



# HOUSING AUTHORITY

OF THE CITY OF PITTSBURGH

2019 ANNUAL REPORT

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



## **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.

## AGENCY OVERVIEW

*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  
Alex Laroco  
Cheryl Gainey

In 2019, the Housing Authority of the City of Pittsburgh (HACP) maintained its stride toward two major long-term goals that were established during HACP's participation in the Moving To Work program (MTW). These goals include:

- Repositioning HACP's housing stock to produce housing that is more competitive in the local market, is cost-effective to operate, provides positive living environments for HACP residents, and offers more variety and higher-quality housing options to low-income families; and
- Promoting independence for residents through programs and policies designed to promote employment, education, and self-sufficiency for those who are able, as well as promoting independent living for senior citizens and people with disabilities.

Since the launch of the MTW initiative in 2001, HACP has focused on repositioning its housing stock, using a variety of strategies, from the preservation of successful developments to the modernization of distressed developments. At the center of these initiatives have been HACP's efforts to connect public housing communities to their surrounding communities, catalyzing additional investments and focusing on revitalizing entire neighborhoods.

In 2019, HACP made significant progress in its pursuit of these goals, while also striving to create vibrant, sustainable communities where families and individuals of all ages can thrive and where life choices and opportunities are not limited.





## A Message from the Mayor

During my tenure as mayor, I have strived to be a mayor for all Pittsburghers, aiming to make our city a shining beacon of what an accessible and equitable community looks like. To build such a community, we must make sure that everyone can have a roof over their head, a place to call home, a safe haven. For years, we've faced Pittsburgh's affordable housing challenge head on, bringing together stakeholders and partners from across the city to solve one of our most pressing issues. The past year was no exception.

Throughout 2019, I have worked diligently with partners from advocacy groups to concerned community members to public agencies, to improve affordable housing in the city. When we come together, we are stronger. When we come together, we are smarter. When we combine our resources and work together, we can find solutions to the challenges Pittsburghers face.

Whether it's the East Liberty Larimer Choice Neighborhood Initiative or any of its numerous modernization initiatives, the Housing Authority of the City of Pittsburgh (HACP) has been one of the staunchest and most reliable partners in our work ensuring that Pittsburgh residents have access to safe, affordable, quality housing in their neighborhoods. HACP also understands that a house is more than just a place to live. It's a place to call home. It's the foundation from which people launch to success. With a number of educational programs, professional development opportunities, and resident support services, HACP has gone above and beyond to turn houses into homes. From scholarship programs to connecting people to mental health services, HACP has met residents where they are to lift them up and help them achieve their full potential.

As we move into the new decade, HACP will be an essential partner in continuing the work of building an accessible and equitable city. There's still a lot of work to be done, but together we can do it. HACP's commitment to Pittsburgh communities and determination to improve lives is clear; I'm proud to call them a partner. I look forward to working with them in the year ahead to build a better Pittsburgh.

A handwritten signature in blue ink, appearing to read 'W Peduto', written over a light blue grid background.

**William Peduto**

*Mayor, City of Pittsburgh*



## A Message from the Executive Director

This year the Housing Authority of the City of Pittsburgh (HACP) ended the decade strong, as 2019 was another successful year of development, programming, and providing services. With a new decade rising above the horizon, let's take a moment to look back and celebrate our accomplishments over the past year. Making significant progress on our ambitious development goals, bridging the digital divide, and celebrating 21 years of Clean Slate programming, the HACP wrapped up the fiscal year of 2019 with a bang!

Having completed three separate development phases and initiatives, the HACP made exciting strides towards completing our aggressive development agenda over the course of 2019. The ELDI Turnkey Development in East Liberty, the completion of Sandstone Quarry in Fineview, and the opening of Cornerstone Village in Larimer, as well as our development and redevelopment initiatives, all expanded affordable housing options in the City of Pittsburgh and furthered the goal of the HACP in improving the lives of Pittsburgh residents.

The HACP didn't just complete the construction of new housing in 2019; the modernization and renovation initiatives in our existing communities made significant progress as well. Once completed, these initiatives will improve the lives of HACP residents and ensure we are providing the safest, highest quality housing and standard of living that we can and our residents have come to expect.

Our mission is not just to build housing, but to improve lives. We are dedicated to improving the lives of our residents by providing them the tools they need to achieve their full potential. The Resident Self-Sufficiency (RSS) Department and the Section 3 Resident Employment Program, in partnership with the new Resident Opportunity and Self-Sufficiency (ROSS) Program, continued to meet regularly with residents and deliver programming. The services assisted residents on the path to self-sufficiency, in part by fulfilling employment gaps.

Together with our community partners like Lyft, 412 Food Rescue and many others, we delivered food and other support services to our communities. We also should acknowledge the great work being accomplished through our nonprofit affiliate Clean Slate E3, which celebrated the youth-oriented program's 21st birthday with a scholarship fundraiser. This event earned nearly \$60,000 toward the organization's scholarship fund.

Looking forward to fiscal year 2020 and beyond, the HACP is deeply committed to our work of expanding affordable housing in the City of Pittsburgh and improving the quality of life of our residents. As our development initiatives progress, and as our services and programming continue to uplift residents, the HACP will continue to meet the moment and find new ways to provide housing and improve our residents' lives. We enter the new decade with a clear sense of purpose. While 2019 was an exciting and successful year for the HACP, we will continue to work and move forward.

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

# REPOSITIONING **OF** HOUSING STOCK

## **MODERNIZATION HIGHLIGHT:**

### **BEDFORD HOPE CENTER**

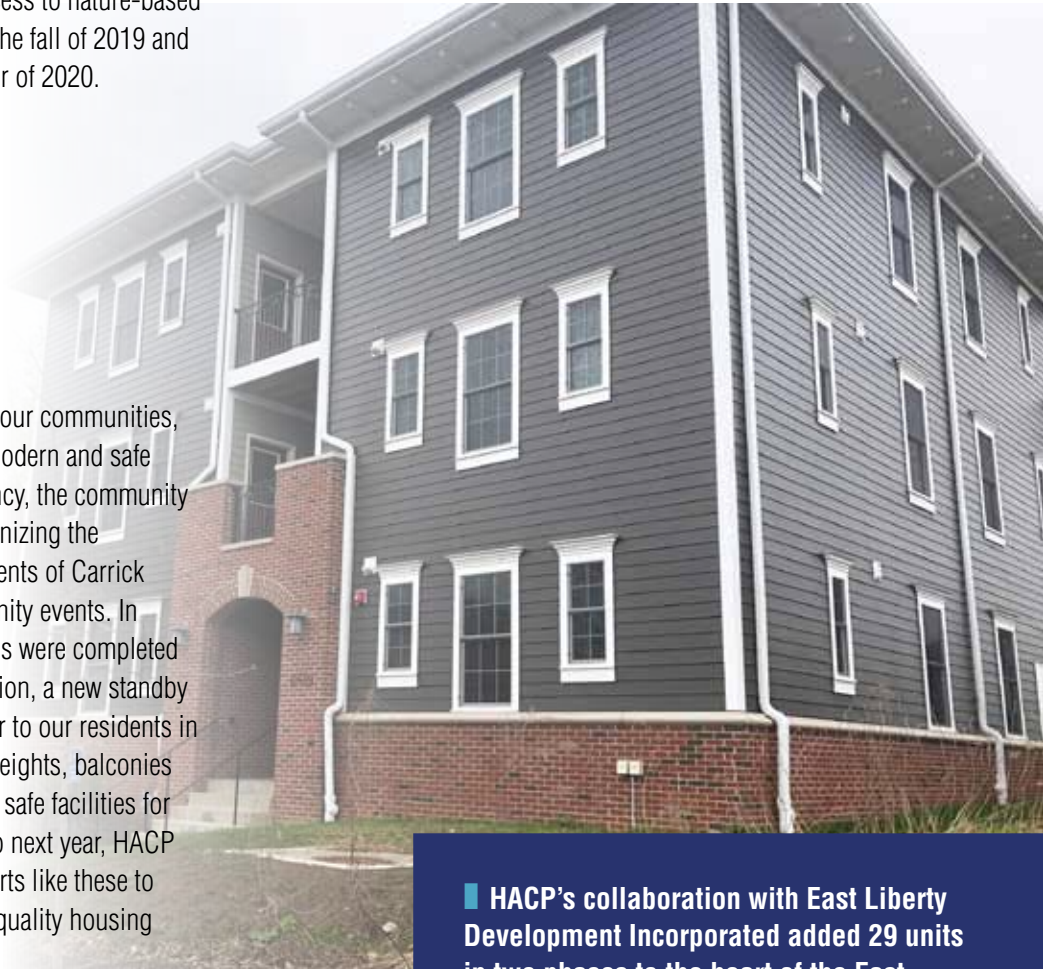
■ The Bedford HOPE Center in Bedford Dwellings is currently being renovated and modernized. From the installation of solar panels to updating facilities throughout the building, this modernization initiative will bring the Bedford Hope Center into the twenty-first century. One of the highlights of the modernization effort is the construction of an outdoor nature play area for the ABK Learning & Development Center. This new outdoor play facility, supported by McAuley Ministries and Gateway Health Plan, will expand the early childhood education opportunities at the ABK Learning & Development Center and give young residents more access to nature-based learning and play. Construction began in the fall of 2019 and is expected to be completed in the summer of 2020.

## **MODERNIZATION UPDATES:**

■ HACP recently completed initiatives in four communities, maintaining our commitment to provide modern and safe housing to our residents. In Carrick Regency, the community rooms and corridors were updated, modernizing the electrical work and ensuring that the residents of Carrick Regency have a modern space for community events. In Caliguiri Plaza, various interior renovations were completed to modernize the building. In Finello Pavilion, a new standby generator was installed to guarantee power to our residents in the event of an emergency. In Northview Heights, balconies were repaired in the High Rise to maintain safe facilities for residents. Across the city, and moving into next year, HACP will continue to pursue modernization efforts like these to make sure our residents have the highest quality housing we can provide.

## **ALLIES & ROSS MANAGEMENT OVERVIEW:**

■ Allies & Ross Management and Development Corporation (ARMDC) is HACP's development entity. Its participation in development initiatives opens the door to new funding opportunities, allowing HACP to be more ambitious with our initiatives. 2019 was an exciting year for HACP and ARMDC, with three major development phases being completed. These developments will secure much-needed affordable housing in their respective communities and represent years of collaboration. Moving forward, HACP and ARMDC will continue to expand affordable housing options across the city.



■ HACP's collaboration with East Liberty Development Incorporated added 29 units in two phases to the heart of the East Liberty neighborhood.



## DEVELOPMENT HIGHLIGHT:

### CORNERSTONE VILLAGE

■ In 2014, the HACP and ARMDC, along with many community partners, launched the Larimer Choice Neighborhoods Initiative, a resident-driven redevelopment of the Larimer community. The holistic development plans addressed issues such as affordable housing, recreation space, economic opportunity, education, public safety, and health and wellness. This year, Cornerstone Village Phase II was completed, adding 150 mixed-income units in 12 buildings.

Though housing was central to the development, Cornerstone Village added more than new housing units: it also features tot lots, picnic benches, bike racks, walking access to the East Liberty Transit Center, and access to rich social services and economic opportunities facilitated by Urban Strategies, Inc. On top of all that, the HACP and its partners were committed to

sustainable development. Every building was built following the Enterprise Green Community criteria, making Cornerstone Village a model for both community-led and sustainable development. Residents couldn't be happier with the progress the HACP and its partners have made in the redevelopment, and we look forward to completing the next phase of the neighborhood revitalization.

Phase III of the Larimer Choice Neighborhoods Initiative is currently advancing, and progress will continue into 2020. Once completed, the Choice Neighborhoods Initiative will have added more than 300 new units to the neighborhood, including 35 units in the refurbished Larimer School. The Urban Redevelopment Authority has also begun construction of the Liberty Green Park as part of this collaborative initiative, which will add over three acres of green public space to the Larimer and East Liberty neighborhoods.

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■ The completion of Cornerstone Village Phase II brought 150 units to the Larimer neighborhood and took the community one step closer to its revitalization goals.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## STATEMENTS OF NET POSITION DECEMBER 31, 2019 AND 2018

	2019	2018
<b>ASSETS</b>		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 106,115,958	\$ 84,690,666
Cash - restricted	50,783,892	53,070,914
<b>Total cash</b>	<b>156,899,850</b>	<b>137,761,580</b>
Investments (cash equivalents):		
Investments - unrestricted	203,352	4,496,612
Investments - restricted	4,932,077	4,820,806
<b>Total investments (cash equivalents)</b>	<b>5,135,429</b>	<b>9,317,418</b>
<b>Total cash and cash equivalents</b>	<b>162,035,279</b>	<b>147,078,998</b>
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects		193,744
Accounts receivable - HUD other projects	23,588,492	14,417,305
Accounts receivable - miscellaneous	2,410,304	790,060
Accounts receivable - tenants - dwelling rents, net of allowance	305,864	257,150
Mixed finance notes receivable - current	14,232,013	1,840,924
Accrued interest receivable	26,224	27,032
<b>Total accounts receivable, net of allowances for doubtful accounts</b>	<b>40,562,897</b>	<b>17,526,215</b>
Prepaid expenses and other assets - current	694,982	207,316
Inventories, net of allowance	148,565	151,742
<b>Total current assets</b>	<b>203,441,723</b>	<b>164,964,271</b>
Noncurrent assets:		
Capital assets:		
Land	30,284,838	29,666,132
Buildings	275,583,522	268,692,155
Furniture, equipment, and machinery - administration	9,788,291	9,628,229
Accumulated depreciation	(240,018,800)	(229,660,619)
Construction in progress	7,732,650	9,489,713
<b>Total capital assets, net of accumulated depreciation</b>	<b>83,370,501</b>	<b>87,815,610</b>
Prepaid expenses and other assets - noncurrent	150,000	150,000
Mixed finance notes receivable - noncurrent	8,737,930	14,183,684
Other notes receivable - noncurrent	-	47,951
Investment in mixed finance development activities, net of accumulated amortization	191,315,196	194,822,715
<b>Total noncurrent assets</b>	<b>283,573,627</b>	<b>297,019,960</b>
<b>Total Assets</b>	<b>\$487,015,350</b>	<b>\$461,984,231</b>



# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## STATEMENTS OF NET POSITION DECEMBER 31, 2019 AND 2018

	2019	2018
<b>LIABILITIES</b>		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 3,181,344	\$ 4,996,027
Accrued wage/payroll taxes payable	431,734	631,085
Accrued compensated absences - current	100,746	86,000
Accrued contingency liability	171,280	1,613,931
Accrued interest payable	329,417	12,859
Accounts payable - other government	2,153	28,649
Tenant security deposits	224,787	225,366
Unearned revenue	198,926	536,442
Current portion of capital lease liability and notes payable	3,719,150	3,004,659
Other current liabilities	337,322	569,189
<b>Total current liabilities</b>	<b>8,696,859</b>	<b>11,704,207</b>
Noncurrent liabilities:		
Capital lease liability and notes payable - noncurrent	17,934,391	20,430,463
Accrued compensated absences - noncurrent	2,566,741	2,888,347
Other noncurrent liabilities	4,891,961	4,789,136
Total noncurrent liabilities	25,393,093	28,107,946
<b>Total Liabilities</b>	<b>34,089,952</b>	<b>39,812,153</b>
Net Position:		
Net investment in capital assets	62,716,960	57,454,952
Restricted for:		
Mixed financing activities	261,482,358	280,895,270
Guarantee corporation	5,000,000	5,000,000
Bedford Playground	52,000	-
Workers' compensation	759,997	743,739
Oak Hill site	200,000	300,000
Housing assistance payments	561,793	70,342
Total restricted net position	268,056,148	287,009,351
Unrestricted net position	122,152,290	77,707,775
Total Net Position	452,925,398	422,172,078
<b>Total Liabilities and Net Position</b>	<b>\$487,015,350</b>	<b>\$461,984,231</b>

# REPOSITIONING OF HOUSING STOCK *continued*

## DEVELOPMENT UPDATE:

### SANDSTONE QUARRY

■ HACP, ARMDC, and our development partners completed 65 new mixed-income units as part of Phase I of the Allegheny Dwellings redevelopment, now known as Sandstone Quarry. 58 of those units are on the site of the old Allegheny Dwellings community, and an additional seven line the nearby Federal Street. Perched on the multi-terraced hillside of the Fineview neighborhood, the community is on the site of an old quarry, which gave it its name.

Of these 65 new units, 47 have been designated affordable, while the remaining 18 units will be unrestricted/market rate to create a vibrant mixed-income community. The property features eight fully accessible units for individuals

with physical disabilities, including two units that are fully equipped for individuals with hearing and/or vision impairments. HACP and its partners look forward to working further with residents to complete future phases of the Allegheny Dwellings redevelopment.





## DEVELOPMENT UPDATE:

### SCATTERED SITES EAST LIBERTY

■ HACP and its community development partner East Liberty Development Incorporated (ELDI) completed and opened the first two phases of turnkey developments in the heart of East Liberty, preserving affordable housing in a rapidly developing neighborhood. Since 2014, HACP has been working with ELDI, a community-based organization, to construct 20 new affordable units close to services and amenities in the revitalized East Liberty neighborhood.

In total, 18 new were completed: seven walk-up, detached home, and duplex units as part of Phase I and 11 more walk-up units as part of Phase II. The final phase of HACP and ELDI's cooperative development, which will add the final two new units, is currently under development and nearing completion.

These developments were part of the continuing Gap Financing Program, an innovative initiative that channels funds towards the local development of affordable housing. The Gap Financing Program engages smaller, local community development organizations as development partners to build their capacity and enable them to participate in affordable housing initiatives. By engaging these local organizations, ARMDC is investing directly into communities and helping them build the capacity to address demands for housing in their neighborhoods.

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■ **P 10:** Perched on the multi-terraced hillside of the Fineview neighborhood, Sandstone Quarry is on the site of an old quarry, which gave it its name.

■ **P 11:** Sandstone Quarry's 65 new units are only the first phase of redevelopment coming to the community, formerly known as Allegheny Dwellings.



# PROMOTING VIBRANT COMMUNITIES **AND** SELF-SUFFICIENCY

## COMMUNITY PROGRAMS

Giving people a home means more than just building them a house; it means cultivating a strong and vibrant community that lifts everyone up. HACP knows this and understands the importance of community programming, youth programming, and social services. We made community engagement and youth programming central to our 2019 strategy, and throughout the year our various programs and events promoted education advancement, improved quality of life, and enriched our communities.

### **HIGHLIGHT:** **CLEAN SLATE E3**

■ For over two decades, Clean Slate E3, HACP's youth program and nonprofit, has been making a difference in the community, promoting education, STEM experiences, and a drug-free lifestyle to Pittsburgh's public housing youth. In the last 10 years alone, Clean Slate E3 has disbursed over \$225,000 in scholarships to help young residents achieve their goals.

In 2019, Clean Slate E3 continued to engage young residents, showing them the power of education and motivating them

to be lifelong learners. A fun and exciting STEM Fest at the Robinson Mall exposed young public housing residents to the world of STEM, sparking their curiosity and contributing to a lifelong journey of learning.

The Clean Slate Scholarship Program is a key way that Clean Slate E3 promotes educational opportunities for young residents, and 2019 was a big year for the program. Current scholarship recipients continued to excel in school, and more than \$60,000 was raised for future scholarships, ensuring that the Clean Slate Scholarship program will be able to support the educational hopes and dreams of young residents' lives for years to come.



■ **P 12:** Clean Slate E3 participated in a STEAM fest that introduced students to the exciting world of science, technology, engineering, arts and mathematics.

■ **P 13:** Young HACP residents get ready for their trip to DC to learn about their cultural heritage and play some baseball.





## FEATURE: NEGRO LEAGUE CELEBRATION

■ This summer, young HACP residents got the chance to celebrate and learn about their cultural heritage on an exciting trip to Washington, DC. The 99th Pre-Centennial Negro League event brought together two groups of boys aged 9-12, one from HACP and one from the District of Columbia Housing Authority (DCHA), for a weekend of baseball and cultural heritage in the nation's capital. The two teams, representing the historic Homestead Grays and Washington Grays, spent the weekend touring the city, visiting Howard University, the National Museum of African American History and Culture, and many of the cultural sites and iconic monuments DC has to offer.

At the end of the weekend, the two teams faced off, and we're proud to say that HACP brought home the trophy. Next year, HACP and Pittsburgh will host the DCHA team as part of a

larger tournament among various housing authority teams from the region. We look forward to providing HACP and visiting youth with another summer weekend of fun, learning, and cultural heritage — this time in Pittsburgh!

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# PROMOTING VIBRANT COMMUNITIES *AND* SELF-SUFFICIENCY *continued*

## **FEATURE:**

### **LYFT & 412 FOOD RESCUE**

■ Food insecurity is a problem that many low-income families and public-housing residents face. The issue is only made worse by the lack of access to fresh, healthy foods. HACP saw this problem in our communities and partnered with Lyft and 412 Food Rescue to address it.

Launched in fall, the Lyft Grocery Access program gave Bedford Dwellings a subsidized rate for rides directly to and from the grocery store; at \$5 per round-trip, the rate was cheaper than a round-trip bus ride. This program brought residents directly to the doors of Giant Eagle and enabled them to buy fresh produce and frozen foods that they couldn't before.

HACP has been working with 412 Food Rescue for years to bring fresh food to our residents. The Food Rescue service coordinates regular and emergency food drop-offs in our communities, ensuring both that food doesn't go to waste and that our residents have a regular and steady supply of fresh produce and meat.

Partnering with Lyft and 412 Food Rescue has brought fresh food to our communities, and we will continue to work with any partners we can to combat food insecurity.

## **RESIDENT OPPORTUNITIES & SELF-SUFFICIENCY (ROSS)**

■ The Resident Opportunities and Self Sufficiency Program (HACP) is a self-sufficiency program that caters to residents' individual needs. It focuses on three areas, employment, workforce re-entry, and financial literacy, but its programs and services address a wide range of resident needs. From interview preparation to mental health referrals,





# RESIDENT SELF-SUFFICIENCY

the ROSS programs meet residents where they are to give them what they need.

In 2019, HACP received a grant from the US Department of Housing and Urban Development to coordinate the ROSS Program for three years. The two ROSS Service Coordinators will continue to ensure that residents in Allegheny Dwellings, Arlington Heights, Bedford Dwellings, Homewood North, and Northview Heights have access and are directed to key resources and services on their path to self-sufficiency.

## RESIDENT EMPLOYMENT

■ 2019 was another successful year for HACP's Section 3 Resident Employment Program (REP), which connects residents with job placements and professional training opportunities. With events throughout the year, the REP focused on the four stages of employment: ● Getting the Interview ● Writing a Stand Out Resume ● Acing the Interview, and ● Making the Job a Career. With events including ● Completing a Job Application ● Make It Right: Resume Edition ● Interview Role Play Activity, and ● Healthy Work Relationships & Work-Life Balance, the Section 3 Resident Employment Program provided engaging ways for residents to hone their professional skills.

More than 170 residents found new employment through the Section 3 Resident Employment Program throughout the year. With competitive salaries up to \$30/ hour in a wide range of

positions from porter to office assistant, these job placements will make a big difference in those residents' lives.

## DIGITAL LITERACY

■ HACP is dedicated to bridging the digital divide and promoting digital literacy among our residents, and our work with the ConnectHomePGH cohort continued in 2019. ConnectHome PGH expanded its successful pilot digital literacy class to reach more residents. Participants took a class to learn the digital basics and attain the skills they need in our online world. Once participants completed the class, they received a certificate and a tablet.

The Mobile Lab program also increased its impact by expanding programming to more residents. With more laptops and a partnership with the National Network of Libraries of Medicine (NNLM), HACP used its digital literacy initiative to promote health literacy as well, by educating residents about the MedlinePlus website, which provides health information, videos, articles, and a glossary of terms.



■ **P 14: Lyft's Grocery Access Program** expanded access to fresh produce and other groceries for Bedford Dwellings residents.

■ **P 15: HACP's Digital Literacy and Resident Employment programs** equip residents with the skills they need to thrive in the modern world.

# HACP COMMUNITIES



## FAMILIES

Allegheny Dwellings  
Arlington Heights  
Bedford Dwellings  
Hamilton-Larimer  
Homewood North  
Manchester  
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



## MIXED-INCOME

Bedford Hill  
Commons at North Aiken  
Cornerstone Village  
(Larimer/ East Liberty CNIG)  
Fairmont Apartments  
Garfield Commons  
Glen Hazel  
The Legacy  
Oak Hill  
Sandstone Quarry  
Silver Lake Commons  
Skyline Terrace



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