the City of Pittsburgh



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

Rev. Ricky Burgess (Councilman), Chair

Doris Carson-Williams, Vice Chair

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Robert Wilson

AGENCY OVERVIEW

Throughout 2013, the Housing Authority of the City of Pittsburgh (HACP) continued to work toward two major goals established during our participation in the Moving to Work (MTW) Program beginning in 2001. 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 our Moving To Work initiative in 2001, a major component of HACP's strategy has been to reposition our existing housing stock through the preservation of successful developments; and, the revitalization of distressed developments through strategic investments.

Throughout our current and recent redevelopment efforts, we have strived to re-connect public housing communities to their surrounding neighborhoods while serving as a driver of additional public and private investments. The over-arching goal of these efforts is to revitalize not just public housing communities, but to reinvigorate and revitalize entire Pittsburgh neighborhoods. The Authority has advanced these goals throughout 2013 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 further development of planning and preparation for a comprehensive redevelopment in the East End.





A Message
from the Chairman,
HACP Board of
Directors

As our City continues to grow and to reap the benefits of our national reputation as “America’s Most Livable City,” 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 make sure that their needs have not been forgotten.

As the city’s largest landlord, the Housing Authority of the City of Pittsburgh plays a vital role in housing a large portion of our city’s senior citizens, persons with disabilities, and low-income families. It is a task of the utmost importance and one that HACP must continue to advance at all times. Pittsburgh sorely needs more quality affordable housing options and our redevelopment efforts must take place in a manner that improves the lives of all those who reside in a community.

Part of our city’s recent revitalization can be credited to the redevelopment of existing housing throughout the Pittsburgh community - the replacement of antiquated, unsafe, high-density public housing communities with vibrant, new mixed-income communities, such as Bedford Hill, Garfield Commons and, in the near future, Addison Terrace.

The Housing Authority is committed to remaking affordable housing and creating environments that are safe and allow our residents to enjoy a high quality of life for all. I am pleased to report that the Authority’s plans to launch a comprehensive community revitalization in East Liberty and Larimer are progressing very well. We are prepared to present a competitive application for a \$30 million Choice Neighborhoods Grant in early 2014 and are confident that our proposal is representative of the needs and wishes of the residents who call East Liberty and Larimer home.

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

A handwritten signature in black ink that reads "Rev. Ricky V. Burgess". The signature is written in a cursive style and is contained within a thin black rectangular border.

Rev. Ricky Burgess
Chairman



A Message
from the
Executive Director

The Housing Authority of the City of Pittsburgh (HACP) is the City's single largest landlord – currently providing housing and supportive services to more than 20,000 families, senior citizens and persons with disabilities. Throughout 2013, this agency has strived to provide these 20,000 Pittsburghers with housing that is safe and of the utmost quality; while simultaneously working to connect these residents with the programs and services needed to maintain a high quality of life.

Our continued redevelopment strategies are paving the way for several new mixed-income housing communities throughout the City. At the very end of 2012, we completed the final phase of redevelopment activity at Garfield Commons. Meanwhile, 2013 began with the agency moving full steam ahead with our redevelopment of Addison Terrace, where demolition activity commenced this spring.

Additionally, HACP has become actively engaged with the planning process for a new mixed-income community in Larimer/ East Liberty that will include Hamilton-Larimer. This undertaking represents HACP's most collaborative and ambitious redevelopment effort to date. It has required a broad-based partnership including the City of Pittsburgh, the Urban Redevelopment Authority, and a host of community-based organizations such as the Kingsley Association, East Liberty Development Inc., and most-prominently, the Larimer Consensus Group.

This group's efforts have culminated in the creation of a unique "Vision to Action Plan" that maps the proposed community transformation; and, the successful submission of a Choice Neighborhoods Initiative grant application that we optimistically hope will net the project \$30 million in federal funding.

Great things are happening all around the City of Pittsburgh and it is our goal to ensure that this progress does not elude the City's low-income population. HACP will attain this goal through the creation of vibrant new mixed-income communities and a steadfast commitment to making self-sufficiency attainable for all of our residents.

I am pleased to present the HACP's accomplishment from 2013 and look forward to further advancing this agency's primary goals of improving the quality of affordable housing and improving the lives of public housing residents.

A handwritten signature in blue ink, appearing to read "Caster D. Binion". The signature is fluid and cursive.

Caster D. Binion
Executive Director



Repositioning of Housing Stock

HACP's vision for its Moving To Work Program (MTW) through 2018, and potentially beyond, builds upon the vision of HACP's 2001-2013 Moving To Work Plans. This vision is built around the two major themes that together will achieve the three statutory objectives of the Moving To Work Demonstration Program.

- Theme one is to reposition HACP's housing stock to compete in the local market, improve operational efficiencies, and expand housing choices for low-income families.
- Theme two is to promote self-sufficiency and independent living through a variety of enhanced services and policy adjustments.

Since the initial HACP Moving To Work Annual Plan in 2001, a major component of HACP's Moving To Work strategy has been to **reposition HACP's housing stock** through the preservation of successful developments and the revitalization of distressed developments through strategic investments. The over-arching goals of this strategy is to reconnect public housing properties to their surrounding neighborhoods and act as a catalyst for additional public and private investments – ultimately, contributing toward the overall revitalization of entire neighborhoods.

Initiated prior to Moving To Work through three HOPE VI redevelopment projects and continued through the Moving

(continued on page 7)

OUR LONG-TERM
GOALS & VISION

Repositioning of Housing Stock *continued*

To Work Program, HACP has achieved great success. Allequippa Terrace, Manchester Apartments, Bedford Additions and Garfield Heights have been replaced by Oak Hill, multiple properties across Manchester virtually indistinguishable from their neighbors, the Bedford Hill apartments, and Garfield Commons, respectively.

The new senior citizens buildings Silver Lake, the Fairmont Apartments, the Commons at North Aiken and the Legacy are new positive anchors in their neighborhoods, replacing the distressed, and neighborhood distressing, East Hills, Garfield, Auburn Towers and Addison Terrace High Rises.

A by-product of these redevelopment efforts, which feature reduced densities, mixed income, and modern conveniences, is a reduced number of traditional public housing units. This strategy has been balanced by the addition of new affordable units supported by tax credits, and new units rented at market rates. In Pittsburgh, many of the new market rate units are affordable to families of modest income. Section 8 Housing Choice vouchers also support low income families, provide them choices in the housing market, and support occupancy of units available in the private market. These approaches have enabled HACP to continue serving substantially the same number of families as would have been served.

In 2013, as in prior years, and in light of continued erosion of funding available for affordable housing development and redevelopment, HACP engaged in extensive collaborative work with HUD and other partners to develop new mechanisms for financing redevelopment of distressed properties. The resulting Step Up To Market Financing Program is designed to be a key component of HACP repositioning activities, and has been essential in the financing of the redevelopment of Addison Terrace, which is now underway.

HACP has also invested in its successful housing in recent years, including modernization activities at Northview Heights, Murray Towers, Morse Gardens, Gualtieri Plaza, and many other improvements at various locations. Additional modernization work at many sites continues, with highlights noted in other sections of this report. HACP also recently completed a five year plan to create fully accessible units at all of its properties, and continues to create additional fully accessible units each year.

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Repositioning of Housing Stock *continued*

HACP also continues to benefit from an implemented Energy Performance Contract for improvements that include the installation of energy efficient and cost saving geothermal heating (and cooling) systems at several developments.

HACP is committed to continuing these preservation and revitalization efforts, to the greatest extent feasible with the funding available, throughout the Moving To Work demonstration.

Promoting Self-Sufficiency and Independent Living

HACP is committed to continuing pursuit of programs and policies that promote self-sufficiency and independent living. This is pursued through programs and policy modifications.

HACP's Family Self-Sufficiency (FSS) Program, called Realizing Economic Attainment For Life or REAL, includes the Resident Employment Program (REP). REAL and REP provide a variety of supports, programs, and referrals to residents in order to assist them in preparing for, seeking, finding, and retaining employment. The Authority also works constantly to link with other programs, 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 Beverly Jewel Wall Lovelace (BJWL) after school and summer programs, YouthPlaces, the Clean Slate Program, and the Creative Arts Corner state of the art audio/video studios at Northview Heights and the Bedford Hope Center. HACP's investments in resident services have leveraged over \$4,000,000 per year in additional programs and services in recent years.

It is HACP's vision to create vibrant, sustainable communities where family members of all ages can thrive and where life choices and opportunities are not limited. HACP will pursue this goal through the interconnected strategies of re-positioning the housing stock through preservation and revitalization, and promoting self-sufficiency through support programs and policy modifications.



HACP GED Instructor Joe Covelli (left) works with Johsua Boxley through the Authority's GED Preparation Program.



Capital Planning

HACP's major redevelopment activity for 2013 is the comprehensive **redevelopment of Addison Terrace**, which commenced in earnest with a ground-breaking ceremony in the spring of 2013. HACP's redevelopment of one of the nation's oldest public housing communities will be directed by co-developers Keith B. Key Enterprises LLC (KBK) and Allies & Ross Management and Development Corporation (ARMDC), an affiliate of HACP.

Addison Terrace is only two blocks from the key Centre Avenue corridor in the Hill district which includes the following new facilities: the Legacy Apartments, the Hill Public Library, and a branch of the YMCA. HACP worked closely with the larger Hill District Master Planning Process to plan redevelopment of the 1940's era Addison Terrace.

Because of projected high costs for this redevelopment effort, including substantial infrastructure costs, and the scarcity of HOPE VI and other major grant programs, HACP worked with HUD and other partners to develop innovative financing strategies through Moving To Work to support this effort, resulting in the Step Up To Market Financing Program.

Demolition has occurred on approximately two thirds of the site, and units are now under construction. HACP and its partners are working diligently to develop financing and other plans for one or two additional phases for 400 total units.

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CAPITAL PLANNING,
MODERNIZATION
& DEVELOPMENT

Capital Planning *continued*

This development will bring millions of dollars in M/WBE contracting and employment opportunities to the community. Addison Terrace Phase I is the first of a three-phase housing redevelopment plan in the Hill District. This redevelopment effort is being implemented in partnership with the United States Department of Housing and Urban Development and the Pennsylvania Housing Finance Agency.

The total cost for the planned 400-unit development, including significant upgrades to local public utilities and streets, is approximately \$160 million, making Addison Terrace one of the largest redevelopments of affordable housing within the City of Pittsburgh and the largest award given to a minority owned firm in the city's history. The new development will replace 734 obsolete units of public housing constructed in the 1940s.

The redevelopment has been designed with the goal to integrate and reconnect surrounding communities by introducing new buildings, improving existing neighborhood streets, enhancing walkability and safety, and providing neighborhood connectivity.

Addison Phase I includes 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 Foundation Green Community designation.

HACP's efforts to plan for **new development in the East End, including Hamilton-Larimer**, also began to take shape throughout 2013. This effort has been spurred by the significant market and development rebound that has occurred in parts of the East Liberty neighborhood of Pittsburgh.

In the adjoining Larimer neighborhood, a long-term and ongoing grassroots community planning process led to the completion of the Larimer Vision Plan. The Vision Plan, which focuses on the Larimer Avenue corridor spanning parts of both East Liberty and Larimer, is the basis for a growing consensus around neighborhood revitalization strategies in these neighborhoods.

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Demolition activity began on site in Addison Terrace in Spring 2013.



Walter Anderson, of the Resident Self-Sufficiency Dept. (pictured left) discusses the history of Addison Terrace. Pictured center is a monument to President Franklin D. Roosevelt, who presented the community's dedication ceremony 70 years ago.

Capital Planning *continued*

Working with a variety of partners in Larimer and East Liberty, HACP continues pursuing new development opportunities in these neighborhoods, including the Hamilton-Larimer and former Auburn Towers site on the border of East Liberty and Larimer. HACP continues to work closely with other City agencies and neighborhood organizations to identify opportunities with the potential for the greatest impact, and has invested in the planning process resulting in the Larimer Vision To Action Plan, which aims to identify specific activities to implement the plan.

The Vision To Action Plan is the basis for a Choice Neighborhoods Initiative Implementation grant funding application to support this effort. A Choice Neighborhoods Implementation Grant application was submitted in September 2013; and, the Authority and its partners are optimistically awaiting a decision from HUD, expected next spring.

The proposed plans include redevelopment of the nearby East Liberty Gardens project based voucher property in the East Liberty portion of the Vision area. Low Income Housing Tax Credits have been secured for a first phase of construction on the former Auburn site and other adjacent parcels, and HACP was recently informed that it is a finalist for a Choice Neighborhoods Implementation Grant. Alternate plans are also being developed so progress can continue even if the grant is not awarded.

HACP and its development partner Beacon Corcoran Jennison Management, the University of Pittsburgh and Oak Hill development partners – the Urban Redevelopment Authority, the City of Pittsburgh and First Niagara Bank – gathered on June 18, 2013, to unveil the recently constructed **Oak Hill Commons** mixed-use facility in the heart of Oak Hill's "town center" park.

Located near Wadsworth Hall Community Center, the new building will provide office, retail and research space for the University of Pittsburgh Physical Activity and Weight Management Research Center.

Completed in phases over the course of the last decade, Oak Hill now features 718 residential units, including a mix of public housing, affordable low-income tax credit units and market rate rentals. The completion of Oak Hill Commons signifies the completion of planned site redevelopment activity, though HACP and Beacon Corcoran Jennison will consider additional residential development based upon market demand.

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HACP and our development partners unveiled the Oak Hill Commons mixed-use facility in June 2013. The Center will host retail space as well as research space for the University of Pittsburgh.

Modernization of Housing Stock

In addition to our efforts to redevelop and revitalizing our aging housing communities, HACP constantly strives to maintain and improve its successful existing public housing communities. To this end, we have **built on investments in Northview Heights**. The ongoing modernization of Northview Heights includes the conversions of 63 units into 26 new fully accessible “UFAS” units and 26 new non-UFAS units. HACP has also further developed its geothermal heating and cooling system at Northview Heights in order to make the community energy efficient and cost effective.

In 2010 and 2011, work to replace the roofs on buildings that had not had roof replacements, and the siding on all of the family buildings, was completed. Continued investment in modernization of additional units, completing replacement of roofs, upgrading electrical systems and other improvements continued in 2012 and 2013. HACP continues to build on these investments to solidify Northview Heights’ rebound.

In 2014, remaining roofs will be completed, additional site work will be done, and planning is already underway for modernization of kitchens and bathrooms in family units. It is worth noting that as a result of past HACP activities at this site, occupancy is up to 97 percent and the waiting list is growing as demand for this property increases.

HACP recognizes that its existing, occupied properties must be maintained to a high standard. In addition to regular funding for safety and maintenance items at all properties, HACP continues to pursue larger modernization efforts at other properties, including window replacement and façade/EFIS repairs at several senior/disabled high rises and continued investment in its successful scattered sites portfolio.

Meanwhile, in order to secure the long-term viability of its existing housing stock, HACP continues to evaluate and pursue conversion of some public housing units to HUD contracts for multi-family housing rental assistance through the **Rental Assistance Demonstration (RAD) Program**. In 2013 HACP submitted RAD applications for the following properties: Glen Hazel & Glen Hazel High Rise, and Murray Towers; and will be considering submitting additional applications in the future.



Michelle Jackson, Chief Community Affairs Officer, tours the newly opened Oak Hill Commons Weight Management Research Center with Tracy Murray, of the University of Pittsburgh Dept. of Health and Physical Activity.



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.

The goal of these initiatives is to create an environment where work is the norm and personal responsibility is

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RESIDENT SELF-SUFFICIENCY & COMMUNITY OUTREACH

Housing Authority of the City of Pittsburgh

STATEMENTS OF NET POSITION DECEMBER 31, 2013 AND 2012

	2013	2012
Assets		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 52,901,071	\$ 53,736,141
Cash - other restricted	20,612,115	26,143,062
Cash - restricted - tenant security deposits	247,634	243,460
Total cash	<u>73,760,820</u>	<u>80,122,663</u>
Investments (cash equivalents):		
Investments - unrestricted	26,428,586	27,029,961
Investments - restricted	26,477,692	35,482,730
Total investments (cash equivalents)	52,906,278	62,512,691
Total cash and cash equivalents	<u>126,667,098</u>	<u>142,635,354</u>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	11,995	94,364
Accounts receivable - HUD other projects	10,994,990	3,506,480
Accounts receivable - miscellaneous	1,188,489	305,845
Accounts receivable - tenants - dwelling rents	533,592	592,802
Allowance for doubtful accounts - dwelling rents	(264,792)	(292,160)
Mixed finance notes receivable - current	1,882,313	5,297,924
Fraud recovery	126,347	104,790
Allowance for doubtful accounts - fraud recovery	(126,347)	(104,790)
Accrued interest receivable	85,936	89,454
Total accounts receivable, net of allowances for doubtful accounts	14,432,523	9,594,709
Prepaid expenses and other assets - current	149,473	118,868
Inventories, net of allowance	143,868	124,854
Assets held for sale	208,657	312,985
Total current assets	<u>141,601,619</u>	<u>152,786,770</u>
Noncurrent assets:		
Capital assets:		
Land 21,351,063	21,370,515	
Buildings	278,570,973	272,486,700
Furniture, equipment, and machinery - dwellings	-	96,224
Furniture, equipment, and machinery - administration	9,584,458	8,933,462
Accumulated depreciation	(221,328,859)	(213,716,480)
Construction in progress	2,782,883	4,603,943
Total capital assets, net of accumulated depreciation	<u>90,960,518</u>	<u>93,774,364</u>

	2013	2012
Prepaid expenses and other assets - noncurrent	575,000	575,000
Mixed finance notes receivable - noncurrent	1,470,137	-
Other notes receivable - noncurrent	290,116	279,996
Investment in mixed finance development activities, net of accumulated amortization	<u>124,874,981</u>	<u>96,437,315</u>
Total noncurrent assets	<u>218,170,752</u>	<u>191,066,675</u>
Total Assets	<u><u>\$359,772,371</u></u>	<u><u>\$343,853,445</u></u>
Liabilities and Net Position		
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$4,626,476	\$4,285,506
Accrued wage/payroll taxes payable	584,871	715,021
Accrued compensated absences - current	384,104	373,710
Accrued contingency liability	964,874	1,227,184
Accrued interest payable	31,749	90,675
Accounts payable - HUD PHA programs	-	976
Accounts payable - other government	162,308	87,841
Tenant security deposits	248,569	243,460
Deferred revenue	98,298	134,681
Current portion of capital lease liability	2,182,245	1,682,693
Other current liabilities	<u>1,177,343</u>	<u>1,049,281</u>
Total current liabilities	<u>10,460,837</u>	<u>9,891,028</u>
Noncurrent liabilities:		
Capital lease liability - noncurrent	18,083,080	18,889,415
Accrued compensated absences - noncurrent	2,023,618	1,972,698
Other noncurrent liabilities	<u>6,432,270</u>	<u>6,301,379</u>
Total noncurrent liabilities	<u>26,538,968</u>	<u>27,163,492</u>
Total Liabilities	<u>36,999,805</u>	<u>37,054,520</u>
Net Position:		
Net investment in capital assets	70,695,194	73,202,256
Restricted for:		
Mixed financing activities	159,851,930	150,186,110
Guarantee corporation	4,970,458	5,009,221
Addison Terrace site	343,907	-
Loan collateral	728,194	-
Oak Hill site	775,000	900,000
Housing assistance payments	2,354,119	2,242,285
Unrestricted net position	<u>83,053,764</u>	<u>75,259,053</u>
Total Net Position	<u>322,772,566</u>	<u>306,798,925</u>
Total Liabilities and Net Position	<u><u>\$359,772,371</u></u>	<u><u>\$343,853,445</u></u>

Resident Employment and Self Sufficiency *continued*

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; in 2012, 61 residents were employed; and, in 2013, 64 residents earned employment through participation in the program.

HACP is pleased with the growth of the Section 3 Program and looks forward to continued success in 2014 as we advance 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. 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 seeking to engage formal partners that can facilitate a formal construction trades training program, designed to prepare and connect residents with long-term employment in a variety of skilled trades professions.

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.



Coach Johnny Spell, Sr., pictured far right, proudly teaches Allegheny Dwellings residents both boxing and discipline. The gym has recently produced eight Western Pennsylvania Golden Gloves Champions.

Home Ownership

HACP has made resident homeownership an agency-wide priority since 2004. Since that time, 120 Housing Authority residents – some coming from traditional low-income public housing, some coming from the Housing Choice Voucher Program – have attained the dream of home ownership. In 2013, 10 HACP families successfully purchased their own homes through participation in the Authority's Homeownership Program.

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.

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.



Jack Lewis, HACP Homeownership Program Manager, participated in a new home buyer's assistance workshop hosted by the Urban League of Greater Pittsburgh on June 8, 2013. Since 2004, HACP has assisted 114 residents through the home purchasing process.

Community Outreach and Youth Programming

The Housing Authority and Clean Slate E3 (the Authority's non-profit affiliate) maintain three core education and outreach programs, designed to promote educational advancement and improve quality of life for residents of public housing. These include: Clean Slate, the Creative Arts Corner and the Clean Slate E3 Scholarship Program. 2013 highlights for these programs include:

The Housing Authority of the City of Pittsburgh and its non-profit affiliate Clean Slate E3 hosted the 16th Annual **Clean Slate** Program, featuring Homestead native and former Pittsburgh Steeler Charlie Batch, on Oct. 22, 2013.

Clean Slate 2013 included a Town Hall Meeting at Carnegie Science Center, featuring a keynote address from Mr. Batch. Approximately 300 public housing residents, ages 10 to 16, attended the Town Hall Meeting.

Clean Slate has served as the Authority's signature outreach event for the past decade. Funding for Clean Slate 2013 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** (CAC) was continued in both Northview Heights Estates and Bedford Dwellings. For 2013, 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.

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.

Starting in May 2012 and concluding in spring of 2013, the CAC Program embarked on a project to tell the story of Pittsburgh's renowned Schenley High School. With generous support provided by McAuley Ministries, the Housing Authority of the City of Pittsburgh, and Clean Slate E3, the students at the CAC program were able to produce a 60-minute documentary film exploring the history and cultural importance of this highly regarded and historic school.



Students from the Bedford Dwellings BJWL program participate in Duquesne University's Musical Creations Program, made possible by a collaboration with the Creative Arts Corner.

Community Outreach and Youth Programming *continued*

CAC students were involved in all aspects of the production, from gathering interview subjects to designing invitations and posters and everything in between: lighting, camera operating, sound mixing, editing, and music selection. Students were also responsible for conducting both on-camera and off-camera interviews throughout the production process.

The Housing Authority looks forward to continuing to provide unique learning opportunities for students to get hands-on with exciting new technologies and attain valuable skills, free of charge. The program frequently looks to recruit new students from within public housing and maintains an open door policy for any HACP resident who is ready to take on the challenge of learning the art of audio/ video production.

Clean SlateE3, the nonprofit affiliate of The Housing Authority of the City of Pittsburgh, proudly issued 21 scholarships for the 2013-2014 academic year each in the amount of \$1,500, through the **Clean Slate E3 Scholarship Program.**

In all, a total of \$42,000 in scholarship funds was awarded to 21 deserving residents of City of Pittsburgh public housing. This includes \$31,500 contributed directly by Clean Slate E3 and \$10,500 contributed as a partial match by the Pittsburgh-based scholarship provider NEED. 2013 marked the second year for Clean Slate E3's partnership with NEED. The organization will continue to pursue opportunities like this in order to leverage funds and increase the annual allocations for scholarship recipients.

The Clean Slate E3 Scholarship Program is designed to reward students who maintain good grades and set an example for their peers. The opportunity is open to students who reside in low-income public housing or Housing Choice Voucher Program (Section 8) housing in the City of Pittsburgh.

Clean Slate E3 has provided \$67,500 in scholarship contributions since 2009, including: five scholarships during the 2009-2010 academic year; seven scholarships during the 2010-2011 academic year; nine scholarships during the 2011-2012 academic year; and 17 scholarships during the 2012-2013 academic year.

2013 Scholarship recipients hail from various Pittsburgh neighborhoods, including Glen Hazel, Addison Terrace, Homewood North and the North Side. Students will be attending universities such as Penn State University, Clark Atlanta University, Robert Morris University, Indiana University of Pennsylvania, Clarion University, Lincoln University, the Art Institute of Pittsburgh, and the Community College of Allegheny County.



Former Pittsburgh Steelers quarterback Charlie Batch served as the keynote speaker during the Authority's 2013 Clean Slate Town Hall Meeting.

HACP Communities

FAMILY COMMUNITIES

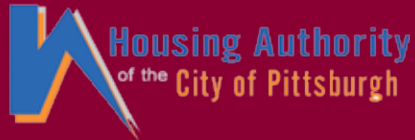
Addison Terrace
Allegheny Dwellings
Arlington Heights
Bedford Dwellings
Glen Hazel
Hamilton-Larimer
Homewood North
Northview Heights Estates

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



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