

Housing Authority  
of the City of Pittsburgh

PROVIDING  
A HAND UP AND A  
HIGHER QUALITY  
OF LIFE FOR 20,000  
PITTSBURGHERS



ANNUAL REPORT  
**2015**



### **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 MEMBERS**

Valerie McDonald-Roberts, Chair

Janet Evans, Vice Chair

Peter R. Kaplan, Secretary

Enid Miller, Treasurer

Rev. Ricky Burgess

Richard Butler

Leroy Morgan

## AGENCY OVERVIEW

Throughout 2015, the Housing Authority of the City of Pittsburgh (HACP) worked toward two major long-term 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, 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 primary goal of these efforts is to revitalize not just public housing communities, but to reinvigorate and revitalize entire Pittsburgh neighborhoods.

The Authority has made significant advancements toward these goals throughout 2015, while striving to realize our vision of creating vibrant, sustainable communities where family members of all ages can thrive and where life choices and opportunities are not limited.





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**William Peduto**

*Mayor, City of Pittsburgh*

## **A Message from the Mayor**

In 2015, the City of Pittsburgh advanced several initiatives designed to create and maintain affordable housing in order to meet the challenge of ensuring that our city's progress remains inclusive to all. In order to meet this challenge, we have advanced efforts to revitalize neighborhoods by forging a strategic alliance of city authorities and departments.

We have also progressed with the development of the new Land Bank and Affordable Housing Task Force – two groups that will work together to ensure that Pittsburgh maintains an adequate supply of vibrant housing options that meet the needs of all income levels.

The Affordable Housing Task Force will evaluate programs to produce affordable housing and preserve existing affordable housing; while also working to create new initiatives that promote city-wide mixed-income development. The Task Force will develop housing policies that can be considered as city agencies, communities organizations and developers working cohesively to meet our neighborhoods' the specific needs.

The Land Bank will address related housing matters as it works to address vacant and abandoned properties that often create safety hazards and a public nuisance for city neighborhoods. The Land Bank will work to acquire and reuse abandoned properties, turning former nuisance sites into public assets and, ultimately, helping to further revitalize the economy while bolstering our supply of affordable housing.

Pittsburgh is a city that values racial, ethnic and economic diversity. As our economy grows and prospers along with our national image, we seek to employ policies and practices that ensure that we maintain the diversity that makes Pittsburgh such a strong and special community.

HACP has made considerably contributions to these goals in 2015, including its efforts to preserve existing affordable housing units at Crawford Square and in helping residents of Penn Plaza to find suitable replacement housing. HACP also is moving forward with the transformative Choice Neighborhoods redevelopment in Larimer/ East Liberty, which will set a national standard for innovative, sustainable, mixed-income housing.



## A Message from the Executive Director

The Housing Authority of the City of Pittsburgh (HACP) is committed to building better communities and improving the lives of the families who reside in HACP housing. Throughout 2015, HACP strived to provide its 20,000 residents with housing that is safe and high quality; while working to provide additional housing opportunities to the thousands of Pittsburgh families currently waiting to find suitable, affordable housing accommodations.

HACP has committed to expanding our affordable housing portfolio to help meet the city's growing demand. This will be accomplished by developing hundreds of new units in locations throughout the city – including mixed-income developments in the East End, Hill District and the North Side, as well as Scattered Site housing located throughout the city limits.

A handwritten signature in blue ink, appearing to read "Caster D. Binion".

**Caster D. Binion**  
*Executive Director*

Pittsburgh is a city on the move. Our economy is taking off and our population is beginning to increase. As Pittsburgh's Renaissance continues, the Authority is taking measures to ensure that Pittsburgh's most vulnerable residents – our senior citizens, our disabled individuals and our low-income working families also are able to enjoy the benefits of our City's Renaissance. That is why it is essential to rebuild an adequate supply of affordable housing and why HACP is committed to creating a variety of new affordable homes.

In addition to our efforts to develop safe, affordable housing, HACP is also poised to move forward with efforts to assist the 20,000 Pittsburgh residents who currently reside in an HACP home or receive support through our voucher program. We're providing our residents with the tools they need to become upwardly mobile and attain a higher quality of life; and, we're providing training and employment opportunities to any HACP resident committed to achieving self-sufficiency.

Currently, more than 800 residents are enrolled in our Family Self-Sufficiency Program – working hard every day to provide a better life for their families through participation in training programs designed to produce quality, sustainable employment opportunities. We are changing the face of affordable housing in communities like Skyline Terrace and Larimer/ East Liberty. More importantly, we're helping to change the lives of the residents who call these communities their home.

HACP is committed to building better communities in Pittsburgh and better lives for low-income Pittsburghers. We anxiously look forward to making progress toward both these goals in the coming months and years.

**Capital Planning, Development and Modernization of Existing Housing Stock**



SKYLINE TERRACE



## **CAPITAL PLANNING/ DEVELOPMENT**

Since the onsite of HACP's Moving To Work Program in 2001, a major component of the agency's long-term strategy has been to reposition HACP's housing stock through preservation of successful developments and revitalization of distressed developments. This strategy has been implemented through a process of developing and reinvesting in a manner that further integrates public housing communities to their surrounding neighborhoods and acts as a driver of other public and private investments. Through this process, HACP not only creates better quality affordable housing, it also contributes to overall neighborhood revitalization.

HACP achieved great success in the development efforts initiated during the federal HOPE VI program and continued through ongoing participation in the Moving to Work Program. Within the last two decades aging public housing communities such as Allequippa Terrace, Manchester Apartments, Bedford Additions and Garfield Heights have been replaced with modern mixed-income communities like Oak Hill, Bedford Hill and Garfield Commons. Meanwhile, new senior-citizen buildings like Silver Lake Commons, the Fairmont Apartments,

the Commons at North Aiken and the Legacy now serve as anchors for new development and further economic revitalization in their neighborhoods.

A by-product of these redevelopment efforts, which feature reduced densities, mixed-income populations, and modern conveniences, is a reduced number of traditional public housing units. This was an appropriate strategy to deploy in Pittsburgh in the late 90s through the early 2000s, as the city continued to see its population decline and many of the Authority's older public housing communities experienced high rates of vacancy. During this period, as new public housing units were created, they were balanced by the addition of new affordable units supported by tax credits.

A portion of these new units (roughly 30 percent per development) rented at market rates which helped to achieve a mix of incomes. In 2015, 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

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**HACP and its development partners unveiled the first phase of completed housing at Skyline Terrace on May 14, 2015.**

## **CAPITAL PLANNING/ DEVELOPMENT** *continued*

new mechanisms for financing redevelopment of distressed properties. The Step Up To Market Financing Program is designed to be a key component of HUD's repositioning activities, and has been essential in financing the redevelopment of Addison Terrace, which is now well underway.

In addition to our efforts to develop new housing, HACP has also invested in its successful housing communities in recent years, including modernization activities at Northview Heights, Caliguri Plaza, Morse Gardens, Bedford Dwellings, Mazza Pavilion, Glen Hazel and many others. Modernization work will continue at HACP communities. Meanwhile, HACP continues to create additional units each year that adhere to the Uniform Federal Accessibility Standards (UFAS) and make improvements to the fully accessible units available at all of its properties.

HACP is committed to continuing these preservation and revitalization efforts, to the greatest extent feasible, in a manner that is both efficient and cost effective. Highlights of the Authority's major capital development initiatives include the following:

### **REVITALIZATION OF ADDISON TERRACE**

The former public housing community of Addison Terrace, now known as Skyline Terrace, is currently in the middle of its transformation to a reduced-density mixed-income housing community. Redevelopment of Skyline Terrace has been actively underway since 2013 and significant progress has been made throughout 2015. Construction was completed on all Phase I units in 2015 and all new units were occupied within weeks of completion. Low-income housing tax credits were awarded in 2015 for Phase II and III with construction of Phase II units well underway.



**In 2015, Skyline Terrace, became HACP's newest mixed-income housing community replacing Addison Terrace, HACP's oldest public housing community.**



Located in the Hill District, Skyline Terrace is the oldest public housing community in the city and one of the oldest in the nation. The HACP's redevelopment effort is being implemented in partnership with the United States Department of Housing and Urban Redevelopment, Pennsylvania Housing Finance Agency, and Keith B. Key Enterprises.

Skyline Terrace is located only two blocks from the key Centre Avenue corridor in the Hill District which includes the Legacy Apartments, the Hill District Carnegie Library, and a branch of the YMCA – all new facilities. HACP worked within the framework of the greater Hill District Master Planning Process to plan redevelopment of Skyline Terrace. Because of projected high costs for this redevelopment effort, including substantial infrastructure costs, and the scarcity of federal funds, 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.

HACP and its partners are working diligently to develop financing and other plans for one or two additional phases to achieve approximately 400 total units.

The total development cost for the planned 400-unit development, including significant upgrades to local public utilities and streets, is approximately \$160 million, making Skyline Terrace one of the largest redevelopments of affordable housing in the city of Pittsburgh. The development also represents the largest contract award issued to a minority-owned firm in the city's history. This new development will replace 734 units of public housing built in the 1940s. The Skyline Terrace redevelopment has been designed with the goal of integrating and reconnecting surrounding communities by introducing new buildings, improve existing neighborhood streets, enhance walkability and safety, and provide neighborhood connectivity.

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**LONG-TERM GOALS AND VISION**

**REPOSITIONING OF HOUSING STOCK**

HACP IS COMMITTED TO A LONG-TERM STRATEGY OF EXPANDING AND IMPROVING OUR HOUSING STOCK IN ORDER TO PRODUCE HOUSING THAT IS MORE COMPETITIVE IN THE LOCAL HOUSING MARKET AND MORE COST EFFECTIVE TO OPERATE. HACP SEEKS TO PROVIDE A POSITIVE LIVING ENVIRONMENT FOR HACP RESIDENTS AND TO PROVIDE MORE VARIETY AND HIGHER QUALITY HOUSING OPTIONS AVAILABLE TO LOW-INCOME INDIVIDUALS AND FAMILIES.

**REDEVELOPMENT and REVITALIZATION  
IN THE EAST END**

In July 2014, the U.S. Department of Housing and Urban Development (HUD) announced that HACP and its planning and redevelopment partners from the community of Larimer and adjoining areas of East Liberty were awarded a \$30 million Choice Neighborhoods Initiative Implementation Grant (CNIG).

In addition to redevelopment of Hamilton-Larimer and the former Auburn Towers site, the plan includes redevelopment of the nearby East Liberty Gardens property within the East Liberty portion of the Vision Plan area. Low Income Housing Tax Credits were secured for the first phase of construction on the former Auburn Towers site and other adjacent parcels in February 2014. Construction for Phase I redevelopment activities began in early 2015 and advanced throughout the year. HACP and its development partners expect Phase I units to be complete and occupied by mid to late 2016.



**Construction of Phase I housing at Larimer/East Liberty started in early 2015.**



In parts of the East Liberty neighborhood of Pittsburgh, a significant market and development rebound has occurred. 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.

The Choice Neighborhoods award was a huge victory for the Larimer community and a portion of neighboring East Liberty including East Liberty Gardens and the surrounding neighborhood. In contrast to the boom in commercial and housing development, socio-economic conditions in the Larimer and East Liberty target area have stood in direct contrast. The restoration of the neighborhood has now become a priority for the HACP, the City of Pittsburgh, the Urban Redevelopment Authority (URA), local and state politicians, the philanthropic community and other public, private, and nonprofit groups.

The Choice Neighborhoods community transformation plan is built upon a comprehensive strategy that addresses the major building blocks for a healthy community – housing, neighborhood and people. Through this strategy, the redevelopment team will address issues such as infrastructure, recreational space, walkability, business and commerce, education, public safety and housing. Key to the plan is the stipulation of a one-to-one ratio for replacing units which will ensure that the neighborhood does not lose any affordable housing.

### **MODERNIZATION OF PUBLIC HOUSING STOCK**

HACP maintains a number of quality public housing sites including the family communities of Allegheny Dwellings, Arlington Heights, Bedford Dwellings, Glen Hazel, Homewood North and Northview Heights, as well as the senior citizen/disabled buildings of Caliguiri Plaza, Carrick Regency, Finello Pavilion, Glen Hazel/Bernice Crawley Manor, Gualtieri Manor,

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**Morse Gardens and  
Mazza Pavilion.**





## **CAPITAL PLANNING/ DEVELOPMENT** *continued*

Mazza Pavilion, Morse Gardens, Murray Towers, Northview Heights High Rise, Pennsylvania Bidwell, and Pressley Street High Rise. The Authority also manages an inventory of 190 scattered sites, located throughout the city.

HACP continues to pursue ongoing modernization efforts at each of its properties in order to preserve them to the greatest extent possible and to provide residents with a quality living environment. Recent modernization efforts include window replacement and façade/EFIS repairs at several senior citizen /disabled communities and continued investment in its successful scattered sites portfolio.

Northview Heights Estates has been undergoing constant renovations and upgrades throughout the last five years. In 2015, additional site work on balcony structural restoration and maintenance was completed on the high rise and concrete and roadway work has been ongoing throughout the entire community. Also in 2015, HACP engaged a firm to begin master planning services for the development of a new midrise community, which will replace the aging Northview Heights High Rise.

## **STRATEGIC PLANNING**

In order to meet funding challenges and a growing demand for affordable housing, HACP's financing strategies continue to evolve. As funding opportunities and financing mechanisms change, and creative approaches are devised, HACP will adapt and adopt the approaches that are most advantageous to the agency. These approaches include, but are not limited to:

- Low Income Housing Tax Credits;
- Federal, state and local housing trust fund dollars, as available;
- Other federal, state and local funds such as CDBG, HOME, PA Department of Community and Economic Development Programs, and others as can be secured;
- HUD's new and evolving financing and transformation initiatives or other similar approaches;
- Converting up to 500 Housing Choice Vouchers to project-based vouchers.
- HACP's Step Up To Market Financing Program; and,



- Any and all other opportunities and mechanism that are available or can be identified that will assist HACP in furthering its goals under MTW and under the Low Income Public Housing and Housing Choice Voucher programs.

### **PURSUIT OF RENTAL ASSISTANCE DEMONSTRATION PROGRAM (RAD)**

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 Program (RAD). To this end, HACP has submitted RAD applications for Glen Hazel and Glen Hazel High Rise, Murray Towers and Oak Hill. Each application was officially approved in March 2015.

### **VETERANS AFFAIRS SUPPORTIVE HOUSING (VASH)**

Since October 2014, HACP has been participating in a county-wide effort to end veteran homelessness through the HUD-VASH voucher program. HUD-VASH provides rental assistance and supportive services to formerly homeless veterans across our country.

HACP first VASH vouchers were issued in November 2014. Since that time, HACP has successfully supported 56 veterans in the process of moving from the streets and local homeless shelters into safe and affordable housing. This would not have been possible without the help and support of many local landlords and the outpouring of support from the real estate community.

Efforts to continue providing VASH assistance to veterans in need of housing will continue in 2016.



**HACP submitted an application for the federal Rental Assistance Demonstration Program in March 2015 for several communities, including Glen Hazel and the Glen Hazel/ Bernice Crawley Manor High Rise (picture above).**



## Housing Authority of the City of Pittsburgh

STATEMENTS OF NET POSITION  
DECEMBER 31, 2015 AND 2014

	2015	2014
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 56,701,441	\$ 46,670,624
Cash - other restricted	52,565,715	48,642,560
Cash - restricted - tenant security deposits	233,098	229,968
<b>Total cash</b>	<b>109,500,254</b>	<b>95,543,152</b>
Investments (cash equivalents):		
Investments - unrestricted	11,975,346	27,867,654
Investments - restricted	11,098,375	20,785,612
<b>Total investments (cash equivalents)</b>	<b>23,073,721</b>	<b>48,653,266</b>
<b>Total cash and cash equivalents</b>	<b>132,573,975</b>	<b>144,196,418</b>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	35,563	19,430
Accounts receivable - HUD other projects	25,165,880	8,319,314
Accounts receivable - miscellaneous	16,894	82,359
Accounts receivable - tenants - dwelling rents	369,922	480,662
Allowance for doubtful accounts - dwelling rents	(144,415)	(247,283)
Mixed finance notes receivable - current	862,122	764,537
Fraud recovery	51,426	261,859
Allowance for doubtful accounts - fraud recovery	(51,426)	(261,859)
Accrued interest receivable	33,010	88,229
<b>Total accounts receivable, net of allowances for doubtful accounts</b>	<b>26,338,976</b>	<b>9,507,248</b>
Prepaid expenses and other assets - current	56,793	66,085
Inventories, net of allowance	151,449	146,221
Assets held for sale	243,433	208,657
<b>Total current assets</b>	<b>159,364,626</b>	<b>154,124,629</b>
Noncurrent assets:		
Capital assets:		
Land	22,272,592	21,530,620
Buildings	274,256,853	264,165,682
Furniture, equipment, and machinery - administration	10,025,716	9,738,902
Accumulated depreciation	(227,482,868)	(216,771,482)
Construction in progress	2,612,554	8,018,366
<b>Total capital assets, net of accumulated depreciation</b>	<b>81,684,847</b>	<b>86,682,088</b>
Prepaid expenses and other assets - noncurrent	575,000	575,000
Mixed finance notes receivable - noncurrent	7,038,237	7,028,993
Other notes receivable - noncurrent	200,628	230,771
Investment in mixed finance development activities, net of accumulated amortization	145,725,252	127,295,518
<b>Total noncurrent assets</b>	<b>235,223,964</b>	<b>221,812,370</b>
<b>Total Assets</b>	<b>\$ 394,588,590</b>	<b>\$ 375,936,999</b>



## Housing Authority of the City of Pittsburgh *continued*

STATEMENTS OF NET POSITION  
DECEMBER 31, 2015 AND 2014

	2015	2014
<b>LIABILITIES AND NET POSITION</b>		
Liabilities:		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 3,745,262	\$ 3,235,492
Accrued wage/payroll taxes payable	402,879	949,833
Accrued compensated absences - current	388,450	416,037
Accrued contingency liability	1,053,869	1,165,129
Accrued interest payable	24,740	28,330
Accounts payable - other government	126,056	58,700
Tenant security deposits	233,098	229,968
Unearned revenue	148,459	110,631
Current portion of capital lease liability	2,813,436	2,292,921
Other current liabilities	1,193,562	968,837
<b>Total current liabilities</b>	<b>10,129,811</b>	<b>9,455,878</b>
Noncurrent liabilities:		
Capital lease liability - noncurrent	12,976,726	15,790,160
Accrued compensated absences - noncurrent	2,299,595	2,148,479
Other noncurrent liabilities	6,200,179	6,314,577
<b>Total noncurrent liabilities</b>	<b>21,476,500</b>	<b>24,253,216</b>
<b>Total Liabilities</b>	<b>31,606,311</b>	<b>33,709,094</b>
Net Position:		
Net investment in capital assets	65,894,686	68,599,007
Restricted for:		
Mixed financing activities	201,934,338	201,491,052
Guarantee corporation	5,136,907	5,046,757
Addison Terrace site	-	245,990
Allegheny Dwellings site	993,126	-
Workers compensation	728,711	728,464
Oak Hill site	600,000	747,302
Housing assistance payments	505,668	237,861
<b>Total restricted net position</b>	<b>209,898,750</b>	<b>208,497,426</b>
Unrestricted net position	87,188,843	65,131,472
<b>Total Net Position</b>	<b>362,982,279</b>	<b>342,227,905</b>
<b>Total Liabilities and Net Position</b>	<b>\$ 394,588,590</b>	<b>\$ 375,936,999</b>

## Resident Self-Sufficiency and Community Outreach



### FAMILY SELF SUFFICIENCY

Through our Family Self-Sufficiency Program (FSS), HACP provides a variety of programs and services designed to help residents achieve their self-sufficiency goals. The Authority is firmly committed to helping all able-bodied adults, age 62 and under, improve their lives through better employment, education and training. FSS is the Authority's core social service initiative. Roughly 800 residents are working through their individual service plans in order to improve their financial situation and achieve economic independence.

FSS works to connect residents with wrap-around services and to eliminate any and all barriers that stand in the way of their path to sustainable employment opportunities. In all, 101 residents signed up to participate in FSS during 2015; while 57 residents successfully completed their FSS participation.

### SECTION 3/ RESIDENT EMPLOYMENT PROGRAM

HACP's Section3/ Resident Employment Program is committed to encouraging and empowering both HACP residents and qualified non-residents who utilize our social services to help achieve self-sufficiency. HACP understands that many individuals face barriers that can hinder them from performing up to their true potential.

The program aims to assist these individuals to obtain the skills, knowledge and confidence needed to make it in today's work force. In 2015, the HACP Section3/ Resident Employment Program connected 92 individuals (LIPH residents, HCV residents and qualified non-residents) with quality employment.

HACP is proud to offer residents the opportunity to obtain professional training in a variety of skilled trades. This program is facilitated by three local firms — Community Empowerment Association, Mentors Community Wealth Building and the Trade Institute of Pittsburgh.

# RESIDENT EMPLOYMENT

## RESIDENT EMPLOYMENT/ SELF-SUFFICIENCY

Each firm provides its own unique curriculum with the shared goal of preparing HACP residents for stable, long-term employment opportunities in various professional trades.

### THE HACP MOBILE COMPUTER LAB

In 2015, HACP's Computer Education and Training Program launched its Mobile Computer Lab in order to offer residents access to computers, printing, and internet services in their own buildings. With the addition of the Mobile Computer Lab, HACP now has the capacity to offer computer and internet service to all residents of Pennsylvania Bidwell, Morse Gardens, Glen Hazel, Finello Pavilion, Carrick Regency, Pressley Street, and Murray Towers.

In addition, residents are also offered classes in Computer Basics, Internet Basics, Keyboarding, Microsoft Office, Word, Excel and PowerPoint. Additionally, the Mobile Computer Lab can be used to find information on housing, senior services, food assistance, job search, as well as health and medical services.

### HOMEOWNERSHIP

HACP has made resident homeownership an agency wide priority since 2004. Since that time, more than 130 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.

HACP is proud to offer its qualified residents access to a program with a proven record of success. With low prices and low interest rates, HACP will assist any LIPH or HCV resident interested in 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. HACP also works with the Urban League to provide Home Buyer Education and Credit Counseling services for program participants, as well as East Liberty Development Inc., Garfield Jubilee, Neighborhood Assistance Corporation of America and others in its efforts to support the dream of homeownership.

In 2014, HACP made policy modifications that affected the Homeownership Program. These changes expanded program eligibility to include persons otherwise eligible for public housing or the Housing Choice Voucher Program, including those who are currently on an HACP waiting list.

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**Steve Kohr, of the Resident Self-Sufficiency Department, provides residents of Finello Pavilion with access to computer and internet through the HACP's Mobile Computer Lab.**



## LONG-TERM GOALS AND VISION

### PROMOTING SELF-SUFFICIENCY AND INDEPENDENT LIVING

HACP IS COMMITTED TO THE CONTINUING PURSUIT OF PROGRAMS AND POLICIES THAT PROMOTE SELF-SUFFICIENCY AND INDEPENDENT LIVING. HACP'S FAMILY SELF-SUFFICIENCY (FSS) PROGRAM AND RESIDENT EMPLOYMENT PROGRAM (REP) PROVIDE A VARIETY OF SUPPORTS, SERVICES, AND REFERRALS TO RESIDENTS TO ASSIST THEM IN PREPARING FOR, SEEKING, FINDING, AND RETAINING EMPLOYMENT.

## RESIDENT EMPLOYMENT/ SELF-SUFFICIENCY *continued*

HACP's objectives for this program are to maintain or increase the level of participation in homeownership program activities and the number of families achieving homeownership.

In 2015, HACP experienced success with this program as 11 families became new homeowners through their participation in the program.

### COMMUNITY OUTREACH AND YOUTH PROGRAMMING

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

The HACP and its non-profit affiliate Clean Slate E3 hosted the 18th Annual Clean Slate Program on Nov. 12, 2015. The program included keynote speaker Kemba Pradia Smith, a nationally recognized author and activist, who has received numerous awards and recognitions for her courage and determination to educate the public about the devastating consequences of current drug policies and for her commitment in serving young people.



**Keynote Speaker  
Kemba Pradia Smith  
addresses the crowd  
at the Clean Slate  
Town Hall Meeting.**

Ms. Pradia Smith participated in a question and answer session with Northview Heights residents and later served as keynote speaker during the 2015 Clean Slate Town Hall Meeting, held at the Carnegie Science Center attended by approximately 250 public housing residents, ages 10 to 16.

### THE CREATIVE ARTS CORNER PROGRAM (CAC)

In 2014, the Creative Arts Corner at Northview Heights partnered with Carnegie Mellon University's HearMe project, a project designed to connect young voices with the public and local policy-makers. Students from the Creative Arts Corner participated in interviews with the HearMe staff, while taking turns interviewing one another on a variety of topics.

All participating students were encouraged to share their own unique point of view, with the purpose of having essential conversations about issues affecting the surrounding community. Aiming to raise awareness, the HearMe project then channels the information and suggestions from students' interviews to businesses and community organizations throughout Pittsburgh. HearMe is an initiative of the CREATE Lab at Carnegie Mellon University.

Audio samples and other media related to the HearMe project can be accessed by visiting their website at [www.hear-me.net](http://www.hear-me.net). Residents of Bedford Dwellings or the surrounding community can listen to CAC students' work at the HearMe kiosk in the Bedford Hope Center lobby.

### THE CLEAN SLATE E3 SCHOLARSHIP PROGRAM

The Clean Slate E3 Scholarship Program provided 15 residents with scholarships for the 2015/ 2016 school year. In all, \$22,500 in scholarship funding was provided.

Since 2009, Clean Slate E3 has provided Pittsburgh public housing residents with more than \$100,000 in scholarship funds for post-secondary education. This program is funded through a combination of corporate donations and contributions from HACP employees. Clean Slate E3 provides annual scholarships in the amount of \$1,500 to qualified HACP residents. It is limited to residents of Low-Income Public Housing or residents of the Section 8/ Housing Choice Voucher Program.

Through an agreement reached with NEED (Negro Educational Emergency Drive) in 2012, recipients of the Clean Slate E3 Scholarship may also receive a partial 50 percent match on their scholarship funds, potentially bringing the total of their scholarship award to a maximum annual amount of \$2,250.



HACP's Resident Employment Program partnered with Diversified Health Care to offer residents with on-site Home Health Aide Training in spring 2015 (pictured left).

The Northview Heights Creative Arts Corner hosted Carnegie Mellon University's HearMe project, which provided students an opportunity to share their opinions on issues affecting their community (pictured above).



## HACP COMMUNITIES



### FAMILIES

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



### SENIOR CITIZENS

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

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



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Housing Authority  
of the City of Pittsburgh

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