

HOUSING AUTHORITY

of the City of Pittsburgh



2 0 2 0 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.

*The Housing Authority of the
City of Pittsburgh*

BOARD MEMBERS

Valerie McDonald Roberts, Chair

Janet Evans, Vice Chair

Rev. Ricky Burgess

Cheryl Gainey

Alex Laroco

Majestic Lane

Tammy Thompson

AGENCY OVERVIEW

Throughout 2020, the Housing Authority of the City of Pittsburgh (HACP) was able to continue making progress toward two major long-term goals that were established during HACP's participation in the Moving to Work program (MTW). These goals are:

Repositioning HACP's housing stock in order to provide housing that is more competitive with the local market, is cost effective, includes high-quality living conditions and environments for its residents, and offers more variety in superior housing to low-income families in the Pittsburgh area; and

Promoting the independence of HACP residents through programs and policies that are designed to advance employment, education, and self-sufficiency for those who are able, as well as enabling independent living for senior citizens and those with disabilities.

Since the MTW initiative began in 2001, HACP has made concentrated efforts to progress these goals and create successful, high quality developments. In the initiative's twentieth year, HACP focused on repositioning its housing stock through a variety of development projects and continued to help residents achieve a higher quality of life through self-sufficiency programming.



A Message from the Mayor

During my time as mayor, I have been committed to building a Pittsburgh that is accessible and equitable for all. The need to address our city's affordable housing challenges was at the forefront of this mission; creating safe and quality homes has been a critical part of our efforts to make Pittsburgh a city for everyone. In 2020, our city made great strides toward this goal.

Advocacy groups, concerned citizens, and community organizations across the city came together to advance the shared goal of expanding and improving our city's housing stock. These partnerships were critical to working through the pandemic and confronting the challenges it presented. Together, we instituted a range of housing supports, from a moratorium on evictions to accessible rental assistance. We also created HARP, Pittsburgh's online Housing Assistance Resource Portal, to provide a centralized resource across multiple agencies for housing needs of all residents.

Throughout my tenure, I have worked with the Housing Authority of the City of Pittsburgh (HACP) to ensure high-quality, equitable, and affordable housing for Pittsburgh's residents. Through significant modernization and development projects, as well as programs that encourage self-sufficiency and independence, HACP has demonstrated that equity and growth extend beyond housing and that community is key to building a better Pittsburgh.

The City of Pittsburgh, Allegheny County Housing Authority, and HACP, with support from HUD, instituted a variety of initiatives through the collaborative ConnectHome program to bridge the digital divide. These digital literacy initiatives were a key reason many communities were able to get online this year, when it was more important than ever. Their policies and programs gave residents a roof over their heads, as well as a path to individual success.

As the city moves forward, we will continue to rely on HACP to create a more accessible Pittsburgh. I am thankful for the work they have done and the work they will continue to do into the future.

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

Despite the unprecedented set of challenges that we faced in 2020, the Housing Authority of the City of Pittsburgh (HACP), took the opportunity to rise to the occasion. As we look back on 2020, we should take pride in knowing that our organization was able to overcome those challenges by innovating and adapting to meet the housing needs of thousands of Pittsburgh families, senior citizens, and persons with disabilities.

We wasted no time in our COVID-19 response, rapidly moving our staff and operations online and keeping our residents safe. Throughout this transition, our vital services continued uninterrupted and we remained steadfast in our commitment to the City of Pittsburgh. This affirmative approach meant providing essential food delivery services, moving our development initiatives forward, bridging the digital divide at a critical moment, and so much more.

Rising to the occasion meant meeting the needs of our residents, through our comprehensive programming and our innovative partnerships. With regular check-ups and Personal Protective Equipment (PPE) deliveries, we worked diligently to keep our residents safe and healthy, while continuing to provide Resident Self-Sufficiency and Resident Employment programming for residents to continue the momentum to be successful.

Though there were hurdles to overcome, the pandemic did not deter our development and modernization efforts. We completed two separate development phases, including a phase of the Kelly Hamilton Homes development and the final phase of our Gap Financing collaboration with ELDI in East Liberty. These initiatives will provide more high-quality, affordable housing options to the City of Pittsburgh and ensure that our residents have a high standard of living.

We weren't alone in our work: many partners stood alongside HACP in our mission to serve the City of Pittsburgh. Over the years, HACP has cultivated critical collaborations to connect our residents with vital services; this year, we were able to tap into those relationships and offer our residents a robust support system during a time of crisis. These efforts included working with the Pittsburgh Public Schools to get laptops to students, working with 412 Food Rescue to eliminate hunger, and working with our numerous development partners to keep reshaping Pittsburgh into a city for everyone.

Our focused efforts to build community partnerships over the years also produced significant benefits, including the completion and formal designation of the Bedford EnVision Center in October. The Center will continue serving as a hub for service delivery to HACP residents, advancing expanded programming in digital literacy, early childhood education, workforce development, and a myriad of supportive services. It's truly a one-stop shop for both property management and self-sufficiency services.

Looking forward, HACP will continue to advance our goals of expanding affordable housing options in the City of Pittsburgh and improving the quality of life of our residents. 2020 brought with it an array of unexpected challenges, but we have persevered. More than that, we have grown, and we will use the lessons learned this year to keep growing and improving, as we seek to provide Pittsburghers with the best service we can.

Caster D. Binion
Executive Director

PROMOTING SELF-SUFFICIENCY/INDEPENDENT LIVING



COMMUNITY PROGRAMS AND PANDEMIC RESPONSE

HACP instituted a number of operational changes to help ensure the safety of residents, staff, and the general public in response to the COVID-19 pandemic. We limited in-person interactions and made staff available via phone and email. We paused evictions. All appropriate measures were taken to protect the health and safety of our residents, staff, clients, partners, and communities. Despite the disruption, HACP was able to continue services and respond to the evolving challenges.

Food Access

Like many people across the country, our residents faced difficulties in accessing food as a result of the pandemic. In response, we tapped into our existing partnerships with organizations such as Food 412 Food Rescue, Pittsburgh

**HACP STAFF UNLOAD FRESH GROCERIES FOR RESIDENTS AT
SQUIRREL HILL'S MURRAY TOWERS.**



Public Schools, the USDA, CitiParks, and food providers to deliver and distribute food to as many residents as possible. During the school year, we brought Pittsburgh Public Schools' Grab 'n Go meal program to three of our communities, delivering meals directly to seniors' doors. Tens of thousands of meals were delivered to residents — 36,000 in May alone. These partnerships did not end in 2020, and we will continue to work with 412 Food Rescue to eliminate food insecurity in our communities.

Working with Health Partners

The COVID-19 pandemic presented a variety of health challenges, from mental health issues to the widening disparities and racial inequities in health care. HACP

knew we needed to step up and give our residents extra support, so we activated our relationships with health partners to develop critical programming. The Center for Victims, one of HACP's trusted service partners, offered free and accessible mental health services for people who were struggling. We hosted events with the Minority Emergency Preparedness Task Force (MEPTF) that connected residents with health resources and provided free COVID-19 testing. One of our more innovative partnerships was with the Duquesne University School of Pharmacy; together, we developed a pop-up health clinic program that brought essential health services directly to residents' doorsteps. This meant easy access to health screenings, flu shots, blood pressure screenings, and more.

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RESIDENTS WERE ABLE TO GET THEIR FLU SHOTS AT THE MOBILE DUQUESNE UNIVERSITY SCHOOL OF PHARMACY HEALTH SCREENINGS... MORE IMPORTANT NOW THAN EVER!



DUQUESNE UNIVERSITY SCHOOL OF PHARMACY, ALONG WITH OTHER SERVICE PROVIDERS, SET UP OUTSIDE HACP COMMUNITIES TO PROVIDE CONVENIENT HEALTH SCREENINGS.

HACP STAFF COORDINATED GROCERY DELIVERIES THROUGHOUT THE PANDEMIC TO ENSURE THAT OUR RESIDENTS DIDN'T HAVE TO WORRY ABOUT FINDING A NUTRITIOUS MEAL.



THE MINORITY EMERGENCY PREPAREDNESS TASK FORCE CONNECTED RESIDENTS WITH HEALTH RESOURCES AND SUPPORTED THE ARLINGTON HEIGHTS COMMUNITY AS THEY RESPONDED TO THE COVID-19 PANDEMIC.



HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION DECEMBER 31, 2020 AND 2019

	2020	2019
ASSETS		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 201,390,976	\$ 150,473,565
Cash - restricted	1,284,462	6,426,285
Total cash	202,675,438	156,899,850
Investments (cash equivalents):		
Investments - unrestricted	10,199,248	203,352
Investments - restricted	7,305,621	4,932,077
Total investments (cash equivalents)	17,504,869	5,135,429
Total cash and cash equivalents	220,180,307	162,035,279
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	53,179	
Accounts receivable - HUD other projects	4,929,049	23,588,492
Accounts receivable - miscellaneous	1,477,003	2,410,304
Accounts receivable - tenants - dwelling rents, net of allowance	471,710	305,864
Mixed finance notes receivable - current	1,816,796	4,232,013
Accrued interest receivable	21,648	26,224
Total accounts receivable, net of allowances for doubtful accounts	8,769,385	40,562,897
Prepaid expenses and other assets - current	609,513	694,982
Inventories, net of allowance	177,998	148,565
Total current assets	229,737,203	203,441,723
Noncurrent assets:		
Capital assets, non-depreciable	36,557,047	38,017,488
Capital assets, net of accumulated depreciation	39,483,058	45,353,013
Prepaid expenses and other assets - noncurrent	150,000	150,000
Mixed finance notes receivable - noncurrent	10,242,791	8,737,930
Investment in mixed finance development activities, net of accumulated amortization	200,190,861	191,315,196
Total noncurrent assets	286,623,757	283,573,627
Total Assets	\$ 516,360,960	\$ 487,015,350

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION DECEMBER 31, 2020 AND 2019

	2020	2019
LIABILITIES AND NET POSITION		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 3,297,620	\$ 3,181,344
Accrued wage/payroll taxes payable	697,247	431,734
Accrued compensated absences - current	50,811	100,746
Accrued contingency liability	140,278	171,280
Accrued interest payable	862,945	329,417
Accounts payable - other government	3,737	2,153
Tenant security deposits	211,174	224,787
Unearned revenue	624,109	198,926
Current portion of capital lease liability and notes payable	1,018,277	3,719,150
Other current liabilities	257,140	337,322
Total current liabilities	7,163,338	8,696,859
Noncurrent liabilities:		
Capital lease liability and notes payable - noncurrent	14,199,879	17,934,391
Accrued compensated absences - noncurrent	3,138,865	2,566,741
Other noncurrent liabilities	5,252,926	4,891,961
Total noncurrent liabilities	22,591,670	25,393,093
Total Liabilities	29,755,008	34,089,952
Net Position:		
Net investment in capital assets	61,141,879	62,716,960
Restricted for:		
Mixed financing activities	215,271,686	212,726,807
Guarantee corporation	1,999,140	4,698,972
Bedford site	16,302	52,000
Workers' compensation	765,865	759,997
Oak Hill site	100,000	200,000
Larimer CNIG Sustainability	1,500,000	—
Housing assistance payments	—	561,793
Total restricted net position	219,652,993	218,999,569
Unrestricted net position	205,811,080	171,208,869
Total Net Position	486,605,952	452,925,398
Total Liabilities and Net Position	\$ 516,360,960	\$ 487,015,350

PROMOTING SELF-SUFFICIENCY/INDEPENDENT LIVING

COMMUNITY PROGRAMS AND PANDEMIC RESPONSE

continued

Monthly Mask Mondays

The costs of masks and other important healthcare resources such as sanitizer added up quickly, and not everyone had easy access to the stores that sell them. Because of this, HACP teamed up with community partners to host Monthly Mask Mondays in our senior high rise communities. HACP staff and volunteers set up in front of each high rise community one Monday a month to pass out masks and other healthcare supplies. The program was conducted in collaboration with local organizations such as Global Links, the Allegheny County District Attorney's Office, Highmark, Allegheny County, and the Police Chief's Association.

CITY COUNCILMAN ANTHONY COGHILL HELPED HACP STAFF DISTRIBUTE MASKS TO RESIDENTS AT ONE OF THE REGULAR MONTHLY MASK MONDAY EVENTS.



Movie Night Madness

Social isolation took its toll on everyone in 2020, including many of our residents. Sensing that our residents needed a safe outlet to socialize and experience community, HACP set up the Movie Night Madness program. Movie Night Madness was an outdoor movie screening event that gave residents the opportunity to see their friends and neighbors, laugh with one another, and find a reprieve from social isolation. The Center for Victims and Duquesne University School of Pharmacy attended many events, offering residents direct access to health services while they watched a movie with friends.

Bridging the Digital Divide

Day-to-day life changed quickly and drastically in 2020 as much of our daily life — from work to education and everything in between — moved from in person to online. Throughout this shift, HACP was there to help residents who may have struggled with this transition. The influx of funds from the CARES Act allowed us to build upon existing ConnectHome programming, expand key partnerships, and expedite long-standing goals in bridging the digital divide. We worked with Pittsburgh Public Schools, donating \$275,000

COMMUNITIES TRANSFORMED INTO MINI MOVIE THEATERS AT THE MONTHLY MOVIE NIGHT EVENTS.



to provide 872 students with the laptops they needed to continue their learning uninterrupted. Comcast Internet Essentials helped us bring all of our communities online. And throughout it all, our Mobile Lab made sure residents had access to devices and digital literacy classes.

Clean Slate E3

Since 2009, Clean Slate E3 has provided more than \$350,000 in scholarships to young HACP residents, and 2020 was no exception. Clean Slate E3, the educational nonprofit affiliate of HACP, and its partner organization, NEED, were excited to disburse \$60,000 in scholarships to twelve students in 2020. Each student received a \$4,000 scholarship from Clean Slate and a \$1,000 match from NEED, for a total of \$5,000, renewable for up to four years.

SECTION 3/RESIDENT EMPLOYMENT PROGRAM

Resident Employment

Our Section 3 Resident Employment Program worked diligently throughout the year to connect people to job opportunities. In lieu of its annual Job Fair, the Resident Employment Program hosted HACP's first ever Virtual Job Fair, which successfully introduced residents to employers and their representatives. Additionally, the Resident

Employment Program worked with partners to establish a number of programs that helped residents find jobs, including:

- Training for Healthcare Professions
- Mock Interviews and Interview Preparation
- Job Search and Resume Writing
- Apprenticeships

Resident Opportunities and Self Sufficiency (ROSS)

Program continued to develop programs that helped residents gain the skills necessary to build a successful career and achieve self-sufficiency. From Virtual Job Readiness events to financial wellness classes and more, HACP's ROSS coordinators spent the year innovating new ways to meet the needs of our residents.

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THE WIFI ON WHEELS PROGRAM MET RESIDENTS WHERE THEY WERE TO CONNECT THEM WITH ONLINE EMPLOYMENT APPLICATIONS, RESOURCES, AND PROGRAMS.

THE SMITH FAMILY PICKED UP THEIR LAPTOPS AT FULTON ELEMENTARY SCHOOL AS PART OF HACP'S PARTNERSHIP WITH PITTSBURGH PUBLIC SCHOOLS



THE MOBILE LAB CONNECTED PEOPLE TO THE INTERNET AND GAVE THEM CRITICAL SKILLS AT A TIME WHEN THE WORLD WAS INCREASINGLY ONLINE.



REPOSITIONING OF HOUSING STOCK

DEVELOPMENT SPOTLIGHT

Bedford Envision Center

October marked the dedication of the new Bedford EnVision Center, formerly known as the Bedford Hope Center in Bedford Dwellings. This new designation, provided by the U.S. Department of Housing and Urban Development was the result of years of strategic planning and relationship building, as HACP partnered with many organizations to build the best service center possible for all HACP residents.

The new Bedford EnVision Center included sustainable renovations, such as rooftop solar panels, and other updates. It will be a hub for all the services and programs residents need to prosper, including a property management office,

THE BEDFORD ENVISION CENTER BROUGHT TOGETHER NUMEROUS PARTNERS TO CREATE A STATE-OF-THE-ART AND INNOVATIVE ONE-STOP SHOP FOR RESIDENT SERVICES.



Resident Self-Sufficiency staff, the Creative Arts Corner (an audio-visual production studio), computer lab, childcare center, after school programs, conference rooms, classroom space, Resident Employment Programs, tax assistance, financial literacy programs, mental health services, and more. The Bedford EnVision Center was made possible through collaborations with the U.S. Department of Housing and Urban Development; Bedford Dwellings Tenant Council and Council President Gail Felton; University of Pittsburgh Community

BEN CARSON, U.S. SECRETARY OF HOUSING AND URBAN DEVELOPMENT LAUDED THE BEDFORD ENVISION CENTER AS A MODEL OTHER CITIES SHOULD LOOK TO.



Engagement Center; Duquesne University School of Pharmacy; Duquesne University School of Education; ABK Learning and Development Center; Allegheny County Department of Human Services; Ursuline Support Services; Family Resources BJWL Program; Center for Victims; 412 Food Rescue; Urban League of Greater Pittsburgh; and Just Harvest Vita Tax Service.



EXECUTIVE DIRECTOR CASTER D. BINION CELEBRATES THE RIBBON-CUTTING ON THE BEDFORD ENVISION CENTER, KICKING OFF A NEW ERA FOR BEDFORD DWELLINGS AND RESIDENT SERVICES..

DEVELOPMENT UPDATES

Though the COVID-19 pandemic presented unique challenges to our development initiatives, it did not deter us and we completed long-term initiatives. By adding new housing in the communities that need it most, HACP is putting roofs over heads and expanding housing opportunities for Pittsburgh residents.

KELLY HAMILTON HOMES

HACP completed construction of the Kelly Hamilton Homes development, adding 58 new units to the Homewood neighborhood. Forty-two (42) of these units are designated affordable through our Project-Based Voucher initiative, and 16 units are market-rate, creating a vibrant mixed-income community in the heart of a dynamic neighborhood.

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REPOSITIONING OF HOUSING STOCK

DEVELOPMENT UPDATES

continued

ELDI

HACP also completed construction of the third and final phase of HACP's collaborative development with East Liberty Development Inc. (ELDI). The last two scattered sites of the new units were completed, adding more needed affordable housing to the East Liberty neighborhood.

MODERNIZATION UPDATES

HACP's commitment to promoting quality affordable housing in the City of Pittsburgh isn't limited to constructing new housing: a core part of our mission is also to modernize and improve existing housing, ensuring that the affordable housing available in Pittsburgh is safe and high quality.

LEMINGTON SENIOR HOUSING

This Lincoln-Lemington-Belmar initiative will preserve housing options for senior citizens in the East End and feature a renovation of the former

Lemington Home for the Aged. Once complete, the modernized Lemington Senior Housing development will produce 54 units of affordable senior citizen housing, paired with extensive space for healthcare services and providers.

ELMER WILLIAMS SQUARE

In East Liberty, Stages 1 and 2 of the Elmer Williams Square development are also underway. This effort will rehabilitate and modernize 36 existing units and add one new unit, bringing sorely needed affordable housing to a neighborhood that is facing rising rents and a shortage of affordable rental options.

CRAWFORD SQUARE

Renovation and rehabilitation at Crawford Square will modernize the 348-unit buildings and offer both affordable and Project-Based Voucher units.



THE COMPLETED KELLY HAMILTON HOMES DEVELOPMENT ADDED 58 NEW UNITS TO THE HOMEWOOD NEIGHBORHOOD, 42 OF WHICH ARE DESIGNED AFFORDABLE THROUGH OUR PROJECT-BASED VOUCHER INITIATIVE.

MOVING FORWARD— FUTURE PLANS

Development plans have persisted, despite the pandemic, including a commitment of additional funds to expand the range of impact of several long-term redevelopment projects. As part of this, HACP disbursed \$22,125,440 to Allies and Ross Management and Development Corporation, HACP's development instrumentality. This money will be used to fund the Gap Financing Program and other development initiatives. The Gap Financing Program began in December 2015 as a way to increase affordable housing options in the City of Pittsburgh and the building capacity of local nonprofits and community organizations.

These funds will be distributed to developments throughout the city, aiming to make a broad impact for residents in neighborhoods from Allentown to Homewood:

- \$7,000,000 for the Acquisition Rehabilitation Construction
- \$6,000,000 for the Project-Based Voucher (PBV) / Gap Financing Program
- \$5,000,000 for the Bedford-Centre Avenue Set-Aside
- \$3,925,440 for Phases 3-5 of the Larimer/ East Liberty Choice Neighborhood Initiative
- \$200,000 for the Manchester redevelopment

Additionally, together with the Fineview Citizens' Council, HACP received a \$450,000 Planning Grant for the Allegheny Dwellings/Northside Choice Neighborhood Initiative. These funds will allow HACP and the Fineview Citizens' Council to work with stakeholders and empower residents to develop a comprehensive plan for the future of their neighborhood. This planning stage is the first step in the larger Choice Neighborhood Initiative process. Once a plan is completed, HACP, Fineview Citizens' Council, and community groups will apply for an Implementation Grant to bring that plan to fruition.



THE THIRD AND FINAL PHASE OF HACP'S COLLABORATION WITH ELDI ADDED TO THE PREVIOUSLY COMPLETED DEVELOPMENT PHASES (PICTURED HERE), EXPANDING AFFORDABLE HOUSING OPTIONS.

INVESTMENTS IN THE PBV/GAP FINANCING PROGRAM WILL YIELD NEW AFFORDABLE HOUSING DEVELOPMENTS ACROSS THE CITY



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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