



Providing a hand up and a higher quality of life
for 20,000 Pittsburghers.



2016

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*

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Agency Overview

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 throughout 2016. 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 the MTW 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, through the revitalization of distressed developments. Throughout our current and recent redevelopment efforts, we have strived to reconnect 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 2016, 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.



A handwritten signature of William Peduto in blue ink, appearing as 'W Peduto'.

William Peduto

Mayor, City of Pittsburgh

A Message from the Mayor

As Mayor of The City of Pittsburgh, one of my primary goals is to promote the values of equity and inclusion, to create a city that is livable for all.

My administration has set out to address the challenges of today while laying the foundation for an equitable Pittsburgh in the future. Pittsburgh's strength, character and charm are all greatly enhanced by our racial, ethnic and economic diversity. As our economy grows and our region prospers, we seek to employ policies and practices that ensure we maintain the diversity that makes Pittsburgh such a strong and special community.

During 2016, we have worked closely with City Council and a network of community stakeholders to advance the Housing Opportunity Fund, as recommended by the Affordable Housing Task Force. Beyond this, we will improve and expand the programs that increase and preserve housing options for low and moderate income Pittsburghers, while increasing protections provided to longtime residents of every Pittsburgh neighborhood.

We have made continued progress with the development of the new Land Bank and will be enacting a series of Executive Orders that will encourage the building and preservation of affordable housing throughout the city. The Executive Orders will establish to underscore the recommendations put forth by the Affordable Housing Task Force. They are: to provide and expand resources, policies and programs to increase housing security for existing city residents; and, to increase and improve the opportunities for public housing residents.

The success of our city is rooted in our neighborhoods and the success of this process will be rooted in the cooperative efforts of the entire city – residents, developers, the nonprofit community, housing advocates and partner agencies. The Housing Authority of the City of Pittsburgh has adopted the guidelines and goals set forth in the Executive Orders and will continue to play an integral role in our city's affordable housing efforts.

I look forward to working with the Housing Authority as it continues to advance its efforts to preserve existing affordable housing units and create vibrant, new mixed-income communities in neighborhoods like Larimer and the Hill District.



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

Caster D. Binion
Executive Director

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 20,000 Pittsburgh residents who rely upon the HACP for their housing needs. This commitment includes providing housing that is safe and of the highest quality; while working to provide additional housing opportunities to the thousands of Pittsburgh families currently waiting to find suitable, affordable housing accommodations.

As housing costs rise and working families find it more difficult to pay rent, HACP seeks to bridge the gap through a variety of mechanisms. Our goal is to assure that eligible families (annual income of no more than \$58,100 for a family of four) have access to affordable units of their choice.

HACP continues to expand our affordable housing portfolio to help meet the city's growing population and increasing demand for affordable housing; and, HACP continues to work in concert with stakeholders committed to developing affordable housing and expanding opportunities for low-income and workforce families. Since implementing the Choice Neighborhood redevelopment effort in Larimer/ East Liberty, Team Pittsburgh – HACP, the City of Pittsburgh and dozens of partner agencies from the public sector, private sector and the philanthropic community – have achieved successful results throughout the city.

Throughout 2016, HACP and its partners focused on creating top-notch new affordable housing in communities including, Skyline Terrace and Larimer/ East Liberty. We are in the planning phases for community-wide redevelopment efforts in Allegheny Dwellings and Bedford Dwellings. We are scheduled to develop roughly 40 new Scattered Site units in East Liberty and the Hill District within the next two years. More importantly, we're helping to change the lives of the residents who call these communities their home.

Beyond our efforts to expand our traditional housing portfolio, HACP is also committed to expanding housing options for our residents and would-be residents, through our successful homeownership program and by implementing new innovations within our Housing Choice Voucher (HCV) Program. At any given time, hundreds of low-income families, senior citizens, disabled individuals and veterans holding these vouchers, are actively seeking appropriate rental housing throughout the city. To expand the housing options for these individuals, we are actively recruiting property owners to work with us. We are also seeking to implement creative incentive programs designed to streamline the inspection and certification processes.

HACP will continue to pursue multiple strategies and practices to maximize the quantity and quality of our products. We seek to provide our residents with quality housing and a higher quality of life at every opportunity and we look forward to working toward the city's over-arching affordable housing goals as stated in the Mayor's Executive Orders, including: to increase and improve the opportunities for public housing and residents; and to increase mixed-income and affordable housing opportunities across Pittsburgh.

CAPITAL PLANNING, DEVELOPMENT AND MODERNIZATION OF EXISTING HOUSING STOCK

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.

HACP Redevelopment Highlights

As HACP continues forward with major mixed-income redevelopment efforts in Larimer/ East Liberty and Skyline Terrace (the former Addison Terrace), it also looks to the future by planning for community-wide redevelopment efforts in Allegheny Dwellings and Bedford Dwellings as well as the replacement of the Northview Heights High Rise. Below are details about each of these initiatives:

Allegheny Dwellings •

Allegheny Dwellings, built in 1944, is a public housing development that consists of 271 rental units. Built as

“barracks-style” housing, the property consists of one and two bedroom apartments located in multiple brick masonry buildings. The redevelopment vision will create a 300-unit mixed income community that will have a catalytic impact on the surrounding North Side neighborhood.

Bedford Dwellings •

In 2016, HACP was awarded a \$500,000 Choice Neighborhoods Planning Grant for Bedford Dwellings and the Middle Hill District, one of 10 awards totaling \$8 million funded through HUD’s Choice Neighborhoods Initiative. This substantial award marked the initial step in the process for planning and developing a new, reimagined and fully revitalized Bedford Dwellings. Grant funding will be used to launch a “Neighborhood Transformation Plan” that will ultimately produce up to 1,200 units of new housing, the majority of which would be designated as affordable units.

Northview Heights High Rise •

HACP, its development partners, residents and stakeholders from the Northview Heights community are currently in the

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CAPITAL PLANNING and DEVELOPMENT

master planning phase for the development of a new mid-rise community for Northview Heights.

Since the onset of HACP's Moving To Work program, 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 properties. 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 has achieved great success in its development efforts initiated during the federal HOPE VI program and continues through our participation in the Moving to Work program. Within the last two decades, Allequippa Terrace, Manchester Apartments, Bedford Additions and Garfield Heights have been replaced by Oak Hill, multiple properties across Manchester

that are virtually indistinguishable from their neighbors, the Bedford Hill apartments, and Garfield Commons, respectively. New senior-citizen buildings like Silver Lake Commons, the Fairmont Apartments, the Commons at North Aiken and the Legacy 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 of new units per development) rented at market rates, which helped to

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Left: HACP's redevelopment vision of Allegheny Dwellings

HACP's redevelopment efforts include (top left) Legacy, (top right) Oak Hill and (bottom) Garfield Commons



CAPITAL PLANNING and DEVELOPMENT *continued*

achieve a mix of incomes in the HACP's new developments. In 2016, HACP continued to work in extensive collaboration with HUD and other partners to develop new mechanisms for financing redevelopment of distressed properties.

As new mixed-income developments move ahead, HACP continues to invest in its successful housing communities through rigorous modernization efforts. 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:

Planning Grant Kick Starts Revitalization in Bedford Dwellings/ Middle Hill District

"The Choice Neighborhoods Planning Grant is great news for the residents of Bedford Dwellings and the Middle Hill District community."
Caster D. Binion

In 2016, HACP and the City of Pittsburgh were awarded a \$500,000 Choice Neighborhoods Planning Grant for Bedford

Dwellings. Grant funding will be used to launch a "Neighborhood Transformation Plan" that will ultimately produce up to 1,200 units of new housing, the majority of which would be designated as affordable units. Redevelopment activities at Bedford Dwellings will follow a similar process to that of Larimer/ East Liberty, in line with the comprehensive neighborhood transformation process outlined by HUD's Choice Neighborhoods program which focuses on the three factors of housing, neighborhood and people.

The U.S. Housing and Urban Development (HUD) awarded \$500,000 to the Housing Authority of the City of Pittsburgh (HACP), the City of Pittsburgh and the Bedford Dwellings community to stimulate affordable housing and economic development in the Hill District. HUD's Choice Neighborhoods Initiative promotes a comprehensive approach to transforming neighborhoods struggling to address the interconnected challenges of distressed housing, inadequate schools, poor health, high crime and lack of capital.

"The Choice Neighborhoods Planning Grant is great news for the residents of Bedford Dwellings and the Middle Hill District community," said HACP Executive Director Caster D. Binion. "The award demonstrates the shared commitment of the HACP, the City of Pittsburgh, HUD and an entire network of community stakeholders toward the Bedford community."

Choice Neighborhoods is HUD's signature place-based initiative. Its vision builds on the work that has been done by the Neighborhood Revitalization Initiative, an interagency

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partnership between HUD, the Department of Education, the Department of Health and Human Services, the Department of Justice, and Treasury, since 2009. Choice Neighborhoods is focused on three core goals:

Housing •

Replace distressed public and assisted housing stock with high-quality mixed-income housing that is well-managed and responsive to the needs of the surrounding neighborhood.

People •

Improve educational outcomes and intergenerational mobility for youth with services and supports delivered directly to youth and their families.

Neighborhood •

Create the conditions necessary for public and private reinvestment in distressed neighborhoods to offer the kinds of amenities and assets, including safety, good schools, and commercial activity, that are important to families' choices about their community.

Through the Choice Neighborhoods planning process local governments, housing authorities, residents, nonprofits, tribal authorities, private developers, school districts, police departments and other civic organizations create a common vision and develop effective strategies to revitalize their neighborhood. The resulting Transformation Plan and locally driven Action Activities lay the foundation for revitalizing the distressed public and/or assisted housing units, transforming the surrounding neighborhood, and promoting opportunities for families. Planning activities kicked off in October 2016.

Redevelopment and Revitalization in the East End

The City of Pittsburgh, Housing Authority of the City of Pittsburgh (HACP), co-developer McCormick Baron Salazar and their development partners celebrated the completion of the first phase of redevelopment activity at the Larimer/ East Liberty Choice Neighborhoods Initiative in the fall of 2016.

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Larimer/ East Liberty Phase I



CAPITAL PLANNING and DEVELOPMENT *continued*

This consisted of the first 85 units of mixed-income housing, a community center and wide range of site improvements.

“This is the first significant housing development to occur in Larimer in generations,” said Mayor William Peduto. “Now, thanks to the hard work of community groups and residents of Larimer and a wide range of development partners, we are set to unveil our City’s newest, most innovative, affordable housing development. This initiative will not only help to bolster the supply of affordable housing in the East End; it will generate roughly \$400 million in economic investment and help ensure that the community of Larimer is included in the growth underway in the surrounding neighborhoods.”

“This is the first significant housing development to occur in Larimer in generations.” Mayor William Peduto

Launched in summer of 2014 following the receipt of a \$30 million federal grant, the Choice Neighborhoods Initiative employs a comprehensive strategy that addresses the major foundations for a healthy community. Through this strategy, the development team is addressing issues such as quality mixed-income housing, infrastructure, recreational space, health and wellness, education, public safety, business and commerce and community capacity building. Key to the plan is the stipulation of a one-for-one replacement of all public and/or assisted living units of Hamilton-Larimer and East Liberty

Gardens ensuring that the neighborhood does not see any reduction in the supply of affordable housing.

Development activity will produce 334 units of mixed-income housing, ranging from unrestricted market rate units to low-income affordable units.

HACP Executive Director Caster D. Binion said “the Choice Neighborhood plan is a truly comprehensive neighborhood revitalization effort. It will provide an infusion of sorely needed affordable housing and it will also address the community’s social needs. The finished product will be a fully rebuilt, fully revitalized Larimer.”

The plan includes a variety of neighborhood improvement initiatives managed by the Urban Redevelopment Authority (URA) designed to improve quality of life for the entire neighborhood. These efforts include the planning for a new multi-purpose community park on Larimer Avenue and a green infrastructure/ storm water management system. Additionally, the URA is providing aid to eligible Larimer homeowners who want to make exterior improvements to their homes through the Choice Neighborhood Homeowner Assistance Program.

As construction and redevelopment efforts advance, HACP’s partners have been actively engaged with residents of both Hamilton-Larimer and East Liberty Gardens, providing a host of case management and supportive services programs designed to assist residents through the transition process. These programs include educational activities for children

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Larimer/East Liberty Phase I housing, consisting of 85 units of mixed-income, residential units, was completed in mid 2016.





and youth, as well as employment assistance, human services and wellness programs for adults. Now two years into implementation, these efforts have begun to produce tangible results. For example, the average income of HUD-assisted households has increased by 24 percent; and, the percentage of infant to five year-old children enrolled in early childhood education programs has increased by 36 percent.

Larimer/ East Liberty Phase I includes 85 residential units which are affordable to households with a range of incomes. Project Based Housing Choice Voucher subsidies will be available for one-third of the units, one-third of the units will be affordable to households earning 60 percent or less of the Area Median Income (AMI) and one-third will be market rate units which are unrestricted by income. Thirteen units are fully accessible.

The effort will transform the Larimer/ East Liberty Choice Neighborhood mixed-income housing community into one of the greenest and highest quality affordable housing developments in the City of Pittsburgh. The overall Choice Neighborhoods Community Transformation Plan is built upon a comprehensive strategy that addresses the major foundations for a healthy community – housing, neighborhood and people.

Revitalization of Addison Terrace

The former public housing community of Addison Terrace is currently in the middle of its transformation to a reduced-density mixed-income housing community now known formally as Skyline Terrace. Redevelopment has been actively underway since 2013 with significant progress made throughout 2016. 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 Addison Phase II and III with construction of Phase II units well underway.

In early 2016, HACP and its development partner, KBK Enterprises, held the financial closing for the second phase of redevelopment activity at Skyline Terrace, as part of the redevelopment of the original Addison Terrace public housing community in the Hill District. Phase II development activity consists of 64 Low-Income Housing Tax Credit/ Project Based Voucher affordable units, and 26 market rate units. This will include 10 UFAS (handicap accessible) units and two units equipped for hearing/visually impaired individuals.

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HACP and its development partners will complete an additional 64 units of housing as part of Skyline Terrace, Phase II. Pictured here are completed Phase I units.



CAPITAL PLANNING and DEVELOPMENT *continued*

The development is being funded in part by a four percent tax credit/tax exempt bond allocation from the Pennsylvania Housing Finance Agency, which yielded \$8,174,451 in tax credit equity provided through PNC Bank as equity investor and purchaser of \$14,750,000 HACP bond issuance. HACP Executive Director Caster D. Binion said, “We’re very pleased with the first phase of housing at Skyline Terrace and anxious to begin construction of Phase II. Addison Terrace represented some of the oldest, most-distressed public housing stock in the nation. Skyline Terrace represents the future of affordable housing – a safe, vibrant, energy-efficient housing community that will house Pittsburgh residents of all walks of life.”

Skyline Terrace Phase II is the second of a multi-phase 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.

Skyline Terrace is located only two blocks from Centre Avenue, the key corridor in the Hill District which includes the Legacy Apartments, the Hill District Carnegie Library, and a branch of the YMCA, all new facilities.

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. The new development will replace 734 units of public housing built in the 1940s.

Redevelopment of Northview Heights High Rise

HACP, its development partners, residents and stakeholders from the Northview Heights community are currently in the master planning phase for the development of a new mid-rise community. The new building will replace the deteriorating Northview Heights High Rise. Preliminary plans call for the development of a four-story mid-rise community, consisting of an estimated 88 apartments, to be built on-site at Northview Heights Estates. HACP will be engaging the community to form a design committee to address vital issues related to planning for amenities and community space.

Mixed Income Redevelopment in Allegheny Dwellings/ Fineview

Allegheny Dwellings, built in 1944, is a public housing development that consists of 271 rental units. Built as “barracks-style” housing, the property consists of one and two bedroom apartments located in multiple brick masonry buildings. The redevelopment vision will create a 300-unit mixed income community that will have a catalytic impact on the surrounding North Side neighborhood that will take place onsite and offsite over the next seven years. The first phase of replacement is focused upon connecting the Central North Side neighborhood with the hilltop neighborhood of Fineview.

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HACP, its residents and development partners are currently in the master planning phase for the redevelopment of the Northview Heights High Rise, pictured left.

MODERNIZATION OF PUBLIC HOUSING STOCK

HACP maintains a number of quality public housing sites including seven family communities and 11 senior citizen/disabled buildings. The Authority also manages an inventory of 190 scattered sites, located throughout the city limits. HACP continues to pursue ongoing modernization efforts at each of its properties in order to preserve them to the greatest extent feasible 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. Most recently, HACP completed paint and concrete work, and comprehensive modernization of bathrooms, kitchens, floors and windows in the Northview Heights family community while balcony repairs were completed at the Northview Heights High Rise. Additionally, the Authority's LIPH properties of Murray Towers, Glen Hazel, Bedford Dwellings, Arlington Heights, Homewood North, Allegheny Dwellings, Carrick Regency, Caliguiri Plaza, Gualtieiri Manor, Pressley Street High Rise, and Pennsylvania-Bidwell High Rise also received repairs and modernization work.

Strategic Planning

HACP's financing strategies continue to evolve in order to meet funding challenges coupled with a growing demand for affordable housing. 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 including, but 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.

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's 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 2017.

Housing Authority of the City of Pittsburgh

STATEMENTS OF NET POSITION
DECEMBER 31, 2016 AND 2015

	2016	2015
ASSETS		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 91,552,327	\$ 56,701,441
Cash - restricted	48,309,750	52,798,813
Total cash	139,862,077	109,500,254
Investments (cash equivalents):		
Investments - unrestricted	1,750,950	11,975,346
Investments - restricted	7,168,367	11,098,375
Total investments (cash equivalents)	8,919,317	23,073,721
Total cash and cash equivalents	148,781,394	132,573,975
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	–	35,563
Accounts receivable - HUD other projects	9,000,507	25,165,880
Accounts receivable - miscellaneous	148,389	16,894
Accounts receivable - tenants - dwelling rents, net of allowance	239,942	225,507
Mixed finance notes receivable - current	1,893,561	862,122
Accrued interest receivable	9,567	33,010
Total accounts receivable, net of allowances for doubtful accounts	11,291,966	26,338,976
Prepaid expenses and other assets - current	46,766	56,793
Inventories, net of allowance	162,048	151,449
Assets held for sale	243,433	243,433
Total current assets	160,525,607	159,364,626
Noncurrent assets:		
Capital assets:		
Land	24,628,108	22,272,592
Buildings	278,855,767	274,256,853
Furniture, equipment, and machinery - administration	10,017,172	10,025,716
Accumulated depreciation	(238,744,222)	(227,482,868)
Construction in progress	7,891,997	2,612,554
Total capital assets, net of accumulated depreciation	82,648,822	81,684,847
Prepaid expenses and other assets - noncurrent	349,152	575,000
Mixed finance notes receivable - noncurrent	17,381,605	7,038,237
Other notes receivable - noncurrent	159,643	200,628
Investment in mixed finance development activities, net of accumulated amortization	147,941,551	145,725,252
Total noncurrent assets	248,480,773	235,223,964
Total Assets	\$409,006,380	\$394,588,590

Housing Authority of the City of Pittsburgh *continued*

STATEMENTS OF NET POSITION
DECEMBER 31, 2016 AND 2015

	2016	2015
LIABILITIES AND NET POSITION		
Liabilities:		
Current Liabilities		
Accounts payable and other accrued liabilities	\$ 8,938,887	\$ 3,745,262
Accrued wage/payroll taxes payable	637,071	402,879
Accrued compensated absences - current	451,664	388,450
Accrued contingency liability	831,191	1,053,869
Accrued interest payable	20,965	24,740
Accounts payable - other government	33,098	126,056
Tenant security deposits	238,189	233,098
Unearned revenue	3,112,370	148,459
Current portion of capital lease liability	2,526,309	2,813,436
Other current liabilities	504,781	1,193,562
Total current liabilities	17,294,525	10,129,811
Noncurrent liabilities:		
Capital lease liability - noncurrent	10,939,041	12,976,726
Accrued compensated absences - noncurrent	2,460,760	2,299,595
Other noncurrent liabilities	6,207,812	6,200,179
Total noncurrent liabilities	19,607,613	21,476,500
Total Liabilities	36,902,138	31,606,311
Net Position:		
Net investment in capital assets	65,391,366	65,894,686
Restricted for:		
Mixed financing activities	207,621,272	201,934,338
Guarantee corporation	5,000,000	5,000,000
Allegheny Dwellings site	921,706	993,126
Workers compensation	729,463	728,711
Oak Hill site	500,000	600,000
Housing assistance payments	90,656	505,668
Total restricted net position	214,863,097	209,761,843
Unrestricted net position	91,849,779	87,325,750
Total Net Position	372,104,242	362,982,279
Total Liabilities and Net Position	\$409,006,380	\$394,588,590

RESIDENT SELF-SUFFICIENCY AND COMMUNITY OUTREACH

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.

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 700 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 services and eliminates any barriers that stand in the way of their path to sustainable employment opportunities. In 2016, FSS served 782 households; helped 183 clients obtain employment; enrolled 141 new participants in the program; and helped

77 clients qualified for the Homeownership Program with nine families purchasing homes.

The FSS Program has a proven record of success which can be demonstrated through a variety of measurable outcomes. FSS families report a higher average household income, are more likely to move on to homeownership and are less likely to be evicted for lease violations. Throughout HACP's Low Income Public Housing (LIPH) population, FSS program participants demonstrate higher income levels and a higher employment rate than non-FSS families. Since 2010, FSS has led to a successful transition to homeownership for more than 50 families, while an additional 92 families have moved on to private market housing after experiencing significant gains in employment status and income.

Section 3/ Employment Program

HACP's Section 3/ 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.

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HACP residents Alberta L. Shaw, Danyette Massi and Keanna Holliday have found long-term employment as landscapers/ grass-cutters through the HACP Section 3 Program.





The program aims to assist these individuals to obtain the skills, knowledge and confidence needed to make it in today's work force. In 2016, the impact of the Section 3/ Resident Employment Program included 245 new jobs obtained, including 71 Section 3 jobs, and 32 residents enrolled in workforce training programs.

HACP is firmly committed to providing residents with opportunities to obtain Section 3 employment and strictly adheres to all federal regulations with regard to Section 3. HACP's Section 3 and resident employment efforts are critical to the success of its Family Self-Sufficiency Program and the Moving to Work Initiative. The Section 3/Resident Employment Program works with contracted partner agencies and businesses to ensure that they are in compliance with the Section 3 component of their contract. Services provided through the Section 3/ Resident Employment Program include: assisting residents with job searches, preparation and placement; developing and maintaining partnerships with service providers; job coaching, resume building, enhancement of interview skills, soft skills training programs; and providing contact opportunities to employers seeking qualified staff.

Through the Section 3/ Resident Employment Program, HACP offers 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. 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.

Home Ownership

HACP has made resident homeownership an agency-wide priority since 2004. Since that time, more than 135 Housing Authority residents – some coming from traditional low-income public housing, some coming from the Housing Choice Voucher Program – have attained home ownership.

HACP is proud to offer its qualified residents access to a program with a proven record of success. In light of low prices and low interest rates, HACP is willing to work with any LIPH

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Mayor William Peduto visited the Glen Hazel community on April 27, 2016, for a reading celebration held in partnership with PBS, Reading is Fundamental, and HACP.

PROMOTING SELF-SUFFICIENCY and INDEPENDENT LIVING *continued*

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 to provide down payment assistance and closing cost grants available to low income buyers that can be coordinated with the Homeownership Program's benefits. HACP works with the Urban League to provide home buyer education and credit counseling services for program participants. HACP also collaborates with East Liberty Development Inc., Garfield Jubilee, Neighborhood Assistance Corporation of America and others in its efforts to help support the dream of homeownership.

HACP's objectives for this program are to maintain or increase the level of participation in homeownership program activities and increase the number of families achieving homeownership. In 2016, HACP experienced success with this program, when eight families became new homeowners. Approximately 90 families attended homeownership programs, with 24 families completing the program and becoming prepared for future home purchases. HACP also received approval through its 2017 annual plan to increase the soft second mortgage maximum to \$52,000 and closing cost assistance to \$8,000. With a substantial population of potential home buyers and increased assistance, HACP anticipates an increase in closings entering 2017.

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.

The HACP and its non-profit affiliate, Clean Slate E3, hosted the Annual Clean Slate Program on September 24 and 25, 2016, at The Carnegie Science Center. The event was held in conjunction with the city-wide STEM (Science, Technology,

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The HACP and its non-profit affiliate, Clean Slate E3, hosted the Annual Clean Slate Program on September 24 and 25, 2016, at The Carnegie Science Center, in conjunction with the city-wide STEM education event known as "Girls Rock Science."



Engineering and Mathematics) education event known as “Girls Rock Science.” In all, HACP brought approximately 150 children from our-communities to the Science Center for a day filled with hands-on STEM activities, lunch, exhibits, films and much more.

The Creative Arts Corner Program (CAC)

Launched at Northview Heights Estates in 2006 and Bedford Dwellings in 2009, the Creative Arts Corner has two primary goals: providing a sanctuary for positive after-school activities, similar to an after-school sports program, with audio and video capabilities in place of athletics; and to have audio and video professionals on-site capable of providing advanced training to the HACP Community; and to mentor any HACP resident interested in advanced training in audio, video or both.

The CAC program saw increased attendance at both locations during 2016. The program enrolled 15 new students and maintained an average monthly attendance of 50 students at Bedford Dwellings and 53 students at Northview Heights. In 2016, the CAC team produced a number of informational videos to assist with the agencies marketing efforts and with resident communications. The agency’s CAC team produced “Spotlight on Affordable Housing,” a public service

announcement, and an orientation video for new residents as well as an instructional video on how to apply for the Housing Choice Voucher Program.

The Clean Slate E3 Scholarship Program

The Clean Slate E3 Scholarship Program provided seven residents with scholarships for the 2016/ 2017 school year. In all, \$15,750 in funding was provided for the scholarships – including matching funds provided by NEED.

Since 2009, Clean Slate E3 has awarded Pittsburgh public housing residents with more than \$100,000 in scholarships for post-secondary education. The 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 Housing Authority of the City of Pittsburgh residents. The program is limited to residents of low income public housing or residents of the Section 8/ Housing Choice Voucher Program.

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

Creative Arts Corner Instructor Liz Khlem helping students Ramone and Alyssa apply costumes before a photo shoot at the Bedford Dwellings Arts Corner.



HACP COMMUNITIES



FAMILIES

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 Apartments
Oak Hill
Silver Lake Commons
Skyline Terrace



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