

THE LEMINGTON

7151

MARY PECK BOND PLACE

2021
Annual Report



A place to live.
A path to launch.

OUR MISSION STATEMENT

To bring a higher quality of life
to City of Pittsburgh residents
by creating safe, affordable housing
in conjunction with comprehensive support services,
attentive property management,
and forward-thinking
real estate development strategies.

AGENCY OVERVIEW

**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

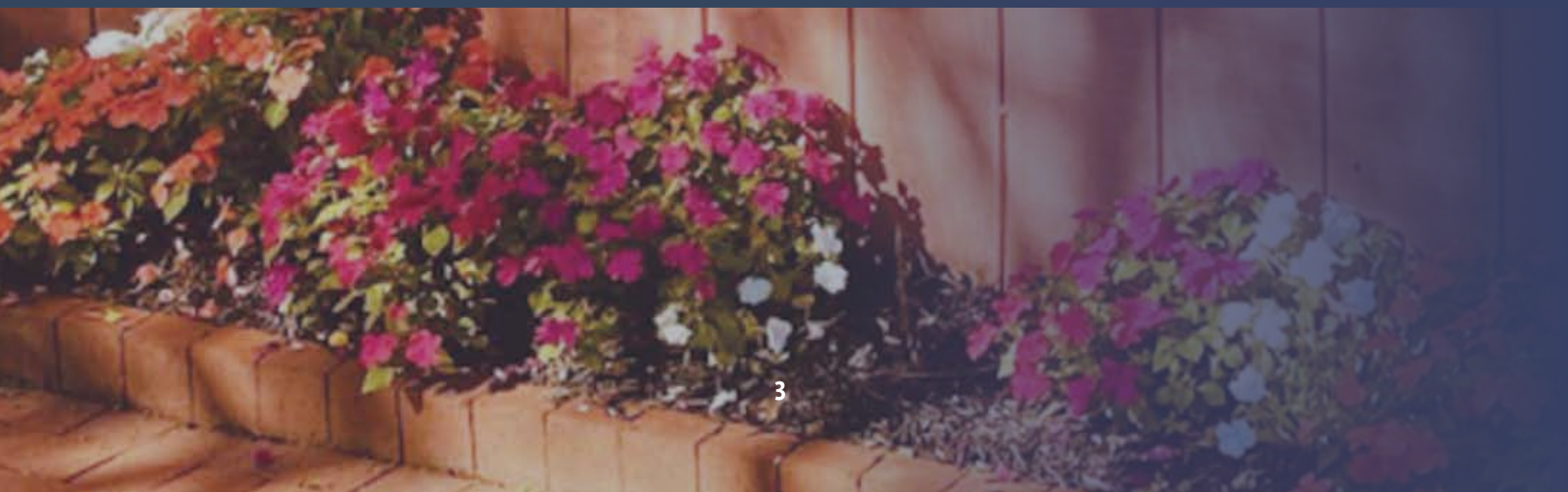
Tammy Thompson

Throughout 2021, the Housing Authority of the City of Pittsburgh (HACP) continued to make progress toward its two major long-term goals, established during HACP's participation in the Moving to Work program (MTW). These include:

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

Promoting the independence of HACP residents through initiatives and policies that are intentionally designed to advance employment, education, and self-sufficiency for those who are able, as well as empowering senior citizens and those with disabilities to live independently.

Since the adoption of the MTW initiative in 2001, HACP has made intensive efforts to achieve these goals and create successful communities that can serve as national models. As HACP's participation in the MTW program moved into its second decade, HACP focused on repositioning its housing stock through multiple development projects and pursued innovative initiatives that set residents on paths to a higher quality of life through self-sufficiency programming.





A handwritten signature in blue ink, appearing to read 'W Peduto'.

William Peduto

Mayor, City of Pittsburgh

A Message from the Mayor

During my tenure as Mayor of the great City of Pittsburgh, the future and longevity of our affordable housing stock has been at the forefront of my efforts to build a more inclusive city. As we look toward creating a Pittsburgh that has more opportunity and prosperity for all, ensuring safe and quality housing is critical. In 2021, our city continued its progress towards these goals.

We continued to work with key partners across the city, including community groups, agencies, and organizations to achieve our shared goals. Together, we were able to create ever more ways for Pittsburgh's residents to gain access to affordable housing. From programs aimed at helping veterans find safe and quality places to live, to revitalizing local housing policy to make it more equitable, the work done this year will have positive impacts for years to come.

By working with the Housing Authority of the City of Pittsburgh (HACP), we've done the important work of ensuring high quality, equitable, and affordable housing for the city's residents. HACP has demonstrated a commitment to Pittsburgh communities that extends beyond just housing, as significant development and modernization projects are paired with programs designed to empower residents to be self-sufficient.

Partnerships with HACP have created more opportunities for lower-income Pittsburgh residents, including the Year Up program, which gives residents job training and internship experience. Also in 2021, HACP made progress on multiple development projects that will not only add more affordable housing options to a variety of communities, but also revitalize the nature of Pittsburgh's housing stock.

Going forward, the city will continue to rely and depend on HACP in our pursuit of a better and more accessible Pittsburgh. I look forward to seeing more progress toward our common purpose in the future.



A handwritten signature in blue ink, appearing to read 'Caster D. Binion', with a stylized flourish at the end.

Caster D. Binion
Executive Director

A Message from the **Executive Director**

2021 presented lingering challenges from the ongoing COVID-19 pandemic, and the Housing Authority of the City of Pittsburgh (HACP) was again prepared to conquer any obstacles. Despite difficulties, HACP continued to invigorate and revitalize our neighborhoods and provide critical support to our residents.

Through our persistent modernization and development efforts, HACP made important strides in our goal of repositioning the City's affordable housing stock. We broke ground at the former Larimer School to mark the beginning of Phases 3 and 4 of the Larimer Choice Neighborhood Initiative, which will add nearly 100 affordable housing units to the rapidly changing neighborhood. On top of that, the B'Nai Israel Synagogue in Garfield moved into its next stages, setting up another expansion of affordable housing in a neighborhood that needs it. These initiatives reflect HACP's core commitment to meet the needs of our communities and ensure that our residents have a high standard of living.

HACP also continued our work of empowering residents to become self-sufficient and achieve their long term goals. This year, that work included a variety of wellness programs that sought to support residents in times of ongoing stress and uncertainty. Emergency Preparedness Days took place across our communities, and the Northview Heights Day of Dignity honored our Somali Bantu community. Self-sufficiency initiatives such as the Resident Employment Program are continuing to help lift up our residents and provide them with knowledge and skills they need to succeed.

Our success has been the result of important collaborations and partnerships with community organizations and agencies, and 2021 was no exception. Throughout the years, HACP has been intentional about forging long-lasting partnerships with these groups to connect our residents to vital services and support systems. Together with 412 Food Rescue, we expanded food deliveries to meet the needs of an additional 500-plus HACP residents in multiple locations. Other community partners have come alongside HACP and helped us provide meaningful programs, such as job training and wellness education, to empower the people living in our communities.

As we look to 2022 and beyond, HACP will continue to relentlessly pursue our goals of expanding affordable housing options in the City of Pittsburgh and improving the quality of life of our residents to ensure that Pittsburgh can be a city for everyone.

REPOSITIONING OF HOUSING STOCK

The old Larimer School has been a centerpiece of the neighborhood for years and will now have a new life as redeveloped housing.



DEVELOPMENT UPDATE

Larimer Choice Phase 3 and 4 (Larimer School)

In October, HACP staff, residents, and the greater community celebrated the groundbreaking of the final development phases of the Larimer Choice Neighborhood Initiative. Phases 3 and 4 are set to redevelop the former Larimer School into new housing for the neighborhood, adding 84 new units of mixed income housing. Of these new units, 80 percent will be affordable, adding much-needed affordable options to this rapidly changing community.

The groundbreaking event had a special focus on community leaders such as Ms. Betty Lane and

Ms. Donna Jackson, two women behind the fight for the redevelopment of the Larimer School as part of the Larimer Consensus Group.

“I have lived in this community for 50 years,” said Ms. Lane. “I’m so glad that I’m still here and able to see this vision come to life.”

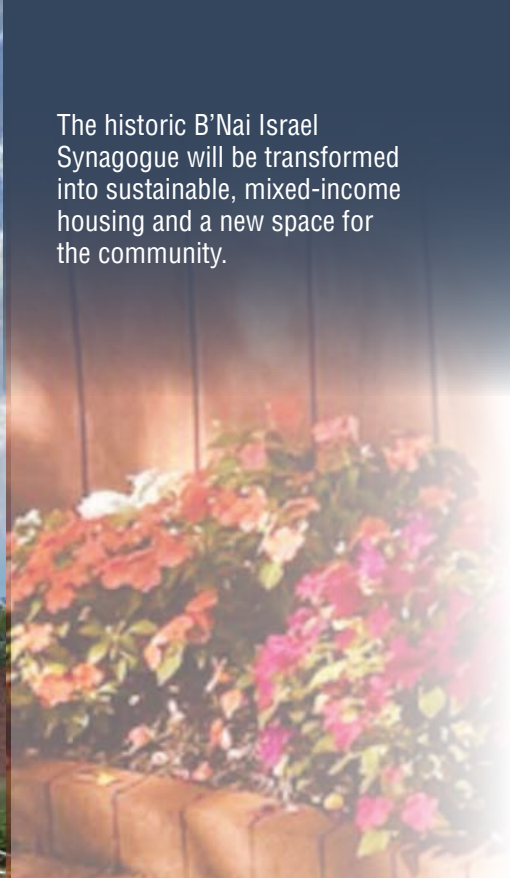
The Larimer Choice Neighborhood Initiative supports residents’ vision to ensure that all of our neighborhoods are the most livable and the most prosperous that they can be. “It has been a tremendous

Everyone in the community was excited to dig in and break ground on the redevelopment of the historic Larimer School.





The historic B'Nai Israel Synagogue will be transformed into sustainable, mixed-income housing and a new space for the community.



DEVELOPMENT SPOTLIGHT

B'Nai Israel Synagogue Redevelopment

partnership of government and community leaders within all of our neighborhoods,” said Lindsay Powell, Assistant Chief of Staff to former Mayor William Peduto. We are so excited to finally break ground in this next and final phase.”

The final phases are set to be completed in early 2023. Alongside the City of Pittsburgh, the Urban Redevelopment Authority, Beacon Communities LLC., Allies & Ross Management and Development

Corporation, and the Pennsylvania Housing Finance Agency, HACP is part of the strong team redeveloping the historic former B'Nai Israel Synagogue into new, affordable housing for the Garfield neighborhood. This exciting redevelopment kicked off this year with a groundbreaking and significant initial progress.

The development plan both utilizes historic, unique architecture and modernizes the building. For example,

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Stakeholders grabbed their shovels to officially break ground on this exciting new development.



HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2021 AND 2020

	2021	2020
Assets		
Current assets:		
Cash and cash equivalents:		
Cash:		
Cash - unrestricted	\$ 206,095,712	\$ 201,390,976
Cash - restricted	1,452,213	1,284,462
Total cash	207,547,925	202,675,438
Investments (cash equivalents):		
Investments - unrestricted	37,383,606	10,199,248
Investments - restricted	5,217,173	7,305,621
Total investments (cash equivalents)	42,600,779	17,504,869
Total cash and cash equivalents	250,148,704	220,180,307
Accounts receivable, net of allowances for doubtful accounts:		
Accounts receivable - PHA projects	40,896	53,179
Accounts receivable - HUD other projects	353,646	4,929,049
Accounts receivable - miscellaneous	1,523,810	1,477,003
Accounts receivable - tenants - dwelling rents, net of allowance	582,134	471,710
Mixed finance notes receivable - current	277,865	1,816,796
Fraud recovery, net of allowance	—	—
Accrued interest receivable	—	21,648
Total accounts receivable, net of allowances for doubtful accounts	2,778,351	8,769,385
Prepaid expenses and other assets - current	612,217	609,513
Inventories, net of allowance	179,007	177,998
Assets held for sale	—	—
Total current assets	253,718,279	229,737,203
Noncurrent assets:		
Capital assets, non-depreciable	34,594,507	36,557,047
Capital assets, net of accumulated depreciation	38,577,636	39,483,058
Prepaid expenses and other assets - noncurrent	150,000	150,000
Mixed finance notes receivable - noncurrent	12,474,634	10,242,791
Investment in mixed finance development activities, net of accumulated amortization	199,219,302	200,190,861
Total noncurrent assets	285,016,079	286,623,757
Total Assets	\$ 538,734,358	\$ 516,360,960

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

STATEMENTS OF NET POSITION

DECEMBER 31, 2021 AND 2020

	2021	2020
Liabilities and Net Position		
Current liabilities:		
Accounts payable and other accrued liabilities	\$ 3,096,720	\$ 3,297,620
Accrued wage/payroll taxes payable	662,990	697,247
Accrued compensated absences - current	107,528	50,811
Accrued contingency liability	140,278	140,278
Accrued interest payable	196,776	862,945
Accounts payable - other government	1,393	3,737
Tenant security deposits	210,259	211,174
Unearned revenue	99,215	624,109
Current portion of capital lease liability and notes payable	634,642	1,018,277
Other current liabilities	404,407	257,140
Total current liabilities	5,554,208	7,163,338
Noncurrent liabilities:		
Capital lease liability and notes payable - noncurrent	13,285,848	14,199,879
Accrued compensated absences - noncurrent	2,948,673	3,138,865
Other noncurrent liabilities	5,163,567	5,252,926
Total noncurrent liabilities	21,398,088	22,591,670
Total Liabilities	26,952,296	29,755,008
Net Position:		
Net investment in capital assets	52,659,883	61,141,879
Restricted for:		
Mixed financing activities	211,955,901	215,271,686
Guarantee corporation	1,999,140	1,999,140
Bedford site	16,302	16,302
Workers' compensation	766,005	765,865
Oak Hill site	100,000	100,000
Larimer CNIG Sustainability Fund	1,500,289	1,500,000
Housing assistance payments	24,833	—
Total restricted net position	216,362,470	219,652,993
Unrestricted net position	242,759,709	205,811,080
Total Net Position	511,782,062	486,605,952
Total Liabilities and Net Position	\$ 538,734,358	\$ 516,360,960

REPOSITIONING OF HOUSING STOCK *continued*



Once completed, the initiative will add 45 new units, 38 of which will be affordable, and a sustainable community space. *(Artist's rendering)*



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the building's rotunda has the capacity to hold up to 1,000 people and will be the future host of community programming such as art classes, and performances. With HACP's commitment to sustainability at the forefront, the modernization efforts include adherence to the highest standards of green building. When completed, the building will be both Enterprise Green Communities and Passive House certified.

HACP contributed over one million dollars to the development as part of its PBV/Gap Financing Program,

funding 13 project-based voucher units out of the 45 being added during the project. The PBV/Gap Financing program allows for the successful development of top-notch, affordable rental units by providing rental operating subsidies and last resort financing.

Additionally, 25 other housing units will be subsidized by stakeholders, bringing the total number of affordable units to 38. Construction of the B'Nai Israel Synagogue is projected to be completed by the fall of 2022.

FUTURE AND ONGOING DEVELOPMENT

The HACP continues to engage in numerous development initiatives across the city to bring quality and affordable housing to Pittsburgh's residents. These developments are in various phases of the implementation process and include:

- Bedford Dwellings Choice Neighborhood Initiative in the Hill District;
- North Side Choice Neighborhood Initiative in Fineview, Perry Hilltop, and California-Kirkbride;
- Manchester redevelopment in Manchester; and
- Continued Project-Based Voucher activity across the city.

MODERNIZATION

HACP's commitment to promoting quality affordable housing in the City of Pittsburgh isn't limited to constructing new housing. We've continued our work to ensure that our residents have the best and highest quality housing experience by continuing to modernize and improve existing housing, from roof repairs to weatherization.

the major mechanical, electrical, and plumbing systems in the building. A new roof was included along with additional on-site parking, cutting-edge stormwater management, and the construction of the building's new entrances. Upon completion, more than 50 units of newly-refurbished senior housing will be available to the community. Work is expected to be completed in 2022.

LEMINGTON SENIOR HOUSING

The Lincoln-Lemington-Belmar initiative has preserved housing options for senior citizens in the East End and features a renovation of the former Lemington Home for the Aged. The renovations included replacement of all

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2021 provided cause for celebration as HACP and our partners unveiled the Liberty Green playground (**top left**) in the Larimer Choice Neighborhood footprint and new senior citizen housing at The Lemington (**top right, bottom left**); planning for community-wide revitalization continued to advance in Allegheny Dwellings and the surrounding community (**bottom right.**)



PROMOTING SELF-SUFFICIENCY AND INDEPENDENT LIVING

HACP staff members teamed up with 412 Food Rescue deliverers to bring fresh food to Bedford Dwellings residents as part of their expanded partnership.

COMMUNITY PROGRAMS

FOOD ACCESS

HACP's successful partnership with 412 Food Rescue to secure food access for residents living in HACP communities expanded in 2021. Since the collaboration began in 2016, 412 Food Rescue has administered nearly 7,000 food deliveries for HACP communities. These deliveries have resulted in the equivalent of 1.1 million meals being provided to those in need. Now, Allegheny Dwellings, Arlington Heights, Finello Pavilion, Manchester Commons, Murray Towers, and Pennsylvania-Bidwell will have regularly-scheduled food deliveries, connecting an additional 500-plus low-income families to fresh, healthy food.

The new food system also gives HACP residents the opportunity to get involved in 412 Food Rescue and develop their leadership skills. 412 Food Rescue developed new positions specifically for residents, including full time, year-round drivers and assistants, as well as up to three part-time HACP "Resident Leads" who will help during the distribution process.

EMERGENCY PREPAREDNESS DAYS

Together with groups such as the Minority Emergency Preparedness Task Force (MEPTF), the Center for Victims, UPMC, Ursuline Support Services, Gateway Health Plan, and the Allegheny County Health Department, HACP hosted emergency preparedness and health awareness events across Pittsburgh.

At one event in Arlington Heights, HACP and the MEPTF worked together to distribute emergency preparedness materials and relevant resources to encourage healthy living. This occurred in tandem with the broader



Preparedness Month programming, which featured collaborations including a UPMC-hosted COVID-19 vaccination clinic.

HACP also hosted Health Awareness Fairs in Allegheny Dwellings, Bedford Dwellings, Homewood North, and Northview Heights. These events connected residents with important resources and each other, aiming to combat the health inequities and continued social isolation that the COVID-19 pandemic has exacerbated.

NORTHVIEW HEIGHTS DAY OF DIGNITY

Throughout the fall, Islamic Relief USA hosted a series of nationwide events as part of its Day of Dignity campaign. One such event took place in Pittsburgh, where HACP and the United Somali Bantu of Greater Pittsburgh (USBGP) worked together to create an event focused on health, family, and other needs of the Somali Bantu community in Northview Heights.

The Day of Dignity, which was held on November 13, 2021, brought neighbors in Northview Heights together in a veritable celebration of community. Not only that, the day connected residents to critical resources such as COVID-19 vaccinations, flu shots, and hot meals. HACP especially values its partnership with groups like Islamic Relief USA and USBGP, as they ensure that HACP's immigrant communities needs are met.

CLEAN SLATE E3

Since 2009, Clean Slate E3 has provided more than \$400,000 in scholarships to young HACP residents, and 2021 was no exception. Clean Slate E3, the educational nonprofit affiliate of HACP, and its partner organization, NEED, were excited to disburse \$67,500 in scholarships to fourteen (14) students in 2021, including six new recipients. 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. One student received the Officer Calvin Hall Memorial Scholarship, a scholarship named after Pittsburgh Bureau of Police Officer Calvin Hall, who died in 2019. The student will be using the funds to study Criminal Justice at Alabama A&M University.



Continued on page 14



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Allegheny Dwellings hosted community-planning and resident engagement events throughout 2021 as HACP and the Fineview Citizens Council continue to advance revitalization plans through the Choice Neighborhoods model.

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HACP strived to find safe, creative ways to keep residents engaged during the pandemic, such as regular health fair/ movie nights at HACP's high rise communities.

PROMOTING SELF-SUFFICIENCY AND INDEPENDENT LIVING continued



The City of Pittsburgh was one of several dozen employers to set up shop during a 2021 Job Fair hosted in the Northview Heights Gym.

SECTION 3/ RESIDENT EMPLOYMENT PROGRAMS

RESIDENT EMPLOYMENT

Our Section 3 Resident Employment Program worked diligently throughout the year to link people with job opportunities, connecting over 100 people with new employment. By working with partners across the city, the Resident Employment Program established 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 OPPORTUNITY AND SELF-SUFFICIENCY

The Resident Opportunity and Self-Sufficiency (ROSS) Program continued to develop programs that helped residents gain the skills necessary to build successful careers and achieve self-sufficiency. From events and employment fairs to financial wellness classes and interview prep, HACP's ROSS coordinators spent the year finding new ways to meet the needs of our residents.



Former HACP Resident Employment Program client Marcus Kennedy used the experience and connections made working with the program to launch his own successful HVAC company. The Section 3 Resident Employment Program connected numerous residents to various resources, including this resident who was able to obtain her driver's license through our Driver's Ed program.



Spotlight: CVS PHARMACY TECHNICIAN PROGRAM

One program residents were connected to this year was the CVS Pharmacy Technician Program. This program, a partnership with Ebenezer Outreach Ministries, trained participants in a custom-built model pharmacy and provided them with Pharmacy Technician certifications upon completion of the program. After graduation, residents who participated were on track for professional licensure and had job offers in hand. HACP's Resident Employment Program will continue to find, create, and connect residents with such life-changing opportunities like this one.



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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