

NEWS & VIEWS

Housing Authority of the City of Pittsburgh | FALL 2025



PUBLICLY SPEAKING: A MESSAGE FROM THE EXECUTIVE DIRECTOR



The Housing Authority of the City of Pittsburgh (HACP) and its staff continue to be recognized across the nation as pathfinders in affordable housing. It's a distinction that we take great pride in.

This summer, we welcomed HUD Secretary Scott Turner, U.S. Sen. David McCormick, and their staff to tour the Bedford EnVision Center and the ABK Learning & Development Center in the Hill District. Sec. Turner and Sen. McCormick also toured our WiFi On Wheels (W.O.W.) CyberBus, and we were incredibly humbled to unveil our newest mobile classroom, the Workforce on Wheels CyberBus 2.0, during their visit.

The HACP is proud to be one of the first public housing authorities in the country equipped with two state-of-the-art CyberBus mobile units designed to fulfill our mission to be a place to live and a path to launch for every family we serve. These endeavors are made possible thanks to our strong community partnerships and our drive to continually reinvent service delivery to better serve our residents.

The HACP joined our partners this fall to celebrate a key moment in the long-awaited revitalization of the historic Hill District with the completion of Phase I of the Bedford Dwellings Choice Neighborhoods Initiative, The Reed, a 123-unit mixed-use development located at Reed and Roberts streets.

In other development news, our Gap-Financing/Project-Based Voucher Program is going strong with the groundbreaking of African Queens Apartments in the Hill District, ribbon cutting at Stanton Highlands Apartments near East Liberty and Garfield, and the announcement of Cecil Place, a 97-unit affordable housing project in partnership with Beacon Communities and Pittsburgh Scholar House. For this endeavor, the HACP has invested \$3 million and 47 Project-Based Vouchers available to single parents in the PSH Wayfinders Program who are seeking to further their education.

The HACP staff continues to remove barriers for our residents through many self-sufficiency programs, including the free CVS Health Pharmacy Tech Training Program offered in partnership with the HACP and Ebenezer Outreach Ministries. Since its launch, the program has supported 104 HACP referrals in securing direct employment, including Pharmacy Technician positions and managerial roles.

To fittingly round out our latest news, we welcomed members of Ms. Cheryl Gainey's family to the grand re-opening of the Cheryl Gainey Wellness Center at Allegheny Dwellings this summer. The HACP was overjoyed to honor her legacy by reopening the center to help residents improve their health and wellness.

Thank you for trusting the HACP as your premier housing provider in the City of Pittsburgh. We will continue to serve all of our residents with more innovative housing and programs. Stay tuned!

Caster D. Binion
HACP Executive Director

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HACP Hosts HUD Secretary Scott Turner, U.S. Sen. Dave McCormick in the Hill District



From left, Joseph DeFelice with HUD, Michelle Sandidge and Caster D. Binion with the HACP, U.S. Sen. David McCormick, and HUD Secretary Scott Turner pose outside the Bedford EnVision Center in the Hill District during a site visit in July.



Executive Director Caster D. Binion explains HACP programs to U.S. Sen. Dave McCormick, HUD Secretary Scott Turner, and their staff members during a site visit at the Bedford EnVision Center in July.



HUD Secretary Scott Turner, former NFL defensive back, poses near the HACP W.O.W. CyberBus and the Jerome Bettis artwork printed on the back. The CyberBus was launched in 2022 in partnership with the Jerome Bettis Stop the Bus Foundation and Pittsburgh's STEM Coding Lab.



HUD Secretary Scott Turner, right, shakes hands with HACP Project Specialist Raymond Craighead during his visit to the Bedford EnVision Center in the Hill District in July.

The HACP welcomed U.S. Department of Housing & Urban Development Secretary Scott Turner and U.S. Sen. Dave McCormick at the Bedford EnVision Center in the Hill District on July 25, 2025. Sec. Turner and Sen. McCormick were impressed by the many programs the HACP has in place to assist its residents in obtaining self-sufficiency, including our 24/7 ABK Child Development Center, the Family and Resident Self-Sufficiency programs, and our innovative WiFi On Wheels CyberBus. The HACP's newest mobile classroom aimed at helping residents gain sustainable employment, the Workforce on Wheels Cyberbus 2.0, was also unveiled during their visit. Thank you to Sec. Turner and Sen. McCormick, as well as their staff, for taking time to tour our facilities and learn about our crucial programs! We look forward to hosting you again in the near future! For more on their visit, please read the HUD Press Release here: <https://www.hud.gov/news/hud-no-25-112>.

Historic Redevelopment of Bedford Dwellings Continues in the Hill District

The Hill District is quite busy these days as more phases of the multi-year Bedford Dwellings Choice Neighborhoods Initiative are moving toward completion.

The revitalization of the historic Hill District includes the multi-million-dollar investment in the state's oldest occupied public housing development. Once complete in 2032, the new Bedford Dwellings will consist of 823 units of public housing, more than double its current capacity of 411 units.

In 2023, the HACP was awarded a \$50 million Choice Neighborhoods Implementation Grant through the U.S. Department of Housing & Urban Development (HUD). This grant aims to transform the neighborhood with a projected total investment of more than \$400 million. By focusing on three key areas: Housing, Neighborhood, and People, the CNI Grant provides a comprehensive approach to improve quality of life for the residents of Bedford Dwellings and the surrounding neighborhood.

Construction on Phase II: Francis Street of the Bedford Choice Neighborhood redevelopment of Bedford is currently underway.

Once completed, Francis Street will consist of 103 replacement units of affordable housing for current Bedford residents.

Phase I of the project, The Reed, is a 123-unit mixed-use development that includes 90 replacement units for Bedford Dwellings residents. It is comprised of 24 townhomes, a 46-unit family building, and a 53-unit senior high rise for residents ages 55 and older. The Reed was completed in October 2025. Current Bedford Dwellings residents are being relocated to the new location each month through December.

Phase II is the redevelopment of Francis Street with new housing currently being built. Once completed, Francis Street will consist of 103 replacement units of affordable housing for current residents. Future phases will follow as relocation



continues, including new construction on the current Bedford site, the oldest occupied public housing complex in the state.

As of October 24, 2025, nearly 66 families have been relocated. Relocation is being done in stages to align with construction to ensure residents have time and support in choosing their housing options and preventing isolation of residents, according to Cynthia McCleod, HACP Choice Neighborhoods Initiatives Manager.

“Residents have a guaranteed right to return,” she said. “The redevelopment is designed to strengthen housing, education, workforce, and health outcomes. Regular community updates will continue to ensure transparency and will include input from residents.”

Comprehensive support services include relocation counseling and case management through HACP staff and community partners; financial assistance for moving costs, deposits, and utilities (covered under HUD’s Uniform Relocation Assistance guidelines); housing search assistance for families choosing

Housing Choice Vouchers or other units; and supportive services including workforce development, and health and education programs through the CNI People Plan.

“This development represents a new future for Bedford and the Hill District. It is about more than bricks and mortar — it is about restoring opportunity, creating safe and high-quality housing, and honoring the legacy of a historic community while investing in its long-term growth.”

For more on the Bedford Dwellings CNI initiative, please visit: <https://hacp.org/housing-authority-of-the-city-of-pittsburgh-receives-approval-for-50-million-choice-neighborhoods-initiative-grant-for-redevelopment-of-bedford-dwellings>.

<https://hacp.org/housing-authority-of-the-city-of-pittsburgh-city-of-pittsburgh-and-us-department-of-housing-and-urban-development-announce-grant-award-commencement-of-bedford-dwellings-redevelopment>

<https://hacp.org/bedford-cni>

Everything HCV Tenants Need to Know About HUD-Required NSPIRE Inspection Standards

The Housing Authority of the City of Pittsburgh (HACP) began using the HUD-required NSPIRE inspection standards for Housing Choice Voucher properties on **Oct. 1, 2025**.

NSPIRE (National Standards for the Physical Inspection of Real Estate) replaces the Housing Quality Standards inspection guidelines.

NSPIRE is designed to focus on resident health and safety, and addresses the increase in multi-family properties and tenant and project-based vouchers.

The new guidelines will focus on the unit itself, as well as outdoor and indoor common areas. Inspectors will determine if

checklist items fall within the three deficiency categories: Low, Moderate, and Severe/Life-Threatening.

- If a unit is in the Low category, it is considered a passed inspection.
- Moderate means the unit affects habitability, but does not pose an immediate risk or threat, and must be repaired within 30 days.
- Any unit that falls under the Severe/Life-Threatening category will immediately fail inspection, and the owner has 24 hours to make repairs.

NSPIRE aims to:

- Improve Resident Health and Safety
- Strengthen Physical Standards
- Enhance Inspection Efficiency
- Promote Year-Round Maintenance

NSPIRE ensures that occupied units will be inspected at least once a year.

For more information on NSPIRE, visit:

- <https://hud.gov/reac/nspire>
- <https://bit.ly/NSPIREGuidelinesForTenants>

The HACP began implementing the new NSPIRE inspection guidelines, replacing the HQS guidelines, within the Housing Choice Voucher Program on Oct. 1, 2025.

For questions, please contact the Housing Choice Voucher Department at: 412-456-5090.





The renovation of the existing building at 120 Cecil Place will create 97 affordable housing units. The HACP has contributed \$3 million in Gap-Financing and 49 Project-Based Vouchers for the development.

HACP, ARMDC Invest \$3M in Gap-Financing to Downtown Development Centered Around Single Parents Pursuing Higher Education

The Housing Authority of the City of Pittsburgh and its development arm, Allies & Ross Management and Development Corp. (ARMDC), have invested \$3,050,000 in Gap-Financing and 49 Project-Based Vouchers for a Downtown adaptive reuse development aimed at assisting single parents pursuing higher education.

[Beacon Communities](#) is converting an existing office building and decommissioned steam plant at 120 Cecil Place into 97 affordable housing units, owned by BC Cecil LLC.

The 49 Project-Based Vouchers provided by the HACP will be used by Pittsburgh Scholar House Wayfinders program participants to provide single parents with housing while they pursue their 2- or 4-year degrees. Vouchers are reserved for single parents (with one child under age 18) who meet the Housing Choice Voucher [income eligibility](#) and maintain at least a 2.0 grade-point average.

[Pittsburgh Scholar House](#), an affiliate of [Family Scholar House](#) based out of Louisville, KY, is dedicated to helping families build a cycle of prosperity. The nonprofit supports single parents and their children by providing academic support, empowering single parents to improve their economic circumstances, and offering enrichment services to strengthen

family relationships. This three-pronged approach helps participating families thrive as they work to achieve their goals.

Wayfinders participants who reside at 120 Cecil Place will also receive extensive wraparound services provided by Pittsburgh Scholar House, including childcare, counseling, career readiness, and transportation assistance, housed within the development.

The Cecil Place development will include seven studio apartments, 12 one-bedroom apartments, 47 two-bedroom apartments, and 31 three-bedroom apartments.

For more information on Cecil Place, please visit: <https://hacp.org/hacp-armdc-invest-3m-in-gap-financing-to-downtown-development-centered-around-single-parents-pursuing-higher-education>.

For more information on our Gap-Financing Program, please visit: <https://hacp.org/hacp-armdc-have-invested-more-than-60-million-in-gap-financing-loans-to-help-increase-affordable-housing-footprint-across-the-city-of-pittsburgh>.

For a list of current open waiting lists at HACP Project-Based Voucher sites, please visit: <https://hacp.org/housing/apply-for-housing>.

Free CVS Health Pharmacy Tech Training Program Continues to Motivate Eager Learners

Did you know the Housing Authority of the City of Pittsburgh (HACP) partners with CVS Health and Ebenezer Outreach Ministries (EOM) to offer a free Pharmacy Technician Training Program to residents and members of the community?

The five-week course is held in the state-of-the-art Workforce Development and Training Center, located inside Ebenezer Missionary Baptist Church, 2001 Wylie Ave. in the Hill District. Students can choose to attend classes in the morning cohort from 9 a.m. to 1 p.m. or the evening cohort from 5 to 9:30 p.m., Monday through Friday.

Since the HACP launched the employment pipeline in partnership with CVS Health and EOM in 2024, the program has supported 104 HACP referrals in securing direct employment, including pharmacy technician positions and managerial roles, according to Lloyd C. Wilson Jr., HACP Resident Sustainability Manager.

“This program is a strong example of how community partnerships can transform lives,” noted Wilson. “By leveraging the expertise of CVS Health and the trusted community presence of Ebenezer Outreach Ministries, HACP has been able to provide residents with not just job placement but pathways to sustainable careers.”

Ebenezer Outreach Ministries also provides participants with supportive wraparound services, which help residents stay engaged and overcome barriers. These services include a health clinic, food pantry, daycare, after-school programs and transportation assistance.

Qualified participants must be 18 or older, have a high school diploma or GED, possess a valid driver’s license or state-issued ID, pass a drug and background screening, and attend a mandatory open house, which determines participant readiness and commitment to the program. It includes 96 hours of in-person, hands-on training and a 40-hour externship at CVS Pharmacy, according to program Co-Director and Daytime Instructor Chris Ransome.

“This program is investment-based, meaning that instead of charging students tuition, it awards qualified individuals the opportunity to attend at no cost — making it especially valuable for people in underserved communities who want to build a career without taking on debt,” Ransome added.

At a July open house, Ny’Jae Albrecht, a former medical assistant, said she was joining the program because she wanted to work toward a new career and get a breath of fresh air.

“I wanted to let people know that my color really matters in this world, and I want people to know if I can do it, they can do it,” she added. “I don’t just want a job; I want a career.”



CVS Health and Ebenezer Outreach Ministries celebrate one of the largest graduating classes from the free CVS Pharmacy Tech Program at Ebenezer Missionary Baptist Church in the Hill District.

Recent program graduates Ericka Morris and Ian Brown, both certified medical technicians, said they joined the program to make a difference and change their career paths.

“This is a life-changing experience for me,” Brown noted. “It’s refreshing to know that even at 35 I’m still able to change and have a career.”

They advise future program participants to show up on time, prepare, and be ready to learn.

“They give you everything you need to succeed,” Morris said. “Your part is to get up and go toward it. Get up, get ready, and be willing to learn, and it’s going to be given to you.”

Ransome has been a Pharmacy Technician since 2014. He got involved with the program because he saw how limited access to healthcare, job opportunities, and career education affected so many people around him while he was growing up.

A graduate of Bidwell Training Center, Ransome said the program stood out as a chance to change that cycle.

He advises students to understand what a pharmacy technician does, be prepared to learn medical and technical content, as well as strengthen math and memorization skills, and take the class seriously.

“Becoming a pharmacy technician is more than just getting a job, it’s about stepping into a career where you’re trusted, respected, and truly helping people every day. I encourage others to sign up because it’s a real opportunity to improve your quality of life, not just financially, but in terms of stability, purpose, and growth,” he said.

For more information on the program, please contact Wilson at: 412-643-2761, or call or text Daytime Instructor Chris Ransome and Evening Instructor Brandon Alexander at: 412-254-4202.

HACP Opens Allegheny Dwellings Wellness Center Named for Community Champion Ms. Cheryl Gainey

The HACP was honored to open the Cheryl Gainey Wellness Center at Allegheny Dwellings on Thursday, June 5, 2025.

Ms. Gainey, who served as Allegheny Dwellings Tenant Council president and a term as HACP commissioner, was a champion for the health and wellbeing of her community at Allegheny Dwellings. Her sons, Bruce and Nate, along with other family members, traveled from New York to commemorate the occasion.

"When my mother got sick, my brother and I fought to get her back to Buffalo. She fought us tooth and nail. Now I see why she fought so hard. Thank you for putting her name on something so beautiful and for the love that everyone here has shown! I appreciate you all from the bottom of my heart," Bruce Gainey said.

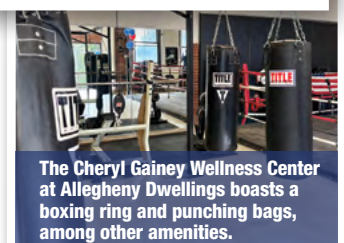
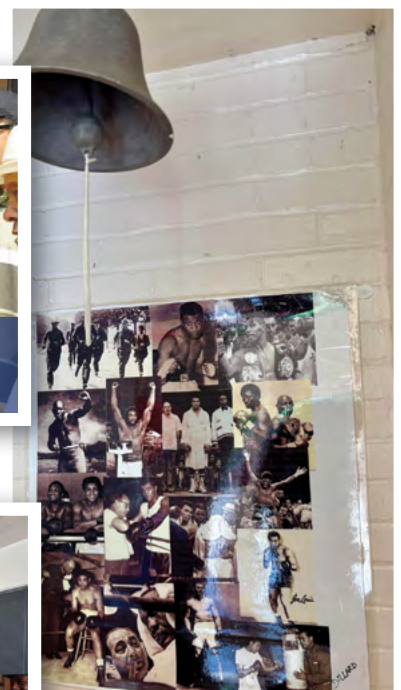
The center is led by longtime Coach and Program Director Leroy Dillard, Manager Thomas Chatman, and Coaches Kaleeq Anderson and Ariya Jetter.

The Cheryl Gainey Wellness Center is open to all Allegheny Dwellings residents and features a full complement of programs and services designed to meet residents' needs. Its current hours are: Tuesdays and Thursdays, 3:30-6:30 p.m., and Saturdays, 10 a.m.-1 p.m.

The HACP would like to thank Highmark Wholecare, the Buhl Foundation, and the Three Rivers Adoption Council for their generous support with this project. The Cheryl Gainey Wellness Center is also supported by HACP's nonprofit, Clean Slate E3.

For more on the grand re-opening of the wellness center, please visit: <https://hacp.org/hacp-opens-allegheny-dwellings-wellness-center-named-for-community-champion-ms-cheryl-gainey/>

For more information on the Cheryl Gainey Wellness Center, contact Coach Chatman at: 412-871-7701.



Thirty-two Rising HACP Youth Awarded \$157,500 in Scholarships From Clean Slate E3, NEED Partnership

Clean Slate E3, HACP's nonprofit affiliate, and NEED Scholarships announced in July 2025 they awarded \$157,500 in scholarships to 32 rising HACP youth for the 2025-26 school year.

This year's scholarship awardees include 11 new recipients and 21 returning students.

Clean Slate E3 began its scholarship program in 2009 with the help of its valued partner, NEED. HACP residents — in both Low-Income Public Housing and the Housing Choice Voucher Program — who are either graduating high school or continuing their college education with a cumulative GPA of 2.5 or higher are eligible to apply.

Clean Slate awards up to \$4,000 and NEED awards up to \$1,000 a year for four years to each recipient, with total awards of up to \$20,000 to recipients chosen by representatives at NEED.

Since its inception, the Clean Slate E3 Scholarship Program has awarded more than \$700,000 in scholarships to HACP residents. Monies from the scholarship fund come from HACP employee donations and other contributions; it is not funded with federal dollars.

New this year, two students were awarded scholarships named for the late Ms. Gail Felton and Ms. Cheryl Gainey. Ms. Felton and Ms. Gainey were tireless advocates of supporting their communities at Bedford Dwellings and Allegheny Dwellings, respectively.

Both Ms. Felton and Ms. Gainey served as Tenant Council President in their communities, and fought to help improve the quality of life for all residents, particularly HACP youth.



"We have a motivated group of scholarship recipients this year who are eager to begin or continue their education in the field of their choice," Susan Lofaro, Clean Slate's new Program Manager, said. "Clean Slate is grateful to NEED and the many contributors who help keep our scholarship program afloat as we work to improve the quality of life of the emerging leaders of the HACP."

To learn more about Clean Slate, scholarship eligibility, and contributing to the scholarship fund, please visit: <https://hacp.org/programs-services/scholarship-fund>.



The 2025 Clean Slate E3 Scholarship recipients are pictured with their parents and Clean Slate E3 Program Manager Susan Lofaro.

Clean Slate, FSS Success Stories Shared During Hill District Forum Event

The Housing Authority of the City of Pittsburgh (HACP) and its nonprofit affiliate, Clean Slate E3, have had an immeasurable impact on local youth and adults for many years.

During a July 23, 2025 forum event presented by Clean Slate and ACH Clear Pathways, attendees learned how Clean Slate's Scholarship and youth confidence-building programming, as well as the HACP's Resident Self-Sufficiency and Home Ownership initiatives, have led participants down a path that launched them to a brighter future.

Held in the Elsie Hillman Auditorium of the Kaufmann Center, home of ACH Clear Pathways, eight panelists and one emcee shared their experiences with current scholarship recipients, their families, community members, and stakeholders.

Five former Clean Slate Scholarship recipients — Brittney Good, Kayla Lewis, Michael Matthews, Dior Blair Brown, and DeVontay Eberhardt (emcee) — first shared how the program helped shape their futures.

Brittney Good grew up in Larimer and had a dream of teaching children worldwide.

Good earned her master's degree in early childhood education from Edinboro University. She taught kindergarten for 10

years, and is now in her third year teaching gifted students at Manchester Academic Charter School.

"This program taught me the importance of planning and work ethic," she said.

Following lunch, four local entrepreneurs — Tyian Battle, Anthony Harris, Melvena Daniels, and Quintin Johns — who once lived in public housing shared their success stories.

Battle, Executive Director of ACH Clear Pathways and a Hill District native, was an HACP Housing Choice Voucher holder.

She said the voucher allowed her to rent a nice two-bedroom home. Battle was encouraged to join HACP's Family Self-Sufficiency Program that helped her clean up her credit, and eventually purchase her own home through the Homeownership Program.

"That was a true blessing to be part of the HACP program," she said.

For more Clean Slate E3 and FSS success stories, please visit: <https://hacp.org/clean-slate-fss-success-stories-shared-during-hill-district-forum-event>.



Clean Slate E3 alumni and current students share their experiences within the program and listen to advice from Executive Director Caster D. Binion at the Clean Slate E3 Forum.

Local entrepreneurs speak on their accomplishments and how they have impacted their communities at the Clean Slate E3 Forum with emcee Ty Miller.



HACP Fall & Winter Public Safety Reminders

“Coffee with Cops” is strengthening community bonds, one cup at a time!

HACP Public Safety, in collaboration with the City of Pittsburgh Police in Zones 1, 2, 3, and 5 sponsored a booth at each of the communities during this summer’s HACP Community Health Awareness Days. It was a fun and engaging event for all residents within our communities.

In an era where trust and transparency between law enforcement and the public are more important than ever, community policing initiatives like “Coffee with Cops” are making a meaningful impact. By pairing casual conversation with a cup of coffee, local police departments are finding new ways to connect with residents — especially during Health Community Days, where the focus is on wellness, safety, and unity.

“Coffee with Cops” is a national movement that encourages informal, agenda-free interactions between police officers and

community members. The goal is simple: build relationships, foster understanding, and break down barriers.

These events provide a relaxed, welcoming environment where officers are seen not just as enforcers of the law, but as neighbors, mentors, and allies in public health and safety.

For many attendees, it’s the first time they’ve spoken with a police officer outside of a crisis or enforcement situation — an experience that can reshape perceptions and build lasting rapport!



Winter Safety Tips

As the colder months approach, it’s important to stay safe and prepared. Follow these personal and building safety tips to ensure a safe and warm winter season.

Personal Safety

- Dress in Warm Layers: Don’t forget hats, gloves, thick socks, and non-slip slippers or boots.
- Stay Hydrated & Nourished: Cold weather can dehydrate you faster than you think. Eat well and drink water regularly.
- Prepare an Emergency Kit:
 - Flashlight and extra batteries
 - Warm blankets
 - Non-perishable food and bottled water
 - Necessary medications
- Keep Devices Charged: Make sure your phone or emergency alert device stays charged.
- Check In on Others: Encourage regular check-ins with neighbors, friends, or family — especially seniors or those living alone.

Building & Apartment Safety

- Know Your Fire Exits: Familiarize yourself with all exit routes in your building.
- Post Emergency Contacts: Keep important phone numbers easily accessible.
- Prevent Fire Hazards:
 - Avoid leaving space heaters unattended.
 - Use candles with caution or opt for battery-powered alternatives.

- Block Drafts: Use draft stoppers on windows and doors to keep the cold out and heat in.

Elevator Safety

- Power Outage Precautions:
 - Avoid using elevators during storms or power outages.
 - Know where the stairwells are located.
 - Keep a flashlight or headlamp nearby in case of emergencies.

Stay safe, stay warm, and look out for one another this winter!

For more information on the HACP Public Safety Department, please visit: <https://hacp.org/programs-services/public-safety>.

Important Numbers

- Emergencies: 9-1-1
- Non-Emergencies: 3-1-1
- Anonymous Bully Hotline: 412-471-2275
- HACP Public Safety Department: 412-456-5000, Extension 2801



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Executive Director

Caster D. Binion

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ATTENTION HACP RESIDENTS & CLIENTS



Beware of Phishing Email Scams!

The HACP has been made aware of phishing email scams where a client or resident is asked to open a digital document (such as Adobe Sign or Docusign) that appears to be sent by an HACP employee.

However, once the "Open Here to Review" button is clicked, nothing is attached to sign.

These emails are sent by scammers attempting to steal your personal information!

If you receive an unknown document for review, please reach out to the HACP and the email's sender to check its legitimacy.

→ **NEVER** click on any links or open attachments in an email without verification.

→ **HOVER** over links to check the attached URL. Actual HACP emails will contain: **www.hacp.org** within the URL

→ **NEVER** enter your personal information without verification of a document's legitimacy

→ **CHECK** for **red flags** such as urgent threats, generic greetings or poor grammar/misspellings

To ensure an email is legitimate, please call the HACP at: 412-456-5000, and contact the associated department/staff member.

For more information on phishing scams, please visit:
<https://consumer.ftc.gov/articles/how-recognize-avoid-phishing-scams>