Housing Authority City of Pittsburgh

MOVING TO WORK (MTW)

DRAFT
Annual Plan

FY 2027

HACP BOARD APPROVAL:
SEPTEMBER 24, 2026

HUD SUBMISSION:
OCTOBER XX, 2026

Housing Authority City of Pittsburgh

BOARD OF COMMISSIONERS

Wasi Mohamed, Chair

Jala Rucker, Vice Chair

Valerie McDonald Roberts

Janet Evans

Khari Mosely

Charlise Smith

Tammy Thompson

EXECUTIVE DIRECTOR

Caster D. Binion

Adopted by the HACP Board of Commissioners: September 25, 2026

HUD MTW Office Submission: October xx, 2026

HUD MTW Office Approval: December xx, 2026

Table of Contents

I. MOVING TO WORK (MTW) VISION AND STRATEGIC GOALS

A. Moving to Work (MTW) Overview

The Moving to Work (MTW) Program is a federal demonstration initiative operated by the U.S. Department of Housing and Urban Development (HUD) that provides designated Public Housing Authorities (PHAs) to include the Housing Authority City of Pittsburgh (HACP), the flexibility to design and test innovative strategies that improve housing services and outcomes for families. MTW agencies have the opportunity to streamline operations, create locally tailored housing programs, and shift resources to where they are most needed. The program focuses on three (3) key goals: increasing housing choice, promoting self-sufficiency, and improving cost-effectiveness in housing operations.

B. HACP Moving to Work (MTW) Vision and Overview

As of July 2026, the HACP serves over 8,000 households across its programs including the Housing Choice Voucher (HCV) formerly referred as Section 8, the Low-Income Public Housing (LIPH) or conventional public housing, Mixed-Finance Properties to include the Rental Demonstration Program (RAD), Homeownership Initiatives, and the Local, Non-Traditional (LNT) Property-Based programs. To deliver voucher assistance, the HACP partners with approximately 1,500 private housing providers. The HACP ensures regulatory compliance, operational efficiency, and strategic alignment by tracking comprehensive demographic metrics via weekly Executive Dashboards shared with the HACP leadership and the Board of Commissioners. This data infrastructure directly affects policy decisions and tracks milestone execution across short- and long-term agency goals.

Throughout FY 2026, the HACP actively repositioned and expanded its affordable housing portfolio by deploying diverse federal tools and capital strategies, including the RAD conversions, Project-Based Vouchers (PBVs), gap financing, strategic acquisitions, and mixed finance structures. Central to these redevelopment efforts is the ongoing administration of the FY 2023 $50 million Choice Neighborhoods Imitative Grant (CNIG), leveraging federal funding to execute the comprehensive physical, operational, and socio-economic transformation of the Bedford Dwellings and Hill District communities.

In tandem with the physical development initiatives, the HACP prioritizes resident well-being and economic mobility. Programs such as the Family Self-Sufficiency (FSS), Resident Opportunity and Self-Sufficiency (ROSS), and initiatives led by the Resident Self-Sufficiency (RSS) Department offer comprehensive, wrap around services to include job readiness, parenting classes, youth programming, and Tenant Council advocacy. These efforts are designed to equip families with the tools needed to achieve long-term independence and stability.

The HACP also supports families transitioning from renting to homeownership through its Homeownership Program and assists vulnerable populations – such as formerly homeless individuals and veterans – through Special Purpose Vouchers to include the Veterans Affairs Supportive Housing (VASH). These efforts reflect the HACP's holistic approach to housing therefore, creating not just units, but opportunities for lasting transformation.

At its core, the HACP is working to change the face of affordable housing in the city of Pittsburgh by building strong communities, expanding housing choice, and providing residents and all participants in the HACP program portfolio with the tools they need to thrive.

C. Moving to Work Strategic Goals and Objectives

Long-Term Strategic Goals and Objectives

The HACP's long-term strategic vision is anchored in three (3) pillars: repositioning the housing stock, promoting resident self-sufficiency, and expanding housing choice as follows:

1. **Reposition the HACP's housing stock to preserve and expand affordable housing options and stabilize neighborhoods.** These efforts are designed to result in housing that is competitive in the local housing market, is cost-effective to operate, provides a positive environment for residents, and provides broader options of high-quality housing for low- income families.
2. **Incorporate programs and services for residents that align with HUD policies.** Self-sufficiency is the goal for all motivated individuals who are able to work and to work with the elderly and disabled families to create positive and healthy independent living situations while aging in place.
3. **Increase housing choices for low-income families** through initiatives designed to increase the quality and quantity of housing available to households utilizing tenant-based rental assistance and other available resources.

Each long-term goal is paired below with the FY 2027 short-term objectives.

Repositioning and Preservation of Housing Stock

Long-Term Goal: Reposition the HACP's housing stock to compete in the local market, stabilize neighborhoods, improve operational efficiencies, and expand housing choices for low-income families.

Since the HACP's designation as an MTW agency in 2001, the HACP has prioritized the transformation of its housing portfolio by preserving successful development, redeveloping distressed properties, and integrating mixed-income communities throughout the City of Pittsburgh, often through public-private partnerships.

Repositioning through Redevelopment and Mixed-Income Communities

Over the past three (3) decades, the HACP has undertaken multiple successful redevelopment projects – including Manchester Redevelopment (HOVE VI & RAD), Bedford Hill (HOPE VI), Oak Hill (HOPE VI), Garfield Commons, Cornerstone Village (Choice Neighborhoods Initiative), Skyline Terrace, Bedford Dwellings (Choice Neighborhoods Imitative), and Allegheny Dwellings Sandstone Quarry – that blend public, affordable, and market-rate units. These projects have reduced densities, integrated affordable housing into broader neighborhood revitalization, and enhanced market competitiveness.

Though redevelopment has reduced the number of traditional LIPH units, these have been replaced with deeply, affordable units supported by Low-Income Housing Tax Credits (LIHTC), Project-Based Vouchers (PBV), Project-Based Rental Assistance (PBRA), and Choice Neighborhood Initiative's (CNI) one-for-one replacement requirements. Traditional HCVs further extend housing options to the private rental market.

Exploring RAD Conversions to Preserve Affordability

To further preserve and stabilize its housing stock, the HACP is actively converting select LIPH units under HUD's RAD Program. RAD enables long-term sustainability of LIPH units by transitioning them to PBRA or PBV platforms while leveraging private and public funding for rehabilitation or transfer of assistance through new construction of replacement housing units.

RAD Conversions to Date Include:

- **Glen Hazel Family & High Rise** – Converted in 2018, with all rehabilitation and relocation completed in 2020.
- **Oak Hill Phase I and Wadsworth** – Converted 395 units to RAD PBRA in 2017; and the HACP is planning the replacement of 80 obsolete HUD Major Reconstruction of Obsolete Project (MROP) units are pending housing tax credit funding.
- **Manchester Redevelopment** – Closed May 2024; 86 units converting to RAD PBV, with rehabilitation completion expected in 2026.
- **New Pennley Place Phase I** – Converted 38 units converting to RAD PBV in 2025, with rehabilitation completion in 2026.

- **Bedford Dwellings Choice Neighborhoods Redevelopment** – Phase I was completed in Q3 2025 and has entered initial operations (No RAD). Phase II was approved for 103 RAD PBRA units and financial closing with delayed conversion agreement in July 2025 (Phase II is currently under construction. Phase IIA is expected to be completed in August 2026; and both Phases IIB and IIC are projected to be completed by the end of 2026). Phase III is approved for 33 RAD PBV units from an existing Converted Awaiting Transfer (CAT) agreement approved by HUD on April 1, 2026 (see Appendix VI - CAT Agreement). The HACP will submit a CHAP application for Bedford Phase IV RAD PBV in the 2027 Plan Year and likewise utilize an existing CAT agreement to support a transfer of assistance transaction. The remaining LIPH units will also be developed with RAD PBV conversions in multiple phases by 2032.
- **Allegheny Dwellings Redevelopment Phase II** – Planned for RAD PBV conversion to develop the second replacement housing mixed-income community for Allegheny Dwellings based on the Allegheny Dwellings Choice Neighborhoods Transformation Plan.

Development through Acquisition and Partnerships:

To increase the affordable housing supply, especially in high-opportunity neighborhoods, the HACP invested $7.2 million in program income from 2023 to 2026 to acquire single-family, townhouse, and multi-family properties that have and will be converted to LIPH. This acquisition strategy will continue in FY 2027 as funding permits.

The HACP also actively builds public-private partnerships to support the development of mixed-income multifamily and homeownership units, including CNI replacement housing, CNI critical community improvement activities, and other MTW initiatives.

The HACP's repositioning efforts are ongoing and reflect a coordinated strategy to preserve affordability, reduce density, and create vibrant, mixed-income communities. The following tables highlight key development and redevelopment efforts across the housing portfolio.

The following charts describe the HACP's acquisition, disposition, repositioning, and development plans.

Planned and Ongoing LIPH Redevelopment (Expected During the Plan Year)				
Project Name	**Planned Number of Units**	**Expected Completion Year**	**Tax Credit Details**	**Project Status**
Bedford Dwellings Redevelopment (Choice Neighborhood Initiatives Grant) **Overview:** The ARMDC and partners are implementing redevelopment using LIHTC, RAD PBRA, RAD PBV, PBV/Gap Financing, and CNIG, among other funding sources.				
• ***Phase II***	180 (103 PBRA)	2027	4% and 9%	Under Construction. (Phase IIA is projected to be completed in July 2026 and the remaining Phases IIB and IIC will be completed in December 2026.)
• ***Phase III***	65 (33 RAD PBV)	2028	4%	Pre-Development. Early start site work and demolition was authorized by HUD in April 2026. Phase III is expected to reach financial closing in November 2026.
• ***Phase IV***	140 (53 RAD PBV)	2029	4% and 9%	Site selection process and planning for Choice Neighborhoods replacement housing development. This phase will include 53 RAD PBV units utilizing CAT subsidy and transfer of assistance.
• ***Phase V***	126 (57 PBV)	2032	TBD	Resident relocation and planning under Choice Neighborhoods to include park planning activities and the on-site redevelopment of housing units.
Northview Heights Redevelopment **Overview:** This development will replace deteriorating Northview Highrise (demolition planned post-completion of Northview Midrise and completion of the Northview Community Center in 2028). The HACP will pursue the acquisition, re-development, or construction of housing on alternative off-site real estate as well as PBV/Gap Financing development projects throughout the City of Pittsburgh for the development of additional replacement units.				
• ***Midrise***	43 (LIPH)	2026	4%	This mixed-use building will also contain approximately 4,500 square feet of HACP-owned commercial space on the first floor.
• ***Community Center***	N/A	2026	N/A	The HACP also plans to develop a new multi-purpose community center building including offices, resident supportive program space, community rooms, and a recreational facility.
• ***Highrise Building***	N/A	2028	N/A	The HACP received HUD approval in 2023 to demolish the existing Highrise building. The building will be demolished upon construction completion of the midrise and community center. Demolition is anticipated in 2028.
Manchester Redevelopment (RAD)	86 (RAD PBV)	2026	4%	Manchester, a former HOPE VI mixed-finance development acquired by the HACP in 2016, was approved for RAD conversion to PBV by HUD in May 2020. The property was officially converted to PBV in May 2024. Rehabilitation work is ongoing and will be completed in 2026.

New Pennley Redevelopment (RAD)	136 (38 RAD PBV & 4 Non-RAD PBV)	2026	N/A	New Pennley Place, a 20-year-old mixed-finance rental community in East Liberty, converted the LIPH units to RAD PBV in January 2025. Rehabilitation work was completed in 2026.
Oak Hill Redevelopment (RAD)	80 (RAD PBRA)	TBD	9%	The Oak Hill redevelopment involves replacing 80 long-vacant MROP units. HUD has approved a CAT request, allowing early demolition of these units. The current owner entity plans to carry out demolition as part of a broader tax credit redevelopment effort. In 2027, the HACP intends to request HUD approval to dispose of select parcels in the neighborhood, which would then be overseen by the owner entities managing the Oak Hill mixed-income community. The Major Reconstruction of Obsolete Public Housing (MROP) replacement units would consist of two (2) subphases containing 41 and 39 replacement units, respectively.
Allegheny Dwellings Phase II	Approximately 40-70 units	TBD	TBD	The HACP is exploring opportunities for replacement housing development for Allegheny Dwellings public housing within the Allegheny Dwellings/Northside Choice Neighborhoods footprint based on the 2022 Allegheny Dwellings Choice Neighborhoods Transformation Plan.

New Development

Project Name	Planned Number of Units	Expected Completion Year	Tax Credit Details	Project Status
City's Edge Residential Development	110 (92 PBV/ LIHTC, including 43 Bedford CNI replacement units and 18 market rate)	2026	4 and 9%	City's Edge, located in the Uptown neighborhood of the city, is a new construction, mixed-use, and mixed-income 6-story elevator building. The commercial component of the property may include a parking garage, a MBE/WBE incubation space, medical care facility, and a business center. This project is under construction.

Property Acquisition, Demolition, and Disposition			
Project Name	**Number of Units**	**Type / Use**	**Status / Notes**
330 46th Street Acquisition	23	Existing market-rate multifamily	Acquired in 2023; proposal to convert to LIPH was submitted Q2 2025 and is pending HUD approval.
Christopher A. Smith Terrace Acquisition	37 (25 LIPH and 12 tax credit only)	Senior housing (LIHTC/ LIPH)	The property was developed as a mixed-finance development in 2001 with the HACP's financial support. In September 2025, HUD provided approval for the transfer of ownership to the HACP. In June 2026, the HACP completed acquisition of the development.
St. Clair Village Disposition	N/A	Former LIPH site	The HACP will dispose of a segment (23.05-acre out of a total 107-acres) of the former St. Clair Village property to the Allegheny Land Trust for the Hilltop Urban Farm. On a parallel track, the HACP, in partnership with the City of Pittsburgh and the Urban Redevelopment Authority (URA), will issue a Request for Proposal (RFP) to develop a comprehensive master development plan for the remaining 80-acres of the property. Upon completion of the master planning (possibly in FY 2027 or 2028), the HACP will submit a separate disposition application to HUD.
Bedford Dwellings (Somers Drive section) Demolition	98	Redevelopment	The Somers Drive section (Bedford Dwellings Phase IIII) was demolished following HUD approval under Section 24(g) of the U.S. Housing Act of 1937 and is currently undergoing site preparation for redevelopment. Following execution of a 96-unit Converted Awaiting Transfer (CAT) Agreement on April 1, 2026, 33 CAT units have been designated for RAD PBV conversion upon completion of Bedford Dwellings Phase III. The remaining 63 CAT units are reserved for future Bedford Dwellings Choice Neighborhoods replacement housing phases under the executed CAT Agreement.
700 Lillian & 802 Stanhope Street Disposition	2	Scattered Site	Due to the disconnection from the community, cost prohibitive rehabilitation and incapability with LIPH, the HACP submitted one application in May 2026 for the i) disposition of 700 Lillian Street; and ii) the demolition/disposition of 802 Stanhope Street.

744-746 & 750-752 Litchfield St	4	Scattered Site	Through the analysis of the Physical Needs Assessment (PNA) and Appraisal conducted on the properties, the HACP determined the highest and best use of the properties would be to dispose of the units. The disposition application is anticipated to be submitted to HUD within Q3 of 2026.
2104-2106 Lowrie St	2	Scattered Site	The HACP acquired the duplex in 2025 with non-federal funds and submitted an acquisition proposal to HUD in June 2026 and is pending HUD's approval.
Rose Street Acquisition	4	Scattered Site	The HACP acquired these units in 2025 with non-federal funds and is preparing to submit a HUD acquisition proposal in Q3 2026.
Gregory Street Acquisition	3	Scattered Site	The HACP acquired these units in March 2026 with non-federal funds and is preparing a HUD acquisition proposal in Q3 2026.
Previous HACP Office Property Disposition	N/A	Administrative office (John P. Robin Civic Building)	The HACP Central Office relocated to 412 Boulevard of the Allies in June 2023. HUD disposition approval received June 23, 2023; the approval buyer, Urban Redevelopment Authority of Pittsburgh (URA), has been delaying the acquisition due to feasibility of their redevelopment plan for this property. The HACP receives quarterly updates from the URA.
Arlington Heights Partial Disposition	0	LIPH Vacant Land	The HACP is planning the disposition of a portion of vacant land in the Arlington Heights community for a mixed-use development.
Homewood House Acquisition	101	Senior Housing	The HACP, the City of Pittsburgh and the URA are evaluating the acquisition and rehabilitation of the property to permanently preserve its affordability from its troubled landlord. The HACP will conduct a physical capital needs assessment (PCNA) and determine the overall feasibility of the project. Upon completion of the PCNA, the HACP, through its instrumentality, the Allies & Ross Management and Development Corporation (ARMDC) will partner with a codeveloper to plan for its redevelopment.,
Single Family Homes Pilot and Partnership Programs	TBD	Homeownership; Section 32	Exploring opportunities to construct or acquire/rehabilitate single-family homes for sale in partnership with Purchase and Resale Entities under HUD Section 32 Homeownership guidelines.
Veterans Affairs Supportive Housing (VASH) PBVs	TBD	Supportive housing for veterans	Exploring new development opportunities using VASH PBVs to expand affordable housing for low-income veterans

Surplus Property Sales (SPS) Program	50 parcels*	Vacant land	Designed to dispose vacant land never used with a DOFA and reduce maintenance costs; HUD's AC approved 8 parcels for disposition at fair market value in March 2026. The HACP is also planning the subsequent disposition of additional surplus vacant parcels located within the Greater Hill District. The HACP is working with local partners including the City of Pittsburgh, Pittsburgh Land Bank, and the Urban Redevelopment Authority to facilitate the dispositions. Future application(s) for these additional parcels will be submitted to HUD as planning is finalized.

Scattered Site Improvement Planning and Implementation

- The HACP will continue to review various asset management, housing acquisition, and rehabilitation options to improve the quality and quantity of housing stock and preserve long-term affordability of scattered site units.
- The HACP will utilize internal resources through the Development and Modernization Department in coordination with other developers/contractors, as necessary.
- The HACP has and will continue to purchase existing residential properties (e.g., single-family, townhouses, and apartment buildings) in opportunity neighborhoods. These properties will utilize either LIPH operating subsidy, PBV, or PBRA subsidy platforms to provide more housing choice in the City of Pittsburgh.

*The identified parcels in the Surplus Property Sales (SPS) Program are as follows:

Property Address	Parcel ID	Type	Acres
190 Webster Avenue, 15219	10-J-6	Land	0.0321
Webster Avenue, 15219	10-J-7	Land	0.0271
Webster Avenue, 15219	10-J-7-A	Land	0.0228
Webster Avenue, 15219	10-J-9	Land	0.033
124 Erin Street, 15219	10-J-57	Land	0.0227
126 Erin Street, 15219	10-J-58	Land	0.0227
128 Erin Street, 15219	10-J-59	Land	0.0227
130 Erin Street, 15219	10-J-60	Land	0.0423
132 Erin Street, 15219	10-J-61	Land	0.0289
134 Erin Street, 15219	10-J-62-A	Land	0.0291
136 Erin Street, 15219	10-J-63	Land	0.0304
138 Erin Street, 15219	10-J-64	Land	0.0292
140 Erin Street, 15219	10-J-65	Land	0.0291
142 Erin Street, 15219	10-J-66	Land	0.0309
144 Erin Street, 15219	10-J-67	Land	0.0310
Trent Street, 15219	10-J-82	Land	0.0278
123 Trent Street, 15219	10-J-86	Land	0.0335
7 Trent Street, 15219	10-N-13	Land	0.0278
9 Trent Street, 15219	10-N-14	Land	0.0278

11 Trent Street, 15219	10-N-15	Land	0.0268
130 Devilliers Street, 15219	10-N-73	Land	0.0428
Webster Avenue, 15219	10-N-97	Land	0.0306
Webster Avenue, 15219	10-N-98-1	Land	0.0319
Webster Avenue, 15219	10-N-99	Land	0.0450
1811 Cliff St, 15219	9-M-127	Land	0.0204
1823 Cliff Street, 15219	9-M-131	Land	0.0682
1829 Cliff Street, 15219	9-M-137	Land	0.0912
1835 Cliff Street, 15219	9-M-143	Land	0.0413
1837 Cliff Street, 15219	9-M-146	Land	0.0323
1839 Cliff Street, 15219	9-M-147	Land	0.0413
Ledlie Street, 15219	9-M-173	Land	0.021
1858 Cliff Street, 15219	9-M-180	Land	0.0630
1850 Cliff Street, 15219	9-M-186	Land	0.1431
1838 Cliff Street, 15219	9-M-194	Land	0.0634
25 Monaca Place, 15219	9-M-195-A	Land	0.0421
1830 Cliff Street, 15219	9-M-195-B	Land	0.0267
0 Monaca Place, 15219	9-M-202	Land	0.0301
0 Monaca Place, 15219	9-M-203	Land	0.0331
0 Monaca Place, 15219	9-M-204	Land	0.0152
2 Monaca Place, 15219	9-M-206	Land	0.0152
Monaca Place, 15219	9-M-207	Land	0.0165
Cliff Street, 15219	9-M-219	Land	0.0297
718 Cassatt Street, 15219	9-M-246	Land	0.0669
1817 Bedford Avenue, 15219	9-M-251	Land	0.0253
1815 Bedford Avenue, 15219	9-M-252	Land	0.0253
Bedford Avenue, 15219	9-M-258	Land	0.0154
58 Monaca Place, 15219	9-M-277	Land	0.0220
Ledlie Street, 15219	9-M-279	Land	0.0204
1911 Webster Avenue, 15219	9-M-324	Land	0.0612
1844 Bedford Avenue, 15219	9-S-66	Land	0.1458
Webster Avenue, 15219	9-S-196	Land	0.0022
1819 Enoch Street, 15219	9-S-231	Land	0.0129
1815 Enoch Street, 15219	9-S-231-A	Land	0.0129
1817 Enoch Street, 15219	9-S-231-B	Land	0.0124
Devilliers Street, 15219	11-A-290	Land	0.1840
Aliquippa Street, 15213	11-G-153	Land	0.1049

Project Based Voucher (PBV) Request for Proposal (RFP) Awards (AHAP expected Post-Plan Year)					
Project Name	**Developer Name**	**Award Year**	**Planned Number of Units**	**Expected HAP Contract Signing Year**	**Project Status**
120 Cecil Way	Beacon Communities, LLC	2025	49	2028+	Pre-development with a financial closing in 2026.
421 Seventh Avenue	CHN Housing Partners	2025	25	2028+	Pre-development with a financial closing in 2026.
Carrick Senior Apartments	CHN Housing Partners	2025	50	2028+	Pre-development with a financial closing in 2026.
Hilltop Villas	Tryko Partners	2026	30	2028+	Pre-development with a financial closing in 2026.
Melwood Apartments	Rising Tide Partners	2024	23	2028+	Pre-development with a financial closing in 2026.
Noth Homewood Avenue	McCormack Baron Salazar	2023	30	2028+	Pre-development with a financing closing in 2026.
Ross Lofts Apartments	Woda Management and Real Estate, Inc.	2025	15	2028+	Pre-development with a financial closing in October 2026.

PBV/Gap Financing Program (Future RFPs)

The HACP plans to continue the PBV/Gap Financing program to select development projects, subject to budget availability. This program represents an opportunity to leverage the investment in affordable units by the HACP.

Leveraging Financing for Redevelopment and Preservation

The HACP utilizes a diverse mix of traditional and MTW-authorized financing strategies to recapitalize and redevelop affordable housing assets. These include, but are not limited to:

- Low Income Housing Tax Credits, (LIHTC), Historic Tax Credits, Tax Exempt Bonds, and Pennsylvania Housing Finance Agency's (PHFA) loan programs
- Federal Infrastructure and Housing Trust Fund dollars
- CDBG, HOME, and PA Department of Community and Economic Development funds
- HUD programs (RAD, Section 30, PBV, PBRA, Choice Neighborhoods Initiative Grants, and FHA-insured loans)

- MTW-authorized tools: Step Up to Market, Gap Financing, and Local Blended Subsidy

Local Blended Subsidy allows the HACP to blend MTW block grant and LIPH operating funds to support debt service and operating costs in new mixed-finance developments. Local Blended Subsidy is planned for use at Northview Midrise and future HUD-approved projects, enabling higher-quality operations and long-term sustainability while maintaining LIPH program compliance.

The charts on the following pages show projected sources and uses of capital funds over the next five (5) years. All numbers reflect projected obligations (not expenditure) and are subject to change based upon funding levels and opportunities, financial and real estate market conditions, new or changing regulations or requirements, or other unforeseen developments.

FY 2027 Focus Areas:

- Advance key redevelopment projects, including but not limited to, Bedford Dwellings Choice Neighborhoods replacement housing development, City's Edge, Allegheny Dwellings, Northview Midrise, and Manchester Redevelopment.
- Continue acquisition of scattered-site properties to expand housing choice in underserved areas.
- Partner with local government agencies to preserve federally subsidized low-income housing within the City of Pittsburgh.
- Utilize the HACP's Step Up to Market Financing Program to support additional mixed-income redevelopment and modernization projects.
- Continue implementation of the PBV/Gap Financing Program to assist private and non-profit developers in preserving and creating deeply affordable units citywide.
- Parter with the URA to expand affordable homeownership through Section 32, OwnPGH, and first-time homebuyer programs for residents up to 80% AMI.
- Track and improve energy efficiency in existing housing stock using tools such as the EPA Energy Star Portfolio Manager to align with the City of Pittsburgh's Climate Action Plan by 2030 goals.
- Sustain long-term preservation through strategic reinvestment in existing units, modernization of building systems, Local Blended Subsidy, and conversion to PBRA or PBV platforms where appropriate.
- Plan for a long-term development pipeline beyond 2027, using a data-informed asset management strategy.

The following charts illustrate projected capital sources and uses over the next five (5) years, aligned with the HACP's redevelopment and preservation strategies. These projections provide a financial framework for the priorities outlined above. All numbers reflect projected obligations (not expenditure) and are subject to change based upon funding levels and opportunities, financial and real estate market conditions, regulatory changes, or other unforeseen developments.

Sources	Projected Sources	2027	2028	2029	2030	2031	5-Year Subtotals
	MTW Funding (HCV)	4,151,832	4,151,832	4,151,832	4,151,832	4,151,832	**20,759,160**
	CFP Projected Future Funding	7,059,144	7,059,144	7,059,144	7,059,144	7,059,144	**35,295,720**
	Program Income	800,000	9,500,000	0	4,600,000	0	**14,900,000**
	MTW Reserves	12,914,024	24,414,024	514,024	22,514,024	7,774,024	**68,130,120**
	CN Implementation Grant	11,400,000	4,400,000	2,400,000	4,300,000	2,600,000	**25,100,000**
	Total All Projected Sources	**36,325,000**	**49,525,000**	**14,125,000**	**42,625,000**	**21,585,000**	**164,185,000**

Uses	Proposed Uses	2027	2028	2029	2030	2031	5-Year Subtotals
	Subtotal Development	36,300,000	43,000,000	13,500,000	42,000,000	19,700,000	**154,500,000**
	Subtotal Modernization	25,000	6,525,000	625,000	625,000	1,885,000	**9,685,000**
	Total All Proposed Uses	**36,325,000**	**49,525,000**	**14,125,000**	**42,625,000**	**21,585,000**	**164,185,000**

DEVELOPMENT USES:

Name	2027	2028	2029	2030	2031	5 Year Total
Bedford Redevelopment Phase 3 (Somers Drive)	3,800,000	0	0	0	0	**3,800,000**
Bedford Redevelopment Phase 4 (Herron Avenue)	0	18,500,000	0	0	0	**18,500,000**
Bedford Redevelopment Phase 5 (Chauncey Drive)	0	3,000,000	6,000,000	19,600,000	0	**28,600,000**
CNIG for Bedford Dwellings Housing Development	9,000,000	2,000,000	0	2,000,000	0	**13,000,000**
CNIG for Bedford Dwellings Admin Fee & Other Fees/Costs	300,000	300,000	300,000	200,000	200,000	**1,300,000**
CNIG for Bedford Dwellings People Program	1,000,000	1,000,000	1,000,000	1,000,000	900,000	**4,900,000**
CNIG for Bedford Dwellings Neighborhood CCI Program	1,100,000	1,100,000	1,100,000	1,100,000	1,500,000	**5,900,000**
Northview Heights Community Center	11,000,000	0	0	0	0	**11,000,000**
Northview Highrise Remediation/Demolition	5,500,000	0	0	0	0	**5,500,000**
Acquisition/Rehabilitation	500,000	1,000,000	1,000,000	1,000,000	1,000,000	**4,500,000**
Allegheny Dwellings Redevelopment Phase 2	2,000,000	14,000,000	0	0	0	**16,000,000**
Allegheny Dwellings Redevelopment Phase 3	0	0	2,000,000	15,000,000	0	**17,000,000**
Allegheny Dwellings Redevelopment Phase 4	0	0	0	0	3,000,000	**3,000,000**
Scattered Site Demolition/Disposition	100,000	100,000	100,000	100,000	100,000	**500,000**
Public Housing Redevelopment (TBD)	0	0	0	0	3,000,000	**3,000,000**
PBV/Gap Financing Program	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000	**18,000,000**
Total	**36,300,000**	**43,000,000**	**13,500,000**	**42,000,000**	**19,700,000**	**154,500,000**

MODERNIZATION USES:

The modernization uses will be substantially updated with the new GPNA Reports for all public housing communities by the second quarter of 2027 concurrently with the FY 2028 MTW Annual Plan.

AMP & Development Name	2027	2028	2029	2030	2031	5 Year Total
AMP-15 Pennsylvania Bidwell	0	6,000,000	0	0	0	**6,000,000**
NSPIRE	25,000	25,000	25,000	25,000	25,000	**125,000**
Hazardous Materials	0	0	0	0	60,000	**60,000**
Environmental Services	0	0	100,000	100,000	100,000	**300,000**
Architectural/Engineering	0	0	0	0	500,000	**500,000**
Construction Management	0	0	0	0	200,000	**200,000**
Site Improvements	0	0	0	0	500,000	**500,000**
Contingencies	0	500,000	500,000	500,000	500,000	**2,000,000**
Total	**25,000**	**6,525,000**	**625,000**	**625,000**	**1,885,000**	**9,685,000**

Promote Self-Sufficiency Opportunities for LIPH and HCV Residents

Long-Term Goal: Promote self-sufficiency opportunities that stimulate and motivate residents in LIPH and HCV to improve their living situations.

The HACP is committed to continuing the pursuit of programs and policies that promote self-sufficiency and independent living. A myriad of services and policy adjustments have been made to accommodate individuals that are considered able bodied, non-elderly and disabled family members alike. The HACP remains constant in helping families increase their economic independence through educational attainment, training, and certifications while making career changes that improve their trajectory in employment and careers. The HACP continues to measure its desired outcomes to align with HUD federal regulations and guidelines with cost effective measures.

To support households in achieving independence, long-term housing stability, and upward mobility, the HACP continues to implement and enhance a range of supportive services and policies aligned with MTW statutory goals. These strategies promote economic self-sufficiency, foster support successful tenancy, and fill critical service gaps for families ,seniors, and youth across the LIPH and HCV programs.

Resident Self-Sufficiency Programs:

The HACP's Resident Self-Sufficiency (RSS) Department coordinates a network of initiatives and services that support residents in preparing for, seeking, and maintaining employment; building financial literacy; and accessing health, education, and family support services. Key program areas include:

- Family Self-Sufficiency (FSS)
- Resident Employment Program (REP)
- Resident Opportunities for Self-Sufficiency (ROSS)
- Computer Literacy and Digital Access Programs
- Resident Relations and Community Liaison Services
- Clinical Coordinator and Referral Management

Together, these programs assist residents across the LIPH and HCV portfolios with employment readiness, education, digital equity, reentry support, and family services. Ten (10) full-time Service Coordinators are supported through HUD's FSS and ROSS grants. In calendar year 2025 alone, the RSS Department leveraged $2.5 million in resources and is on track to exceed that in 2026.

The HACP also operates or supports a range of specialized and partner-led programs, including:

- Clean Slate E3 Scholarship Program
- Clean Slate E3 Out of Schol Time (OST) Program
- Creative Arts Corner (a state-of-the-art A/V studio at Northview Heights)
- Bedford EnVision Center
- Youth enrichment, summer meals, literacy, and STEM programs
- Parenting, food security, and health education services including a twenty-four (24) hour daycare
- Digital Literacy Programming (CyberBus Program, Drone Photography Program)

Policy Enhancements for Self-Sufficiency:

The HACP continues to explore and adopt MTW policy flexibilities that support self-sufficiency. This includes the Modified Rent Policy that incentivizes participation in the FSS program, and proposed future policy adjustments such as:

- Increasing minimum rent for able-bodied adults not participating in employment or FSS programs after one (1) year
- Creating partnerships with schools to promote attendance, academic achievement, and school-based incentive programs

A recently updated and HUD-approved FSS Action Plan also governs the implementation and administration of the FSS program, ensuring consistency and compliance in service delivery.

Community Partners:

To maximize impact, the HACP works with a wide network of community-based organizations, nonprofits, educational institutions, government agencies, and healthcare providers. These partnerships provide in-kind services and co-deliver programming to residents as follows:

- **Youth, Education, and Literacy:** ABK Learning Center, Allegheny Learning Center Alliance Church (Somali Bantu Afterschool Program), Ambassador Football Pittsburgh, BJWL Out of School Program (Homewood), Boys and Girls of Western PA, Carnegie Library of Pittsburgh, Center that Cares, Clean Slate E3 Scholarship Program, Creating Arts Corner Partners, Driver's Education, Kidcelerate, Pittsburgh Public Schools, Project Destiny, Reading Is Fundamental, Sarah Heinz House, STEM Coding Lab, and YouthPlaces.

- **Workforce Development, Higher Education, and Financial Literacy:** Builders Guild of Western PA, Community College of Allegheny County (CCAC), Davis Consulting Solutions (DCS), Dollar Bank, Dress for Success, Duquesne University (Schools of Pharmacy and Education), Energy Innovation Center, Goodwill of Southwestern Pennsylvania, Just Harvest Tax Preparation, PA Women Work, Pittsburgh Financial Empowerment Center (FEC), Pittsburgh Job Corps, and University of Pittsburgh.
- **Health, Senior Care, and Wellness:** Allegheny County Department of Aging, Allegheny Health Network, City of Pittsburgh Healthy and Active Living Program, Diversified Health, Gateway Health Plan, LIFE Pittsburgh, Long Term Fitness, North Side Christian Health Center, UPMC Living at Home, and Ursuline Supportive Services.
- **Housing Stability, Basic Needs, and Emergency Relief:** 412 Food Rescue, American Red Cross, CitiParks Feeding Program, Global Links, Global Links, Greater Pittsburgh Food Bank, Hilltop Urban Farm, Minority Emergency Preparedness Task Force, and Ursuline Eviction Prevention Program.
- **Resident Leadership, Civic, and Municipal Partners:** A. Philip Randolph Institute, Arlington Heights Tenant Council, City of Pittsburgh City Council, Councilman Bobby Wilson, League of Women Voters of Greater Pittsburgh, Northview Heights Citizens Council, Inc., Northview Heights High Rise Tenant Council, Northview Heights Police Substation, Pittsburgh Bureau of Police, Pittsburgh City Planning Department, and Pittsburgh Fire Department.
- **Family, Community, and Social Services:** Brashear Association, Center for Victims, Community Empowerment Association (CEA), FamilyLinks, Foundation of Hope, Jeremiah's Place, Macedonia Family and Community Enrichment Center, Inc. (FACE), One North Side, Pittsburgh Community Services, Inc. (PCSI), Urban League Family Support Center, and Urban League of Greater Pittsburgh.
- **Faith-Based and Neighborhood Outreach:** Bethany House Ministries, Ebenezer Outreach Ministry, Light House Cathedral, Mercy Acts International, Michael Blackwell North Side Outreach, and New Dawn Beginnings.
- **Foundations, Corporate, and Industry Partners:** Cash for Kids, Comcast, Garfield Jubilee, Gateway Robert Wood Foundation, HACP Mask Monday, Heinz Endowments, Jermone Bettis Bus Stops Here Foundation, Josh Gibson Foundation, McAuley Ministries Foundation, Mistick Construction, PNC Bank, and RK Mellon Foundation.

Grants and Awards:

The HACP supplements its MTW resources with targeted federal and non-federal funding:

Non-Federal Grant Awards:

Funder	Award Date	Amount	Purpose
Master Builders Association	May 2026	$25,000	Support for Mobile Workforce
Highmark Wholecare	June 2026	$60,000	Senior Movie Nights, C. Gainey Wellness Center Programming

Federal Grant Awards:

Funder	Award Date	Amount	Purpose
HUD - FSS	Jan 2025	$392,352	Family Self-Sufficiency Program (1 yr)
HUD – ROSS	Jan 2024	$493,969	Resident Opportunities & Self-Sufficiency Program (3 yrs)
HUD – HCV	Apr 2021	$4.1 million	Community Choice Demonstration (with ACHA and ACDHS)
HUD – Safety	Apr 2021	$250,000	Emergency Safety and Security Systems
HUD – CNI Planning	Dec 2020	$450,000	Choice Neighborhoods Planning Grant - Allegheny
HUD – CNI People	Aug 2023	$7 million	Choice Neighborhoods People grant for Bedford Dwelling LIPH residents

NAHRO Awards of Merit:

Additionally, the HACP was recognized with multiple NAHRO Awards of Merit:

- **FY 2023 Awards:** Virtual parenting classes, New Grenada Square Apartments, Lemington Senior Housing (nominated for Award of Excellence)
- **FY 2024 Awards:** Driver's education program, One Stop Shop, The Carina, WOW CyberBus program, and Larimer/East Liberty Choice Neighborhoods.
- **FY 2025 Awards:** The HACP's Partnership with Allegheny Goatscape and Letche School Apartments

FY 2027 Focus Areas will continue the initiatives in implementation from FY 2026:

- Expand Family Self-Sufficiency (FSS), ROSS, and Jobs Plus services offerings with personalized coaching and tracked progress metrics.

- Partner with local organizations to provide broadband access, device lending, and digital literacy support.
- Pilot incentive-based programs for residents who attain higher education, increase earned income, reduce debt, or build savings.
- Offer onsite and virtual workforce development programming at the Bedford Invision Center and other accessible hubs.

In FY 2027, the HACP will continue to pursue and expand opportunities for resident empowerment and economic mobility. Enhancements to existing MTW initiatives and new supportive service programming will be incorporated into future Annual Plans as developed.

Housing Choice Expansion

Long-Term Goal: Increase housing choices for low-income families through initiatives designed to increase the quality and quantity of housing available to households utilizing rental assistance and other available resources.

As the City of Pittsburgh's housing market has shifted in recent years, the availability of affordable housing has declined – impacting both naturally occurring affordable units and those accessible to households utilizing Housing Choice Vouchers (HCVs). In response, the HACP launched landlord incentive programs aimed at increasing landlord participation in the HCV Program and improving both the quantity and quality of available units.

To address the constrained housing stock and rising rental costs, the HACP received approval in the FY 2019 MTW Annual Plan to implement an alternative payment standard. In FY 2022, the HACP received HUD approval to adopt a new methodology for setting all HCV payment standards, allowing the HACP to remain more competitive in the local rental market, attract new landlords, and retain current ones. These changes are part of a broader effort to expand housing choice and encourage voucher holders to consider neighborhoods with lower poverty rates.

Recognizing that a single, citywide Voucher Payment Standard had historically concentrated voucher holders in low-cost, high-poverty areas, the HACP developed a robust methodology for determining payment standards and rent reasonableness. This approach is designed to:

- Expand housing choice by increasing access to a wider range of neighborhoods,
- Improve the quality of existing housing and bring sub-standard units up to par, and
- Reduce the concentration of voucher usage in areas of high poverty.

The HACP will continue to analyze market conditions and pursue additional strategies to expand the number of quality housing options available to tenant-based voucher holders. As part of this effort, the HACP intends to utilize $2 million of its projected $5 million HUD subsidy to further incentivize property owners to join the HCV program. These incentives will support the goals listed above. Specific details about the incentive offerings will be included in future MTW Annual Plan submissions.

Additionally, the HACP is working with the local Veteran's Affairs office, Allegheny County Department of Human Services, and other partners to reduce homelessness, especially among veterans. VASH vouchers and homeless preference tenant-based vouchers will be used in conjunction with MTW flexibility to support this effort. To remain competitive and responsive to local housing needs, the HACP will continue seeking HUD waivers to support the implementation of Special Purpose Voucher programs under its MTW designation.

FY 2027 Focus Areas:

- Continuing implementation of the Community Choice Demonstration (CCD) and mobility services to support voucher holders seeking opportunity-rich areas.
- Streamline landlord engagement by simplifying onboarding and retention processes, including faster inspections, marketing tools, and real-time vacancy tracking.
- Pilot alternative housing types and placement supports for populations facing limited housing access (e.g., tiny homes for veterans, reentry support).
- Enhance voucher success rate tracking to identify barriers and design interventions that improve lease-up outcomes.

Short-Term Strategic Goals and Objectives

The HACP's short-term priorities are guided by its mission to operate efficiently, expand housing access, and support resident success. In FY 2026, the HACP will focus on the following objectives:

Program Operations and Compliance:

- Process all applications within thirty (30) days of receipt.
- Ensure timely completion of inspections.
- Improve the PIC submission rate and correct any fatal errors promptly.
- Maintain zero fiscal year audit findings.
- Continue enforcing policies that minimize any risk of discriminatory practices.
- Seek to continue to remove all barriers to housing for individuals with disabilities.
- Effectively monitor the surveillance equipment to ensure maximum operational efficiency throughout the housing sites.
- Monitor the security resources to include constable, guards and above-baseline services provided by the Pittsburgh Police Department.

Housing Choice and Voucher Utilization:

- Improve voucher utilization and lease-up rates in both the HCV and LIPH programs.
- Efficiently participate in the HUD Community Choice Demonstration (CCD) to evaluate mobility-related services for local HCV families.
- Enhance services for Project-Based Voucher (PBV) recipients.

Resident Support and Self-Sufficiency:

- Ensure all eligible residents are offered participation in the FSS and ROSS programs.
- Apply for new ROSS grants to expand resident services.
- Maximize virtual resources and improve remote resident support.
- Strengthen the eviction prevention partnership through monitoring statistical reports and service delivery improvements.
- Offer employment and resource fairs and workforce development meetings.
- Participate in at least five (5) job or career fairs annually.
- Increase training program enrollment, including driver's education, construction trades, CAN, CDL, UPMC, and CVS opportunities.
- Implement and expand WOW mobile lab initiatives including a minivan and RV unit.

Strategic Planning and Fiscal Management:

- Develop strategic financial plans and revenue forecasts to better support resident needs.
- Maintain positive cash flow across programs.
- Increase the HACP staff professional capacity and expertise.

Homeownership and Development Initiatives:

- Align and improve the HACP Gap Financing Program based on local needs and resources.
- Increase the number of available LIPH units by aggressively identifying new acquisition opportunities.
- Launch and actively market For-Sale Single Family/Vacant Scattered Site Resale Program.
- Increase the number of homebuyers through HACP's Opening Door to Homeownership in Pittsburgh and OwnPGH programs.

II. GENERAL HOUSING AUTHORITY OPERATING INFORMATION

A. Housing Stock Information

i. Planned New Public Housing Units

New public housing units that the MTW PHA anticipates will be added during the Plan Year.

ASSET MANAGEMENT PROJECT (AMP) FILL IN NAME AND NUMBER	0 Bdm	1 Bdm	2 Bdm	3 Bdm	4 Bdm	5+ Bdm	TOTAL UNITS	POPULATION TYPE**	Section 504 Accessible Units* (Mobility)	Section 504 Units* (Hearing / Vision)
Northview Midrise	36	7	0	0	0	0	43	General	6	2
2104-2106 Lowrie Street (2025)^	0	0	2	0	0	0	2	General	0	0
2117, 2121, 2123, 2127 Rose Street^	0	0	0	4	0	0	4	General	0	0
56A, 56B, 58 Gregory Street^	0	1	0	1	1	0	3	General	0	0
824 Suismon	0	0	0	1	0	0	1	General	0	0
Total Public Housing Units to be Added in the Plan Year:							**53**			

* The federal accessibility standard under HUD's Section 504 regulation is the Uniform Federal Accessibility Standards (UFAS) for purposes of Section 504 compliance (24 CFR 8.32). HUD recipients may alternatively use the 2010 ADA Standards for Accessible Design under Title II of the ADA, except for certain specific identified provisions, as detailed in HUD's Notice on "Instructions for use of alternative accessibility standard," published in the Federal Register on May 23, 2014 ("Deeming Notice") for purposes of Section 504 compliance, https://www.govinfo.gov/content/pkg/FR-2014-05-23/pdf/2014-11844.pdf

** Select "Population Type" from: General, Elderly, Disabled, Elderly/Disabled, Other

^ Acquisitions or pending acquisitions with program income funds

If "Population Type" is "Other" please describe:

Not applicable

ii. Planned Public Housing Units to be Removed:

Public housing units that the MTW PHA anticipates will be removed during the Plan Year.

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
Oak Hill MROP PA066	80	HUD approved demolition of MROP public housing units as part of Oak Hill RAD conversion.
Scattered Site North (AMP PA001000039)	1	6535 Rowan Street, Pittsburgh, PA 15206. This property is beyond repair. Upon demolition, the site will be utilized for affordable housing development.
Scattered Sites South (AMP PA001000022)	6	700 Lillian Street (15210) and 820 Stanhope Street (15204) – These properties are in poor condition. A disposition (700 Lillian) and demolition/disposition (802 Stanhope) application was submitted to the SAC for review in May 2026. Upon HUD approval, the sites will be disposed of or repurposed by a third party. 744-746 & 750-752 Litchfield Street (15204) – The cost to renovate the units is more than the value of the properties. The HACP is preparing a disposition application with an anticipated submission in Q3 2026. Upon HUD approval, the sites will be disposed of at fair market value.
Bedford Dwellings (AMP PA001000002) – Francis Street	103	HUD approved RAD PBRA conversion of 103 public housing units upon construction completion of Bedford Dwellings Phase II (Francis Street) development.
Bedford Dwellings (AMP PA001000002) – Somers Drive	98	HUD also approved the RAD PBV conversion of 33 public housing units under Bedford Dwellings Phase III (Somers Drive). The HACP executed a RAD CAT Agreement with HUD on April 1, 2026 for 96 LIPH units. Bedford Dwellings Phase III is part of its RAD conversion pipeline. Units will remain in the MTW baseline until their transfer to project-based assistance is complete. No new MTW activity or policy change is proposed; the CAT Agreement serves only as a temporary administrative designation prior to full conversion. The entire Somers Drive section of Bedford Dwellings will be demolished for Bedford Phase III redevelopment.
1234, 1236, 1328, 1240 Lakewood Street	4	A physical needs assessment was conducted to determine the need and justification for demolition/disposition of these units. The HACP plans to submit a demolition/disposition application in 2026.
TOTAL: Public Housing Units to be Removed in the Plan Year	**292**	

iii. Planned New Project-Based Vouchers:

Tenant-based vouchers that the MTW PHA anticipates project basing for the first time during the Plan Year. These include only those in which at least an Agreement to enter a Housing Assistance Payment (AHAP) will be in place by the end of the Plan Year. Indicate whether the unit is included in the Rental Assistance Demonstration (RAD).

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD	DESCRIPTION OF PROJECT
Bedford Dwellings Phase III	33	Yes	RAD PBV CNIG Replacement Housing. AHAP N/A (CHAP).
Brew House Lofts (TREK)	7	No	AHAP N/A (Existing Housing). HAP contract execution anticipated during FY 2027.
Communion LLC	6	No	AHAP N/A (Existing Housing). HAP contract execution anticipated during FY 2027.
Cliffside Overlook	4	No	PBV Only New Construction
Fifth & Dinwiddie	35	No	PBV Gap Financing
Heron/Wylie Apartments	6	No	PBV Only New Construction
Hazelwood Green 2 - Blair	24	No	PBV Only New Construction
Lake Street (MCC)	23	No	AHAP N/A (Existing Housing). HAP contract anticipated during FY 2027.
Manhattan Street (MCC)	23	No	AHAP N/A (Existing Housing). HAP contract anticipated during FY 2027.
Midtown Towers	31	No	AHAP N/A (Existing Housing). HAP contract anticipated during FY 2027.
Soho Commons	8	No	AHAP N/A (Existing Housing). HAP contract anticipated during FY 2027.
Venson Senior Lofts	8	No	AHAP N/A (Existing Housing). HAP contract anticipated during FY 2027.
TOTAL: Planned New Project-Based Units in Plan Year	**208**		

iv. Existing Project-Based Vouchers:

Tenant-based vouchers that the MTW PHA is currently project basing in the Plan Year. These include only those in which at least an AHAP is already in place at the beginning of the Plan Year. Select one of the following to indicate the *"Planned Status by the End of Plan Year: "Committed, Leased, or Issued." In column three, indicate if the unit is included in RAD.

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
901-903 Liberty Avenue	25	Committed	No	PBV Gap Financing. 2027 Construction Completion.
Addison Phase I (Skyline Terrace)	149	Leased	No	HAP Contract in place.
Addison Phase II (Lofts at Bentley)	64	Leased	No	HAP Contract in place.
Addison Phase III (Middle Hill)	37	Leased	No	HAP Contract in place.
Addison Phase IV (Kelly Hamilton Homes)	42	Leased	No	HAP Contract in place.
African Queens	12	Committed	No	PBV Gap Financing. 2027 construction completion.
Allegheny Dwellings I (Sandstone Quarry)	47	Leased	No	HAP Contract in place.
Allegheny Union Baptist Association	36	Leased	No	HAP Contract in place. Senior building.
Bedford Dwellings IA	53	Leased	No	Co-development. HAP Contract in Place.
Bedford Dwellings IB	37	Leased	No	Co-development. HAP Contract in Place.
Carson Square Apartments	8	Committed	No	PBV Gap Financing. 2026 construction completion.
The Carina	13	Leased	No	PBV Gap Financing. HAP Contract in place.
Cedarwood Homes	24	Leased	No	PBV Gap Financing. HAP Contract in place.
The Century Building	10	Leased	No	HAP Contract in place.

City's Edge 4%	54	Committed	No	Co-development. CNIG replacement units. 2026 construction completion.
City's Edge 9%	38	Committed	No	Co-development. CNIG replacement units. 2026 construction completion.
Commons at North Aiken	14	Leased	No	HAP Contract in place.
Crawford Square	60	Leased	No	HAP Contract is in place. Currently undergoing modernization.
Dinwiddie III and IV	24	Leased	No	HAP Contract in place.
Doughboy	9	Leased	No	HAP Contract in place.
East Liberty Place South	6	Leased	No	HAP Contract in place.
Elmer Williams Square	37	Leased	No	PBV Gap Financing. HAP Contract in place.
Emory Senior Housing	9	Leased	No	HAP Contract in place.
Fairmont Apartments	10	Leased	No	HAP Contract in place.
First & Market	93	Committed	No	PBV Gap Financing. 2026 Construction completion.
Gladstone Residences	20	Leased	No	PBV Gap Financing. HAP Contract in place.
Harvard Beatty	7	Leased	No	PBV Gap Financing. HAP Contract in place.
Hazelwood Green 1 Lytle	25	Committed	No	PBV Gap Financing. 2026 Construction completion.
Hazelwood Initiative (HARPP)	7	Issued	No	HAP Contract in place.
Hillcrest Senior Apartments	16	Leased	No	HAP Contract in place.
Larimer Pointe	40	Leased	No	HAP Contract in place.
Larimer/East Liberty Phase I	23	Leased	No	HAP Contract in place.
Larimer/East Liberty Phase III	18	Leased	No	CNIG Replacement Units. HAP contract in place.
Larimer/East Liberty Phase IV	18	Leased	No	CNIG Replacement Units. HAP contract in place.

Legacy Apartments (Senior)	18	Leased	No	HAP Contract in place.
Lemington Senior Housing	54	Leased	No	HAP Contract in place.
Letsche School Apartments	25	Leased	No	PBV Gap Financing. HAP Contract in place.
Mackey Lofts	11	Leased	No	HAP Contract in place. Building for hearing-impaired households.
Manchester	86	Leased	Yes	HAP Contract in place. Unit rehabilitation continues.
May Building	20	Committed	No	2027 construction completion.
Mellon's Orchard South	12	Leased	No	HAP Contract in place.
Millers Street Apartments	9	Leased	No	PBV Gap Financing. HAP Contract in place.
Milliones Manor (Senior)	39	Leased	No	HAP Contract in place.
New Granada Square Apartments	10	Leased	No	PBV Gap Financing. HAP Contract in place.
New Pennley Place	38	Leased	Yes	HAP Contract in place. Unit rehabilitation continues.
New Pennley Place	4	Leased	No	HAP Contract in place.
Oakland Pride	35	Leased	No	PBV Gap Financing. HAP Contract in place.
The Press House Apartments	15	Issued/Committed	No	HAP Contract in place.
Rising Tide Hazelwood	5	Issued	5	HAP Contract in place. Stage 1 is leasing and Stage 2 is committed.
Smithfield Lofts	17	Committed	No	PBV Gap Financing. 2027 construction completion.
The Standard on Fifth	17	Committed	No	PBV Gap Financing. 2026 construction completion.

Stanton-Highland	23	Leased	No	PBV Gap Financing. HAP Contract in place.
Sycamore Street Apartments	15	Leased	No	HAP Contract in place.
Uptown Flats	34	Committed	No	PBV Only. 2026 Construction Completion.
The Williams Apartments	57	Leased/Committed	No	HAP Contract in Place. Stage 1 is leasing and Stage 2 is committed.
Wood Street Commons	65	Leased	No	Single room occupancy (SRO) units. HAP Contract in place.
TOTAL: Planned Existing Project-Based Vouchers	**1,694**			

Please note that the number of PBVs for some existing developments was reduced from previous Plan Years. In FY 2026, the HACP amended the HAP contracts of several existing PBV developments to remove units that (a) at the time of execution of the HAP contract, were occupied by a family who was not eligible for assistance (24 CFR 983.5), (b) a family is terminated from the PBV program but continue to occupy the unit (24 CFR 983), or (c) any other regulation at 24 CFR 983 allowing PBV unit removal.

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year:

Examples of the types of other changes can include (but are not limited to): units held off-line due to relocation or substantial rehabilitation, local, non-traditional units to be acquired/developed, changes to designated housing plans and/or accessibility features of developments or units, etc.

PLANNED OTHER CHANGES TO MTW HOUSING STOCK ANTICIPATED IN THE PLAN YEAR
Possible addition of Scattered Site Units through acquisition and rehabilitation.
Potential disposition of vacant lots and select deteriorating scattered sites properties.
Potential disposition and/or demolition of surplus vacant lots and select deteriorating Scattered Sites properties. Potential demolition of vacant, obsolete 80 MROP LIPH housing units in Oak Hill under HUD RAD demolition approval. This activity is contingent upon a LIHTC award and financial closing of the MROP redevelopment project.
The HACP and the ARMDC will continue to add local non-traditional units, i.e., PBV units funded by HACP/ARMDC's Gap Financing or PBV-only RFPs or Office of Multifamily Housing Programs' Project-Based Rental Assistance units.
In July 2025, the ARMDC closed the project finance of Bedford Phase II (Francis Street property), which will have 103 RAD PBRA units as CNI replacement housing. All Bedford Phase II phases are currently under construction and projected to be completed by the end of 2026. (Bedford Phase IIA Townhomes are scheduled for completion by August 2026; Bedford Phases IIB Senior and IIC Multifamily are projected to be completed by the end of 2026.
In February 2025, the ARMDC also applied for 4% LIHTC for Bedford Phase III (Somers Drive section), which will include 33 RAD PBV units as CNI replacement housing, following resident relocation and demolition of the Somers Drive section. The HACP executed a 96-unit CAT Agreement on April 1, 2026 for Bedford Dwellings Phase III as part of its RAD conversion pipeline. Units will remain in the MTW baseline until their transfer to project-based assistance is complete. No new MTW activity or policy change is proposed; the CAT Agreement serves only as a temporary administrative designation prior to full conversion.
In January 2027, ARMDC intends to apply for a 4% and 9% LIHTC award for Bedford Phase IV. This development will include 140 total units where 53 RAD PBV units are designate as replacement units for Bedford Dwellings residents. The HACP executed a 96-unit CAT on April 1, 2026 to preserve the ACC subsidy following demolition of the Somers Drive section of Bedford Dwellings (Phase III). 33 CAT units have been designated for Bedford Dwellings Phase III, while 53 CAT units are planned for Bedford Dwellings Phase IV through a RAD transfer of assistance. The remaining CAT units will continue to be reserved for subsequent Choice Neighborhoods replacement housing phases until committed to future redevelopment activities.
The HACP is preparing a new initiative with the PBV Gap Financing Program for eligible independent students in partnership with Pittsburgh Scholar House.
The HACP will start predevelopment activities for Phase 2 off-site replacement housing to support the implementation of the 2022 Allegheny Dwellings choice Neighborhoods Transformation Plan (2020 HUD Choice Neighborhoods Planning Grant).
The HACP is preparing a new initiative with the PBV Gap Financing Program for 2022 Allegheny Dwellings Choice Neighborhoods Transformation Plan footprint to support implementation of the housing redevelopment plan in the absence of the HUD Choice Neighborhoods Implementation Grant.

The HACP and Choice Neighborhoods People team have been assisting the resident relocation of Bedford Dwellings LIPH to support the Choice Neighborhood housing redevelopment. In addition, the HACP received HUD approval (Office of Public Housing Investment/Choice Neighborhoods and Office of Recapitalization) in April 2026 for the demolition of the first 98 LIPH units vacated in Q4 of 2025. The first demolition phase (Somers Drive sections, a total of 98 LIPH units) has been completed and the second phase (Chauncey Drive section) is scheduled to be demolished between 2029 and 2030.
The HACP plans to acquire Homewood House, a multifamily apartment building in the Homewood neighborhood in FY 2026-2027. The building consists of 101 PBRA senior-occupied units. Following the previous owner's foreclosure and bankruptcy, the HACP, alongside the City of Pittsburgh, is evaluating the acquisition and rehabilitation of the property to permanently preserve its affordability. The HACP will conduct a physical capital needs assessment (PCNA) and determine the overall feasibility of the project in FY 2026 and 2027.

vi. General Description of All Planned Capital Expenditures During the Plan Year:

Narrative general description of all planned capital expenditures of MTW funds during the Plan Year.

GENERAL DESCRIPTION OF ALL PLANNED CAPITAL EXPENDITURES DURING THE PLAN YEAR

The HACP plans a variety of capital improvements in its properties. Under MTW single fund flexibility, some will be funded by Capital Funds and some by other sources. Referenced herein are activities by development that are a continuation from prior years as well as new activities for the plan year. Additional information is included in Section V and appendices.

	Site Improvements	Building Exterior Improvements	Building Systems Improvements	Dwelling Unit Interior Improvements	Common Area Improvements
Central Maintenance	X				
Bedford Dwellings				X	X
Pennsylvania Bidwell	X	X	X	X	X
Pressley Street High Rise	X	X	X	X	X
Allegheny Dwellings	X	X	X	X	X
Northview Heights	X	X	X	X	X
Homewood North	X	X	X	X	X

Arlington Heights	X	X	X	X	X
Scattered Sites South	X	X	X	X	
Scattered Sites North	X	X	X	X	X
Murray Towers	X	X	X	X	X
Christopher Smith	X	X	X	X	X
Frank Mazza Pavilion	X	X	X	X	X
Caliguiri Plaza	X	X	X	X	X
Finello Pavilion	X	X	X	X	X
Morse Gardens	X	X	X	X	X
Carrick Regency	X	X	X	X	X
Gualtieri Manor	X	X	X	X	X

HACP-Wide: Utility Infrastructure Systems Engineering Services, Architectural and Engineering Services, Environmental Services, Hazardous Materials Work, Site Improvements, Façade Improvements, Construction Management Services, Interim NSPIRE (REAC/Safety) Repairs, Green Physical Needs Assessment and Integrated Energy Audit, Roof Replacements, and Window Replacements

B. Leasing Information

i. Planned Number of Households Served:

Snapshot and unit month information on the number of households the MTW PHA plans to serve at the end of the Annual Plan Year.

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
Public Housing Units Leased	24,588	2,049
Housing Choice Vouchers (HCV) Utilized***	68,400	5,700
Local, Non-Traditional: Tenant-Based^	N/A	N/A
Local, Non-Traditional: Property-Based^	2,400	200
Local, Non-Traditional: Homeownership^	300	25
Planned Total Households Served:	**95,688**	**7,974**

* "Planned Number of Unit Months Occupied/Leased" is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year.

** "Planned Number of Households to be Served" is calculated by dividing the "Planned Number of Unit Months Occupied/Leased" by the number of months in the Plan Year.

*** "Housing Choice Vouchers (HCV) Utilized" includes all SPVs within the MTW PHA's portfolio.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify the number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	N/A	N/A	N/A
Property-Based	Step up to Market Financing (MTW Activity 8)	2,400	200
Homeownership	Combined LIPH and HCV Homeownership Program and Homeownership Assistance (MTW Activity 5)	300	25

* The sum of the figures provided should match the totals provided for each local, non- traditional category in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing:

Discussion of any anticipated issues and solutions in the housing programs listed.

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
Low-Income Public Housing (LIPH)	In FY 2026, the HACP maintained an average LIPH occupancy rate of **93%**. While this performance reflects the agency's continued commitment to maximizing occupancy and leasing available units, the overall occupancy rate continues to be impacted by several significant capital improvement and redevelopment initiatives that require units to remain vacant for extended periods. These initiatives include: 1. **Bedford Dwellings**, due to ongoing Choice Neighborhood Initiative redevelopment efforts; 2. **Northview Heights High Rise**, as the agency continues planning for demolition and future redevelopment; 3. **Murray Towers**, where units remain offline to support the phased modernization and resident relocation activities; and 4. **Homewood North Portfolio**, where extensive water infiltration remediation and modernization work has resulted in additional units remaining offline for extended periods to facilitate construction and ensure long-term preservation of the housing stock. As these modernization and redevelopment activities progress and receive any remaining required HUD approvals, eligible units will continue to be transitioned to approved offline status, which will more accurately reflect the agency's operational occupancy performance. In addition to managing planned offline units, the HACP continues to address the operational challenges associated with unit turnover, post-pandemic rent collection, and an aging housing inventory requiring substantial capital investment. The Occupancy, Facility Services, Modernization, and Asset Management teams continue to work collaboratively to reduce unit turnaround times, prioritize the return of renovated units to service, and maximize leasing opportunities across the portfolio. During FY 2027, the HACP will continue implementing targeted strategies to improve occupancy performance by accelerating unit turnover, closely coordinating modernization schedules with leasing activities, and returning completed modernization units to occupancy as quickly as practicable. These efforts support the agency's ongoing commitment to increasing occupancy while preserving and improving the long-term viability of its affordable housing portfolio.
Housing Choice Voucher (HCV)	Challenges are expected as rents continue to rise, particularly in emerging neighborhoods once affordable under the current FMR. Older housing in Pittsburgh continues to fail HQS inspections and there is a scarcity of landlords. The HACP plans to increase lease-up through new landlord incentives and the approved alternative payment standard. Lastly, to ensure housing choice is available to all HCV participants, the HACP will continue to request MTW flexibility waiver approval as new Special Purpose Voucher programs emerge. The landlord incentives and mobility-related services offered, as part of the HUD Community Choice Demonstration, will assist the HACP attract and retain HCV landlords thereby assisting the HACP in overcoming local rental market issues.

Local, Non-Traditional (LNT)	Small community-based developers are not familiar with HUD and the HACP rules and regulations for the PBV/Gap Financing program. The HACP has created PBV/Gap Financing Program & Underwriting Guidelines and will continue to update the Guidelines as needed. The HACP will continue to share these guidelines with developers so that they are poised to submit appropriate proposals.

The HACP entered into a Corrective Action Plan (CAP) with HUD in FY 2025 to address the unmet obligations under the “Substantially Compliant – Plan in Progress/Plan in Place” category given the agency’s declining baseline over a sustained period of years. The CAP outlines the steps and associated timelines with deliverables the HACP will implement to continually increase the number of families served so that HACP meets or exceeds 100% of its adjusted baseline. The CAP has been approved by HUD.

iii. Unique Households Served (Optional):

Number of unique households served annually through local, non-traditional rental services program such as short-term rental assistance, rapid rehousing, emergency housing, etc.

UNIQUE HOUSEHOLDS SERVED
The HACP funds “tax credit only” and the Homeownership Program Local, Non-Traditional (LNT) activities through MTW. However, neither of these LNT programs fall into the category of LNT rental services as defined by PIH Notice 2011-45.

C. Waiting List Information

i. Waiting List Information Anticipated:

Snapshot information of waiting list data as anticipated at the beginning of the Plan Year. The "Description" column should detail the structure of the waiting list, and the population(s) served.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON THE WAITING LIST	WAITING LIST OPEN, PARTIALLY OPEN OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
Public Housing	Site-Based	2,904	Partially Open	Yes
Housing Choice Voucher	Tenant-Based Vouchers	6,400	Closed	No
Homeownership	N/A	N/A	N/A	N/A
Project-Based Vouchers	Site-Based	36,961	Partially Open	Yes

Please describe any duplication of applicants across waiting lists:

There may be duplications between the LIPH and HCV program lists. The PBV Waiting List may have duplicates across lists. Properties are also privately managed and waiting lists open and close based upon demand. The Homeownership program does not have a waiting list established for this program. Program participation is open to otherwise eligible families; if demand for soft second mortgage assistance approaches the budget limit, a waiting list of participants with mortgage pre-approval letters will be established.

ii. Planned Changes to Waiting List in the Plan Year:

Please describe any anticipated changes to the organizational structure or policies of the waiting list(s), including any opening or closing of a waiting list, during the Plan Year.

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
Public Housing	There are no planned changes to the LIPH waiting lists as they remain open except for Allegheny Dwellings, Bedford Dwellings, Homewood North, and Murray Towers.
Housing Choice Voucher	There are no planned changes to the HCV general waiting list as it is expected to remain closed in FY 2027 depending on HAP funding availability. Certain existing PBV site-based waiting lists may reopen sometime in FY 2027 along with several new PBV site-based waiting lists.

III. PROPOSED MOVING TO WORK (MTW) ACTIVITIES: HUD-APPROVAL REQUESTED

1. Local Total Development Cost (TDC) Alternative

1. Activity Description:

i. General Description:

The HACP formally requests HUD approval to implement an agency-specific alternative Total Development Cost (TDC) and Housing Construction Cost (HCC) formula. If authorized, this local formula will apply across the following development types:

- LIPH development and capitalization.
- Mixed-Finance and public-private partnerships.
- Local, Non-Traditional (LNT) qualified affordable housing initiatives.
- Low-Income Housing Tax Credit (LIHTC) equity-driven transactions.

Specific Challenges and Local Cost Attribution:

In accordance with HUD's initial evaluation criteria, the HACP has identified the localized cost drivers that render standard federal TDC limits insufficient:

- **Topography and Site Costs:** Pittsburgh's unique, hilly terrain requires significant site preparation expenses. Developments face substantial premiums for deep excavation, complex retaining walls, and erosion controls.
- **Environmental Mitigation:** The prevalence of urban brownfield sites necessitates extensive soil remediation, lead/asbestos abatement, and historical environmental mitigation measures.
- **Local Building Codes and Standards:** High local development standards, stringent city building codes, and structural modifications designed to improve accessibility drive hard construction costs upward.
- **Labor Market Pressures:** Compliance with Davis-Bacon prevailing wage rates intersects with localized shortages in skilled trade labor, compounding baseline construction costs.

- **Neighborhood Choice and Geographic Constraints:** Standard HUD TDC limits effectively price the HACP out of high-opportunity, low-poverty, and amenity-rich neighborhoods (such as Squirrel Hill and Mount Washington). Acquisition and hard renovation costs in these areas regularly exceed current federal limits by 40 percent or more, limiting affordable housing choices to historically under-resourced areas.

Proposed Local TDC Formula & Component Definitions:

To account for these regional cost drivers while adhering strictly to federal cost reasonableness principles, the HACP proposes a data-driven Local Market Adjustment Factor (LMAF). The formula is mathematically structured as follows:

Local Market Adjustment Factor (LMAF) =
Acquisition Cost + Rehabilitation Cost + Soft Costs ÷ HUD TDC Limit

To directly address HUD's evaluation criteria, the variables within the agency-specific formula are defined as:

- **Acquisition Cost:** Property procurement values are strictly aligned with the Appraised Fair Market Value of the land or existing structures. This variable aggregates all direct real estate acquisition expenses, including closing costs, mandatory title searches, boundary surveys, and legal clearings.
- **Rehabilitation/Construction Cost:** This variable represents the total sum of physical hard costs required to build or renovate units for a "Good" housing class standard, consistent with Marshall & Swift metrics. It explicitly covers:
    - Direct labor outlays calculated at current Davis-Bacon wage rates.
    - Raw building materials, equipment rentals, and direct tool provisions.
    - Approved contractor fees, including general conditions, overhead, and profit.
    - A fixed 8 percent contingency reserve to handle unforeseen subsurface soil conditions, foundation anomalies, or structural issues.
    - Infrastructure and utility costs, including the cost of running utility lines from the main source to the street and from the street to the project, as well as on-site and off-site street modifications.
    - Financing costs, encompassing construction loan interest payments and loan origination fees.
    - Operational setup costs required to transition the physical property into an active, tenant-ready operational state.

  - Green features and sustainability costs required to meet local city environmental standards.
- **Soft Costs:** This variable accounts for all pre-construction professional services, optimized at a baseline rate of 10 percent of the hard cost budget. This includes detailed feasibility studies, architectural schematics, engineering fees, and municipal permit or zoning approval costs.
- **HUD TDC Limit:** The baseline, non-adjusted federal restriction published annually by HUD for the Pittsburgh market, structured by bedroom size and building class.

The Square Footage Sizing Framework:

To address HUD's requirement that alternative formulas explain variations in development types, unit mix, and physical size, the HACP proposes integrating a Square Footage Scaling Factor. This factor addresses the disconnect between HUD's nominal baseline expectations and Pittsburgh's physical housing stock.

Unit Mix and Size Methodology:

HUD's standard TDC pricing models are built on fixed, nominal square footage baselines per unit type (e.g., a standard 3-bedroom unit is mathematically assumed to be 1,200 sq ft). However, local, single-family properties and modern multifamily complexes regularly feature larger footprints to satisfy local codes, structural preservation needs, or modern layouts.
The HACP proposes to calculate a Size Multiplier before applying regional percentage caps:

$$\text{Size Multiplier: } \frac{\text{Actual Gross Residential Square Footage of Unit(s)}}{\text{HUD Baseline Square Footage for Planned Unit Mix}}$$

Adjusted HUD TDC Base Limit = Standard HUD TDC Limit x Size Multiplier

Application by Development Work Type:

If approved, the application of this square-footage adjustment framework will be tailored specifically to the structural layout of the housing initiative as follows:

- **New Construction of Multifamily Redevelopments:** The formula applies to the cumulative residential square footage of the structure. Sizing metrics for dedicated non-residential space (such as property management office space or community service space) are calculated separately by square footage and are completely excluded from the residential unit TDC limits.
- **Acquisition of Existing Scattered-Site Units:** The formula optimizes individual single-family acquisitions by assessing the home's actual footprint. For example, a 1,686 sq ft 3-bedroom home is compared against HUD's 1,200 sq ft baseline, yielding a 1.405 Size Multiplier that adjusts the baseline limit upward to match the property's physical scale.
- **Rehabilitation of Existing Housing Stock:** For properties already owned within the HACP portfolio, the Acquisition Cost is automatically set to $0. Hard cost projections substitute standard parameters with localized "renovation" cost indices to match modernization needs.

Target Pipeline Unit Mix and Sizing Breakdown:

The tables below outline the exact unit mixes, square footages, and non-residential spaces for the upcoming active development pipeline slated to utilize this local alternative formula:

Table A: Planned Residential Unit Mix and Footprints (Project-by-Project):

Project Name	**Work Type *(New Construction / Rehab / Acquisition)***	**Building Type (Single-detached, Townhome, Elevator, Walk-Up)**	**Unit Bedroom Size**	**Number of Planned Units**	**Avg. Actual Gross Sq. Ft. Per Unit**	**HUD Baseline Sq. Ft. Per Unit**	**Project Sizing Variance (%)**
Bedford Dwellings Phase IA	New Construction	Mid-rise elevator	1-BR	30	786	700	112.29%
Bedford Dwellings Phase IA	New Construction	Mid-rise elevator	2-BR	16	1,112	900	123.56%
Bedford Dwellings Phase IA	New Construction	Townhome	2-BR	5	1,113	900	123.67%
Bedford Dwellings Phase IA	New Construction	Townhome	3-BR	7	1,951	1,200	162.58%
Bedford Dwellings Phase IA	New Construction	Triplex	3-BR	3	1,370	1,200	114.17%
Bedford Dwellings Phase IB	New Construction	Mid-rise elevator	1-BR	43	730	700	104.29%
Bedford Dwellings Phase IB	New Construction	Mid-rise elevator	2-BR	10	877	900	97.44%
Bedford Dwellings Phase IB	New Construction	Townhouse	3-BR	6	1,355	1,200	112.92%
Bedford Dwellings Phase IB	New Construction	Triplex	3-BR	3	1,270	1,200	105.83%
Bedford Dwellings Phase IIA	New Construction	Townhome	1-BR	18	835	700	119.29%
Bedford Dwellings Phase IIA	New Construction	Townhome	2-BR	24	1,216	900	135.11%
Bedford Dwellings Phase IIA	New Construction	Townhome	3-BR	26	1,501	1,200	125.08%
Bedford Dwellings Phase IIA	New Construction	Townhome	4-BR	2	1,905	1,2700	127.00%

Bedford Dwellings Phase IIB (Senior)	New Construction	Mid-rise elevator	1-BR	50	801	700	114.43%
Bedford Dwellings Phase IIB (Senior)	New Construction	Mid-rise elevator	2-BR	10	1,047	900	116.33%
Bedford Dwellings Phase IIC	New Construction	Mid-rise elevator	1-BR	25	787	700	112.43%
Bedford Dwellings Phase IIC	New Construction	Mid-rise elevator	2-BR	25	1,062	900	118.00%
City's Edge	New Construction	Mid-rise elevator	1-BR	35	765	700	109.29%
City's Edge	New Construction	Mid-rise elevator	1-BR Accessible	7	768	700	109.71%
City's Edge	New Construction	Mid-rise elevator	2-BR	58	1,012	900	112.44%
City's Edge	New Construction	Mid-rise elevator	2-BR Accessible	5	1,125	900	125.00%
City's Edge	New Construction	Mid-rise elevator	3-BR	4	1,376	1,200	114.67%
City's Edge	New Construction	Mid-rise elevator	3-BR Accessible	1	1,376	1,200	114.67%
Cornerstone Village Phase III	New Construction	Mid-rise elevator	1-BR	31	621	700	88.71%
Cornerstone Village Phase III	New Construction	Mid-rise elevator	2-BR	4	929	900	103.22%
Cornerstone Village Phase III	New Construction	Mid-rise elevator	3-BR	5	1,331	1,200	110.92%
Cornerstone Village Phase III	New Construction	Townhome	3-BR	2	1,413	1,500	94.20%
Manchester Redevelopment (1100 Sheffield)	Rehabilitation	Multi-family, mid-rise elevator	1-BR	15	579	700	82.71%
Manchester Redevelopment (1315 Liverpool)	Rehabilitation	3-story walkup	1-BR	8	611	700	87.29%
Manchester Redevelopment (1529 Sedgwick)	Rehabilitation	Duplex	1-BR	1	539	700	77.0%
Manchester Redevelopment 1529 Sedgwick & 1208 Liverpool)	Rehabilitation	Duplex	2-BR	2	1,047	900	116.33%
Manchester Redevelopment (1208 Liverpool)	Rehabilitation	Duplex	3-BR	1	3,015	1,200	251.25%
Manchester Redevelopment (1134 Sheffield)	Rehabilitation	Duplex	4-BR	2	2,407	1,500	160.47%
Manchester Redevelopment (1111, 1130 & 1132 Sheffield)	Rehabilitation	Walk-Up	2-BR	5	1,189	+00	132.11%
Manchester	Rehabilitation	Walk-Up	3-BR	4	1,284	1,200	107.00%

Redevelopment (1130 & 1132 Sheffield)							
Manchester Redevelopment	Rehabilitation	Townhome	2-BR	13	2,485	900	276.11%
Manchester Redevelopment	Rehabilitation	Townhome	3-BR	24	2,447	1,200	203.92%
Manchester Redevelopment	Rehabilitation	Townhome	4-BR	11	2,423	1,500	161.53%
Northview Midrise	New Construction	Mid-rise elevator	1-BR	37	724	700	103.43%
Northview Midrise	New Construction	Mid-rise elevator	2-BR	6	989	900	109.89%

Table B: Planned Non-Residential Facility Delineation:

Project Name	**Dedicated Office Space (e.g., Property Mgmt. / Case Mgmt.*)***	**Building Type (Single-detached, Townhome, Elevator, Walk-Up)**	**Office Space Gross Sq. Ft.**	**Dedicated Community Space Type (e.g., Daycare / Computer Lab)**	**Community Space Gross Sq. Ft.**	**Total Non-Residential Sq. Ft. (Delineated from TDC)**
Bedford Dwellings Phase IA	Site Management Office	Mid-rise elevator	137	Community Room	544	681
Bedford Dwellings Phase IA	Supportive Services Office	Mid-rise elevator	73	Fitness Room	341	141
Bedford Dwellings Phase IB	Site Management Office	Mid-rise elevator	110	Community Room	110	220
Bedford Dwellings Phase IB	Supportive Services Office	Mid-rise elevator	116	Fitness Room	114	230
Bedford Dwellings Phase IIB	Administrative & Amenities	Mid-rise elevator	4,174	Community Room, Fitness Room, Social Services, Lobby and Reception Areas	1,000	5,174
Bedford Dwellings Phase IIC	Administrative & Amenities	Mid-rise elevator	1,156	Multi-Purpose Room, Fitness Room, Bike Storage, Social Services Office	2,312	3,468
City's Edge	Community Room	Mid-rise elevator		Community Room	1,340	1,340
City's Edge	Social Services Office	Mid-rise elevator		Social Services Office	109	109
City's Edge	Leasing Office	Mid-rise elevator		Leasing Office	436	436
City's Edge	Lounge Space	Mid-rise elevator		Lounge Space	1,600	1,600
City's Edge	Meeting Rooms	Mid-rise elevator		Meeting Rooms	436	436
City's Edge	Management Office & Lobby	Mid-rise elevator		Management Office & Lobby	4,840	4,840
Cornerstone Village Phase III	Commercial/ Retail Space	Mid-rise elevator	5,050	Community and Fitness Rooms, Computer Lab	1,370	6,420
Cornerstone Village Phase III	Commercial/ Retail Space	Mid-rise elevator		Leasing Office	840	840
Manchester Redevelopment	Site Management Office	High-Rise Elevator (PA Bidwell)	2,089	Office Space	0	2,089

Northview Midrise	Community Room	Mid-rise elevator	0	Community Room	645	645
Northview Midrise	Laundry Room	Mid-rise elevator	0	Laundry Room	200	200
Northview Midrise	Computer Room	Mid-rise elevator	0	Computer Room	300	300
Northview Midrise	Lobby	Mid-rise elevator	0	Lobby	600	600
Northview Midrise	Public Restroom	Mid-rise elevator	0	Public Restroom	100	100
Northview Midrise	Porch / Patio / Balcony	Mid-rise elevator	0	Porch / Patio / Balcony	1,136	1,136
Northview Midrise	Common Utilities Room	Mid-rise elevator	200	Common Utilities Room	0	200
Northview Midrise	Trash Room	Mid-rise elevator	300	Trash Room	0	300
Northview Midrise	Development Facilities & Maintenance	Mid-rise elevator	180	Development Facilities & Maintenance	0	180

Proposed Percentage Flexibilities Above Adjusted Limits:

An empirical evaluation of ten (10) landmark multifamily redevelopments completed by the HACP between 2015 and 2024 demonstrates that local project delivery costs systematically outpace federal guidelines, showing an average cost ratio of 166 percent for HCC and 173 percent for TDC. See the appendix for details. Furthermore, a 2026 market scan of active single-family listings in Mount Washington confirms that acquisition-rehabilitation costs regularly drive total project delivery ratios to between 103 percent and 241 percent of federal baselines. **See Appendix V for details.**

To establish a predictable, data-driven funding ceiling that eliminates project-by-project waiver delays, the HACP formally requests authorization to utilize its MTW funds up to the following maximum regional ceilings:

- **Proposed Housing Construction Cost (HCC) Ceiling:** Authorization to exceed the Adjusted HUD HCC base limit by up to 60 percent (representing a maximum local cap of 160 percent of the standard limit).
- **Proposed Total Development Cost (TDC) Ceiling:** Authorization to exceed the Adjusted HUD TDC base limit by up to 70 percent (representing a maximum local cap of 170 percent of the standard limit).

Leverage Optimization and Other Sources of Funds:

The HACP affirms that this alternative local TDC formula represents the maximum allowable threshold for LIPH capital assistance under its MTW authority; it is not intended to cover full project costs. To ensure compliance with federal cost principles, the HACP remains committed to optimizing non-federal leverage.

The HACP will continue to combine its flexible MTW funds with other funding sources in its development deals, including:

- Low-Income Housing Tax Credit (LIHTC) private equity investment.
- Community Development Block Grant (CDBG) funds channeled through municipal partnerships to absorb large-scale public infrastructure upgrades.
- HOME Investment Partnerships Program capital allocations.
- Private financing, commercial debt, and philanthropic donations.

ii. Relation to Statutory Objectives:

This activity meets all three (3) statutory objectives in the following ways:

a. **Cost Effectiveness:** While this activity is cost neutral, the increased flexibility in development deal financing will help the HACP optimize the use of both MTW and program income funds to develop as many affordable housing units as the budget allows.
b. **Provides Incentives for Families to Attain Self-Sufficiency:** Not applicable.
c. **Increase Housing Choice:** The activity will achieve the statutory objective of increasing housing choices for low-income households as HACP will able to leverage private and public resources with its flexible usage of MTW funds compared to non-federal program income funds to develop or preserve additional affordable low-income housing in quality mixed-income/mixed-finance communities.

iii. Anticipated Implementation Schedule:

Once approved, the creation of updated reasonable cost limits in future years can be determined using updated development costs. If the HACP plans to update the methodology used to formulate the reasonable cost limits, the HACP will provided the proposed methodology to HUD for review and approval.

2. Activity Metrics Information

i. Applicable Metric Charts:

Housing Choice				
Metric	Baseline	Benchmark	Outcome (Actual)	Benchmark Achieved?
HC #1: Additional Units of Housing Made Available *Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).*	0	10		
HC #5: Increase in Resident Mobility *Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).*	0	10		

ii. Overall and/or Long-Term Benchmarks:

To maintain the long-term integrity, defense, and accuracy of this data-driven framework, the HACP will adhere to a strict monitoring schedule:

- **Benchmarking Frequency:** The core cost basis will be benchmarked annually.
- **Selection of Cost Indices:** The HACP will use a composite of recognized regional construction cost indices, tracking baseline structures via Marshall & Swift metrics and localized shifts/inflation via the Turner Building Cost index.
- **Inflation and Market Adjustments:** The annual update process will adjust the formula variables to account for significant shifts in material pricing, labor variations, and localized market changes for inflation and significant market changes in labor or materials.
- **Periodic Formula Review:** The entire methodology, variable assumptions, and indexing criteria will undergo a comprehensive review at least every three (3) years to incorporate systemic changes. If the HACP plans to alter the core methodology, the proposed updates will be submitted to HUD in a future Plan Year.

iii. Data Source(s):

The development proposal/HCC/TDC calculator of each development project will be analyzed to project the number of units that are made possible by additional MTW funds that are allowable under the new local TDC flexibility.

3. Cost Implications

i. Anticipated Cost Implications:

This new local TDC activity will remain within the HACP's existing annual acquisition budget and is neutral to overall development costs. However, operational impacts differ by activity type. For acquisitions, applying higher TDC limits to purchase properties in higher-opportunity locations increases the average cost per unit, which may reduce the overall number of units acquired annually under the fixed budget. For replacement housing projects, overall costs remain unaffected, and the activity solely shifts the funding mix by substituting HACP program income with MTW funds on an equal, dollar-for-dollar basis.

ii. Managing the Cost Implications:

The HACP does not anticipate any cost implications for this activity. If there is an unintended cost factor discovered during or after implementation, the HACP will offset any cost associated with this activity with operating fund reserves.

4. Need/Justification for MTW Flexibility

Authorization	Regulatory Citation
Attachment C, Section C(16)	24 CFR 941.306

i. Explanation of Authorization Need:

Without this authorization, the HACP will be forced to continue to invest an increasing amount of non-MTW funds or program income funds to bridge financial gaps. This leaves less money left over for other non-development-related authority projects. Requesting adjustments to the local cost limits provide the HACP with significant MTW leverage by enabling the creation of flexible development deals to overcome limited gap financing sources.

IV. APPROVED MOVING TO WORK (MTW) ACTIVITIES: HUD APPROVAL PREVIOUSLY GRANTED

Activity	Plan Year Approved	Plan Year Implemented	Plan Year(s) Amended
1. Pre-Approval Inspection Certification	2015	2015	2019 – Change inspection use from 60 to 90 days of RFTA submission date
2. Preferred Owners Program	2015	2015	Has not been amended
3. Modified Rent Policy – Minimum Rent a. LIPH households b. HCV households	 2008 2011	 2008-2009 2011	Has not been amended
4. LIPH and HCV Revised Recertification Policy	2008	2008	2025 – Addition of triennial recertifications for elderly/disabled
5. Homeownership Program: a. Combined LIPH and HCV Homeownership Program b. Homeownership Assistance	2007 (Combined Program)	2007	2010 – Addition of other elements 2014 – Expansion of eligibility to person eligible for LIPH 2020 – Revised program manual 2020 – Revised program manual
6. Maximum Allowable Rent Burden in the HCV Program (as a Percentage of Adjusted Annual Income)	2001	2001	Has not been amended
7. HCV Local Payment Standards	2004	2004	2013 – Addition of persons with disabilities for exception areas 2019 – Added the continued use of 110% FMR instead of SAFMR 2022 – Amended for consistency with HUD Community Choice Demonstration 2025 – Revised Rehabilitation Payment Standard Eligibility Requirements 2026 – Combined payment standard activities
8. Step Up to Market Financing Program	2012	2013	2017 – Additional features
9. Asset Exclusion & Self-Certification in HCV and LIPH Programs	2023	2023	Has not been amended

A. Implemented Activities

1. Pre-Approval Inspection Certification

i. Plan Year Approved, Implemented, and Amended:

- **FY 2015:** Approved and implemented
- **FY 2019:** Amended to expand the timeframe in which a landlord can use a pre-inspection to 90 days and to make this activity available for any HCV landlord.

Authorization	Regulatory Citation
Attachment C (D)(5)	24 CFR 982.311
Attachment C (D)(1)(d)	24 CFR 982 Subpart I

ii. Description:

The Pre-Approval Inspection Certification initially applied to buildings with four (4) or more units located within a single structure, and the pre-approval process could not be applied to all Housing Choice Voucher (HCV) unit types. In addition, the Pre-Approval Inspection Certification was originally accepted during the 60-day period after the unit passes HQS inspection. However, as stated above, modifications were approved by HUD in FY 2019 to make available Pre-Approval Inspection Certification to all HCV landlords and extend the certification status to a 90-day period after the unit passes HQS inspection. All units seeking Pre-Approval Inspection Certification must be vacant at the time the HQS inspection occurs and must remain vacant until a Request for Tenancy Approval is submitted for the unit. If a Request for Tenancy Approval is submitted after the 90-day qualifying period, a new initial HQS inspection must be performed before the unit is approved for tenancy. HAP payments are not tied to the Pre-Approval Inspection. The HAP payments will begin from the tenancy certification date only.

iii. Activity Status:

The HACP continues to actively schedule an increasing number of pre-inspections since the activity was implemented in FY 2019. In fall 2021, the HACP received HUD Special Purpose Voucher waiver approval to utilize this implemented activity for its Community Choice (Mobility) Demonstration programs.

iv. Planned Non-Significant Changes:

None.

v. Planned Changes to Metrics/Data Collection:

While the HACP is keeping the same metrics, the agency proposes to adjust the benchmarks as follows:

Pre-Inspection Metrics				
Metric	**Baseline**	**Benchmark**	**Outcome (Actual)**	**Benchmark Achieved?**
Agency Cost Savings *Total cost of task in dollars (decrease).*	$677,300 annually	$674,375 annually		
Staff Time Savings *Total time to complete the task in staff hours (decrease).*	15,662.5 hours annually	15,630 hours annually		
Additional Units of Housing Made Available *Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).*	0	100		

vi. Planned Significant Changes

None.

2. Preferred Owners Program

i. Plan Year Approved, Implemented, and Amended:

- **FY 2015:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization	Regulatory Citation
Attachment C (D)(1)(d) Attachment C (D)(5)	24 CFR 982.311 24 CFR 982 Subpart I

ii. Description:

The Preferred Owners Program provides incentives to landlords to participate in the HCV Program and to provide high-quality housing in diverse neighborhoods. To qualify, landlords must consistently meet HUD-approved inspection standards and participate in annual training. In return, they may be eligible for the following benefits:

(a) Priority Property Listings on the HACP Website: Preferred Owner property listings will receive priority placement on the HACP website.

(b) Changes in Inspection Schedule:

i. **Priority Inspection Scheduling** - Preferred Owners are moved to the top of the waiting list for both initial and periodic inspections.

ii. **Biennial Inspections** - Owners who have successfully passed periodic inspection on the first attempt for three (3) consecutive years will transition to biennial inspections. However, if a future biennial inspection results in a fail, the owner will be removed from the Preferred Owners Program and revert to an annual inspection schedule.

iii. **Acceptance of Prior Inspections for New Tenancies in Vacated Units** – If a unit is vacated after initial inspection and move-in, and a new RFTA for a new voucher holder is submitted for the same unit within ninety (90) days, the previous inspection will be accepted as the initial inspection for the new RFTA.

iv. **Replacement of PBV Initial (Pre) Inspection with a Construction Completion Inspection** – For Preferred Owners managing PBV units, the construction completion inspection for a new PBV unit can serve as the initial inspection if the unit is occupied within ninety (90) days of that inspection.

(c) Vacancy Payments: When a voucher holder vacates a unit and the landlord re-leases it to another voucher holder, the HACP will issue a vacancy payment equivalent to three (3) months of the previous tenant's Housing Assistance Payment (HAP). The vacancy payment encourages landlords to maintain long-term partnerships with the HACP and the HCV program, thereby preserving housing options for families at or below 80 percent AMI.

It's important to note that these landlord incentives are exclusively available to landlords who are enrolled and maintain continued eligibility in the HACP Preferred Owners' Program.

Application for Membership:

To become a member of the Preferred Owners Program, an owner or property manager must submit an application form to the HCV office. The HACP requires a separate application for each subsidiary of a company/organization and/or each unique tax identification number. The application form will include:

1. Landlord's name
2. Contact information;
3. Addresses of units currently leased to voucher holders
4. A checklist of the standards for membership, which includes:
    a. **Minimum Inspection Pass Rate:** Units must have achieved a pass rate of 85 percent for all inspections over the previous three (3) consecutive years. For owners with less than three (3) years of inspection history, eligibility will be assessed based on their complete inspection history to date, maintaining the 85 percent pass rate standard.
    b. **Training:** Membership in the Preferred Owners Program requires the completion of one (1) training annually. These training courses, whether conducted by the HACP or an external organization, must pertain to the management of rental properties. For training not hosted by the HACP, proof of completion is mandatory. Examples of relevant training may include, but is not limited to:
        - *Screening Tenants:* Encompassing background checks, reference verification, and compliance with Fair Housing law.
        - *The Magistrate Process:* Offering guidance on legal recourse available to landlords in instances of lease breach.

- *Mental Health First Aid Training:* A specialized training from Mercy Behavioral Health addressing the unique needs and challenges of low-income clientele.
- *Real Estate License Continuing Education Credits and/or Other Accredited Property Management Trainings*
- *Monthly HACP Landlord Meetings:* All landlords are invited to attend these monthly meetings. They provide crucial updates on evolving federal regulations and HACP policies and frequently include informative presentations from collaborating organizations.

Yearly Program Renewal:

To ensure that the Preferred Owners Program members consistently provide decent, safe, and affordable housing for voucher holders, the HACP has established an annual renewal process. This process requires completion of the aforementioned training course and maintaining at least an 85 percent pass rate for all periodic inspections conducted during the previous calendar year. If an owner's periodic inspection pass rate falls below 85 percent, they will enter a one-calendar-year corrective action period. During this time, they must achieve a 100 percent pass rate for all their units and provide evidence of completion of a second qualifying training course as described above.

iii. Activity Status:

The HACP continues to enhance the Preferred Owners Program, refining benefits to maximize resources and provide meaningful incentives that successfully retain current landlords and attract new ones. A key enhancement occurred in Fall 2021, when the HACP received a HUD waiver that expanded the program's utility to include its Community Choice (Mobility) Demonstration. These ongoing efforts contributed to the program's growth, with the number of Preferred Owners reaching thirty-seven (37) in FY 2026. The yearly program renewal check remains paused in FY 2027, however, the HACP plans to reimplement it with proper notice to landlords during the Plan Year.

iv. Planned Non-Significant Changes:

The HACP proposes reducing the required inspection passing history from four (4) to three (3) years. This adjustment will help retain current Preferred Owners while allowing new property owners to qualify who previously fell short of the four (4) year requirement.

v. Planned Changes to Metrics/Data Collection:

To reflect a downward trend in new HCV landlord enrollment, the HACP is adjusting the number of additional housing units made available. Additionally, the HACP proposes eliminating the annual satisfaction survey metric, as landlord feedback regarding the Preferred Owners Program has remained unchanged year over year. Following these adjustments, the HACP will continue to track this activity using the following metrics:

Preferred Owners Program Metrics				
Metric	**Baseline**	**Benchmark**	**Outcome (Actual)**	**Benchmark Achieved?**
Additional Units of Housing Made Available *Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).*	0	20		
Units of Housing Preserved *Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).*	0	120		
Preferred Owners Program Participation *Number of owners and/or management agencies enrolled in Preferred Owners Program (increase).*	0	20		

vi. Planned Significant Changes:

None.

3. Modified Rent Policy – Minimum Rent for the HCV and LIPH Programs

Minimum Rent for the HCV Program

i. Plan Year Approved, Implemented, and Amended:

- **FY 2011:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization	Regulatory Citation
Attachment C (D)(2)(a) Attachment C (D)(1) Attachment C (D)(3)(a)	24 CFR 982.518 24 CFR 5.628 24 CFR 5.630

ii. Description:

Under this policy, unemployed, able-bodied (non-elderly/non-disabled) heads of household must fulfill one of two requirements: either participate in an approved self-sufficiency track – such as the HACP FSS program, another Local Self-Sufficiency (LSS) initiative, welfare to work, or other job training and/or educational programs – or have their rent calculated using a minimum Total Tenant Payment (TTP) of $150.00 per month. This policy serves to incentivize employment preparation, support workforce entry, and increase overall household accountability.

iii. Activity Status:

The HACP continues to operate the $150 minimum rent requirement with no major issues.

iv. Planned Non-Significant Changes:

None.

v. Planned Changes to Metrics/Data Collection:

The HACP is adjusting some of the benchmarks in this activity to adapt to align better with its goals. Please see the metrics that the HACP intends to continue to use for this activity as follows:

HCV Minimum Rent Metrics				
Metric	Baseline	Benchmark	Outcome (Actual)	Benchmark Achieved?
Average Overall HAP *Average HAP dollar amount for all families (increase).*	$486	$1,000		
Total HCV FSS Participants *Number of HCV FSS participant families (increase).*	448	150		
Non-elderly, Non-disabled Families with TTPs <$150 *Number of non-elderly, non-disabled families with TTPs <$150 (decrease).*	1,988	600		
Average HAP for Non-elderly, Non-disabled *Average HAP dollar amount for non-elderly, non-disabled families (increase).*	$538	$882		
Average HAP for Non-elderly, Non-disabled TTPs <$150 *Average HAP dollar amount for non-elderly, non-disabled families with TTPs <$150 (decrease).*	$657	$900		
HCV FSS Participant Families Working *Number of HCV FSS participant families working (increase).*	248	200		
HCV FSS Participant Families Graduating from FSS *Number of HCV FSS participant families graduating from FSS (increase).*	12	20		
HCV FSS Participant Families with Escrow Accounts *Number of HCV FSS participant families with escrow accounts (increase).*	191	250		

vi. Planned Significant Changes

None.

Minimum Rent for the LIPH Program

i. **Plan Year Approved, Implemented, and Amended:**

- **FY 2008-2009:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization	Regulatory Citation
Attachment C (C)(11) Attachment D (C)(3)	24 CFR 5.630

ii. **Description:**

This activity requires that any non-elderly, able-bodied head of household who is not working either participates in the FSS Program or pay a minimum rent of $150 per month. Hardship exemptions are permitted. This policy provides additional incentives for families to work or prepare for work. The HACP's objectives for this program include increased participation in the FSS Program, increased rent collections, and increased level of families working.

iii. **Activity Status:**

The HACP continues to operate the $150 minimum rent requirement with no major issue at hand.

iv. **Planned Non-Significant Changes:**

None.

v. **Planned Changes to Metrics/Data Collection:**

The HACP is proposing to keep the overall metrics the same, however, is updating some of the benchmarks. Please see the metrics that the HACP intends to continue to use for this activity as follows:

LIPH Minimum Rent Metrics				
Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
Total LIPH FSS Participants *Number of LIPH FSS participant families (increase).*	658	90		
LIPH FSS Participant Families Working *Number of LIPH FSS participant families working (increase).*	181	70		
LIPH FSS Participant Families Graduating from FSS *Number of LIPH FSS participant families graduating from FSS (increase).*	n/a	10		
LIPH FSS Participant Families with Escrow Accounts *Number of LIPH FSS participant families with escrow accounts (increase).*	29	75		
HACP Rent Roll Amounts *Dollar amount of LIPH Rent Rolls (increase).*	$685,682	$700,000		

vi. Planned Significant Changes:

None.

4. Revised Recertification Requirements Policy

i. Plan Year Approved, Implemented, and Amended:

- **FY 2008:** Approved and implemented for LIPH
- **FY 2009:** Approved and implemented for HCV
- **FY 2024:** Amended adding triennial recertifications to the activity

Authorization	Regulatory Citation
Attachment C (C)(4) Attachment C (D)(1)(c)	24 CFR 966.4 and 960.257 24 CFR 982.516

ii. Description:

The HACP may operate both the LIPH and the HCV Programs with a recertification requirement modified to at least once every two (2) years for non-elderly and/or non-disabled families. In the FY 2024 MTW Annual Plan, the HACP received HUD-approval to conduct recertifications every three (3) years for LIPH and HCV families who receive the elderly or disabled family deduction ($400 or the amount annually adjusted by HUD per HOTMA).

Triennial and biennial families must still report changes in family composition, income, and expenses (medical, childcare, etc.) as described in the HCV Administrative Plan and the Public Housing Admissions and Continued Occupancy (ACOP). If an interim recertification is requested, an interim recertification shall be conducted in accordance with interim policies in the HCV Administrative Plan and Public Housing Admissions and Continued Occupancy (ACOP), and the tenant rent adjusted accordingly.

This policy change reduces administrative burdens on the Authority, thereby reducing costs and increasing efficiency. The HACP's objectives for this initiative are to reduce staff time and thus reduce costs and improve compliance with recertification requirements by tenants and the HACP.

iii. Activity Status:

The HACP continues to process recertifications at least once every two (2) years and is exploring triennial implementation methods with the software provider. The HACP anticipates implementation during the Plan Year, depending on the software provider's pending improvements. In fall 2021, the HACP received HUD Special Purpose Voucher waiver approval to utilize this implemented activity for its Community Choice (Mobility) Demonstration families.

iv. Planned Non-Significant Changes:

None.

v. Planned Changes to Metrics/Data Collection:

The HACP plans to keep the metrics the same for this activity, however, is eliminating the double counting of the agency cost savings by reducing it to one metric for this activity. Please see the metrics that the HACP intends to continue to use for this activity as follows:

Revised Recertification Requirement Policies Metrics				
Metric	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Number of Annual Recertifications *Total number of annual recertifications (decrease).*	2,698 (HCV) 2,587 (LIPH)	3,068 (HCV) 2,070 (LIPH)		
Number of Interim Recertifications *Total number of interim recertifications (decrease).*	1,889 (HCV) 1,052 (LIPH)	2,730 (HCV) 947 (LIPH)		
Total Recertifications *Total number of recertifications (decrease).*	4,596 (HCV) 3,639 (LIPH)	5,798 (HCV) 2,911 (LIPH)		
Average Cost per Recertification *Average cost per recertification.*	$53.63 (HCV) $53.63 (LIPH)	$28.85 (HCV) $34 (LIPH)		
Staff Time Savings *Total time to complete the task in staff hours (decrease).*	11,000 (HCV) 7,792 (LIPH)	11,596 (HCV) 6,234 (LIPH)		
Agency Cost Savings *Total cost of task in dollars (decrease).*	$294,965 (HCV) $208,942 (LIPH)	$334,545 (HCV) $167,154 (LIPH)		

vi. Planned Significant Changes:

None.

5. MTW Homeownership Program

Operation of a Combined LIPH and HCV Homeownership Program

i. Plan Year Approved, Implemented, and Amended:

- **FY 2007:** Approved and implemented (operation of combined program)
- **FY 2010:** Other elements approved and implemented
- **FY 2014:** Expansion of eligibility to person eligible for LIPH
- **FY 2020:** Revised program manual
- **FY 2026:** Revised program manual

Authorization	Regulatory Citation
Attachment C (B)(1) and (D)(8) Attachment D (B)(4)	24 CFR 982.625 24 CFR 982.627

ii. Description:

The HACP operates a single Homeownership Program open to both the LIPH and HCV Programs households. This approach reduces administrative costs, expands housing choices for participating households, and provides incentives for families to pursue employment and self-sufficiency through the various benefits offered. By combining the programs,' increased benefits are available to some families.

iii. Activity Status:

The HACP's Homeownership Program is operating efficiently and has implemented the FY 2026 Homeownership Plan changes. Homeownership interest is beginning to surpass the available MTW funding demonstrating the continued need for assistance for low-income families that the HACP serves. The HACP plans to remain on course for FY 2027, with a few minor changes/clarifications noted in the next section.

iv. Planned Non-Significant Changes:

The HACP has updated its Homeownership Plan, as detailed in the redlined appendices in the actual document, classifying the modifications as non-significant changes since the activity's fundamental nature, purpose, scope, and intended beneficiaries remain the same.

The primary update streamlines homeownership support into two (2) distinct pathways: Monthly Voucher Assistance and an MTW Soft Second Mortgage. Participating lenders will evaluate each prospective buyer's financial profile – including families transitioning through the HACP's Scattered Site Lease-to-Own Program – to select the pathway best suited to their financial position based on the household's total Area Median Income (AMI). While families may only participate in one (1) primary homeownership pathway, the HACP's MTW closing cost assistance remains accessible across both pathways. The HACP also clarified Scattered Site Lease-to-Own Program qualifications, the scattered site homeownership disposition selection process, and the Right of First Refusal allowing LIPH residents in occupied units to decline homeownership and maintain their LIPH tenancy.

To streamline program access across these options, the HACP proposes to exercise its MTW authority to waive 24 CFR 982.627(a)(1), allowing qualifying LIPH residents – including scattered-site lease-to-own households – and eligible non-residents to receive a homeownership voucher directly without being placed on the HCV waiting list. To control overall HAP costs, the HACP proposes converting ten (10) vouchers to homeownership vouchers annually, with an overall total cap of no more than fifty (50) active homeownership vouchers at any time. For the monthly voucher assistance option, the HACP will otherwise continue to adhere to the standard HCV homeownership rules and regulations outlined in the HACP HCV Administrative Plan.

v. Planned Changes to Metrics/Data Collection:

The HACP is moving some of the homeownership-related metrics from this section to the next to improve the activity's logic as follows:

Combined LIPH and HCV Homeownership Program Metrics				
Metric	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Applicants Completing Course & First Pre-approval *Number of applicants completing course & first mortgage pre-approval (increase).*	0	10 (HCV) 5 (LIPH) 10 (Non-Resident)		
Closings / Purchases *Number of households that purchased a home as a result of the activity (increase).*	**0**	10 (HCV) 5 (LIPH) 10 (Non-Resident)		
Average Purchase Price *Total average purchase price dollar amount (increase).*	$0	$200,000 (HCV) $200,000 (LIPH) $200,000 (Non-Resident)		
Foreclosures *Total number of foreclosures (decrease).*	0	0 (HCV) 0 (LIPH) 0 (Non-Resident)		

vi. Planned Significant Changes:

None.

Homeownership Assistance

i. **Plan Year Approved, Implemented, and Amended:**

- **FY 2010:** Other elements approved and implemented
- **FY 2014:** Expansion of eligibility to person eligible for LIPH
- **FY 2020:** Revised Program Manual

Authorization	Regulatory Citation
Attachment C (B)(1) and (D)(8) Attachment D (B)(4)	24 CFR 982.643

ii. **Description:**

The provisions of the HACP homeownership program are as follows:

a. Provide soft-second mortgage financing for home purchases to eligible participants, calculated as follows: eligible monthly rental assistance x 12 months x 10 years, but in no case shall exceed $60,000. The second mortgage is forgiven on a prorated basis over a ten-year period.
b. Expand Homeownership Program eligibility to include people on the HACP's LIPH and HCV waiting lists who have received a letter of eligibility for those programs from the HACP or people otherwise eligible but currently not on a wait list.
c. Establish a Homeownership Waiting List to assist in determining the order of eligibility for second mortgage Homeownership benefits.

iii. **Activity Status:**

The HACP remains actively engaged with prospective homebuyers. However, a reduction in available HAP funding may limit the agency's ability to exceed its MTW benchmarks as significantly as in previous Plan Years. Despite these budget constraints, the HACP is committed to maximizing its resources to support as many families as possible during the Plan Year.

iv. Planned Non-Significant Changes:

As stated in the previous subsection of this activity, the HACP is proposing to integrate its MTW Homeownership Program with the traditional Voucher Homeownership Program. This enhancement aims to increase successful homeownership outcomes for LIPH and HCV participants while promoting financial empowerment and long-term housing security. If approved, these changes will be implemented during the Plan Year. Please see the redlined Homeownership Plan in the appendix for more details.

v. Planned Changes to Metrics/Data Collection:

The HACP moved some homeownership assistance-related metrics from the previous section to this section as follows:

Homeownership Assistance Metrics				
Metric	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Total HACP Closing Funds *Total dollar amount of HACP closing funds (increase).*	$0	$50,000 (HCV) $25,000 (LIPH) $50,000 (Non-Resident)		
Average HACP Second Mortgage Amount *Total average HACP second mortgage dollar amount (increase).*	$0	$600,000 (HCV) $300,000 (LIPH) $600,000 (Non-Resident		
Total Soft Second Mortgage Funding Spent *Total dollar amount of HACP-funded soft second mortgages (increase).*	$0	$1.5 million		
Amount of Non-HACP Assistance *Total amount of non-HACP assistance dollar amount (increase).*	$0	$115,500 (HCV) $50,000 (LIPH) $704,892 (Non-Resident)		

vi. Planned Significant Changes:

None.

6. Maximum Allowable Rent Burden in the HCV Program

(as a Percentage of Adjusted Monthly Income)

i. Plan Year Approved, Implemented, and Amended:

- **FY 2001:** Approved and implemented
- No amendments since initial HUD-approval.

Authorization	Regulatory Citation
Attachment C (D)(2)(a) Attachment D (D)(1)(b)	24 CFR 982.508 24 CFR 982.508

ii. Description:

The HACP's operation of the HCV Program allows flexibility in the permitted rent burden (affordability) for new tenancies. Specifically, the limit of 40% of Adjusted Monthly Income allowed for the tenant's portion of rent is used as a guideline, not a requirement. The HACP continues to counsel families on the dangers of becoming overly rent burdened, however, a higher rent burden may be acceptable in some cases. This policy increases housing choice for participating families by giving them the option to take on additional rent burden for units in more costly neighborhoods.

iii. Activity Status:

The HACP continues to offer rent burden letters for new lease-ups while counseling the family on the dangers of becoming overly rent burdened. When possible, the HACP also renegotiates the contract rent amount with the owner to increase affordability and help prevent the family from becoming overly rent burdened.

In fall 2021, the HACP received HUD Special Purpose Voucher waiver approval to utilize this implemented activity for its Community Choice (Mobility) Demonstration families.

iv. Planned Non-Significant Changes:

None.

v. Planned Changes to Metrics/Data Collection:

The HACP intends to continue to use the following metric for this activity:

Maximum Rent Burden Metrics				
Metric Name	**Baseline**	**Benchmark**	**Outcome**	**Benchmark Achieved?**
Additional Units of Housing Made Available *Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).*	0	10		

vi. Planned Significant Changes:

None.

7. HCV Local Payment Standards

i. Plan Year Approved, Implemented, and Amended:

- **FY 2004:** Exception payment standard for persons with disabilities at 120 percent of the HUD Fair Market Rent (FMR) was approved and implemented
- **FY 2013:** Amended the exception payment standard to include UFAS and project-based voucher units as eligible
- **FY 2019:** Approved the continued implementation of 110 percent FMR regular payment standard in lieu of mandatory Small Area Fair Market Rent (SAFMR) designation
- **FY 2022:** Amended to reflect HUD Community Choice Demonstration participation, including a tier payment standard methodology based on census tract location
- **FY 2024:** Amended to include proximity to a medical provider as a factor for the reasonable accommodation payment standard

Authorization	Regulatory Citation
Attachment C (D)(2)(a)	24 CFR 982.503
Attachment C (D)(3)(a)	24 CFR 982.507
Attachment C (D)(4)	24 CFR 982 Subpart E
	24 CFR 983 Subpart F

ii. Description:

Tiered Voucher Payment Standard:

From 2019-2022, the HACP used its MTW authority to opt out of HUD's required SAFMR designation. Instead, the HACP continued using 110 percent of FMR as its regular payment standard. During this time, the HACP also had HUD approval to offer two (2) alternative local payment standards under this MTW activity - Rehabilitation and Mobility. However, based on MTW performance metrics, the HACP observed that few landlords made use of these alternative payment standards.

In FY 2022, as a part of HUD's Community Choice Demonstration and through a detailed local market analysis, the HACP chose to streamline its approach by eliminating the Mobility Payment Standard and its scorecard requirements. Instead, all payment standards were replaced with a simplified, tiered structure. This method allows more landlords to receive higher payment standards that better reflect hyper-local market rents, while also simplifying how the payment standard for a unit is determined.

The HACP's tiered methodology is based solely on a unit's census tract location and uses recent five (5) year estimates from the American Community Survey (ACS). Each census tract in Allegheny County was compared to the countywide Median Gross Rent (MGR) for all bedrooms. Based on how much higher or lower each tract's MGR was compared to the county MGR, it was placed into one of six (6) tiers. Each tier corresponds to a set percentage above the HUD-estimated Allegheny County Fair Market Rent (ACFMR):

Tier	Tract MGR Compared to County MGR	Payment Standard (% of ACFMR)
1	>= 1.51 of AC MGR	160%
2	>= 1.41, <= 1.5 of AC MGR	150%
3	>= 1.31, <= 1.4 of AC MGR	140%
4	>= 1.21, <= 1.3 of AC MGR	130%
5	>= 1.11, <= 1.2 of AC MGR	120%
6	>= 1.01, <= 1.1 of AC MGR	110%

All census tracts under the HACP's jurisdiction – regardless of "opportunity" designation – are guaranteed to fall into at least Tier 6 (110% of ACFMR). In 2024, the HACP removed the policy that units located in the former mobility payment standard zip codes be automatically assigned to Tier 1 and tier assignment is now solely based on rental market data. This tiered payment standard applies across the entire HCV Program, and the only factor used to assign a tier is the unit's census tract location.

Reasonable Accommodation (RA) Voucher Payment Standard:

The HACP has long used its MTW authority to support families with disabilities by establishing higher payment standards – up to 120 percent of FMR - without prior HUD MTW approval. From FY 2004-2013, this Reasonable Accommodation Payment Standard was applied at 120 percent of FMR. In FY 2013, the policy expanded to include fully accessible and UFAS-compliant units in both the open market PBV developments.

Despite these efforts, many individuals with disabilities continue to face barriers in securing affordable and accessible housing. To address this, HUD's MTW Office approved a tiered-based payment structure in FY 2022 for families approved for a higher payment standard as a reasonable accommodation or if the unit was fully accessible. This structure provides a 10 percent increase above the standard tiered payment level, based on a unit's census tract:

Tier	Standard % of ACFMR	Adjusted ACFMR % for Reasonable Accommodations
1	160%	170%
2	150%	160%
3	140%	150%
4	130%	140%
5	120%	130%
6	110%	120%

The Reasonable Accommodation Payment Standard is available to all HCV and PBV families. As in the Tiered Payment Standard, the only factor used to determine a unit's tier is its census tract location.

Eligibility Requirements:

To qualify for the RA Payment Standard, a household must meet one (1) of the following criteria:

- Require and occupy a fully accessible unit, which could include a UFAS-certified unit.
- Be approved through the HACP's reasonable accommodation process or provide documentation that the unit has at least four (4) accessibility features needed by the household, verified by a third-party professional.
    - The unit must be inspected to confirm the required accessible features as outlined in the reasonable accommodation's approval letter are present.

- A family with a disabled household member may request the Reasonable Accommodation Payment Standard if the unit is located near an essential medical provider within the City of Pittsburgh, as outlined below:
    - Current city residents must move to a unit within two (2) miles of the provider.
    - Residents less than ten (10) miles outside of the city must move into the city within two (2) miles of the provider.
    - Residents greater than ten (10) miles outside the city must move into the city within five (5) miles of the provider.

Examples of qualifying treatments include mechanical ventilation, dialysis, chemotherapy, IV antibiotics, and artificial nutrition/hydration.

To qualify, only one (1) provider in the area must offer the required services. The HACP Disability Compliance Office will review requests on a case-by-case basis.

A family will not be eligible for the Reasonable Accommodation Payment Standard based on proximity if:

- They already receive life-sustaining care in another jurisdiction.
- The medical provider near the new unit does not offer life-sustaining treatment.
- The provider is located outside the City of Pittsburgh.

Rehabilitation Voucher Payment Standard:

To increase the availability of quality, affordable housing, the HACP introduced the Rehabilitation Payment Standard to incentivize landlords to improve substandard units that would otherwise be ineligible for the HCV Program. Under this policy, eligible units may receive an additional 10 percent above their assigned tiered payment standard. For example, if a unit is in Tier 5 (120 percent), the applicable payment standard would increase to 130 percent of ACFMR.

Eligibility Requirements:

The Rehabilitation Voucher Payment Standard is available to all HCV families. Units assisted with LIHTC are not eligible for this payment standard during the initial fifteen (15) year affordability period. After that period ends, they may qualify if other criteria are met.

A unit may qualify if it meets at least one (1) of the following criteria:

- Substantial rehabilitation or renovation work completed on or after January 1, 2019, and totaling $12,000 or more per unit in labor and/or materials, including:
  - Major system upgrades (e.g., electrical, plumbing, HVAC)
  - Roof replacement or building envelope improvements
  - Substandard unit upgrades
- Affordable new construction unit(s) developed under an approved Inclusionary Zoning policy as determined by the City of Pittsburgh Department of City Planning.

Note: Green or energy-efficient improvements are encouraged but currently not eligible due to capacity limits.

Frequency and Portfolio Cap:

To ensure equitable access and control costs, the following limits apply:

- A unit may only qualify for the Rehabilitation Payment Standard once every five (5) years.
- A second request for the same unit will only be considered if it is leased to a new HCV family.
- A property owner may only request this payment standard for up to 25 percent of units in their portfolio.

Required Documentation:

To request the Rehabilitation Payment Standard, landlords or owners must:

- Submit the Rehabilitation Payment Standard Request form along with the Request for Tenancy Approval (RFTA). Forms are available on the HACP's website. All work must be completed before the initial HQS/NSPIRE inspection – preferably before submitting the RFTA.

- Provide clear documentation (e.g., invoices, permits, contracts) showing the scope of work completed and linking it to the unit listed on the RFTA. If documentation lacks a unit address, additional proof may be required.

- For Inclusionary Zoning (IZ) units, the owner must request HACP to verify the inclusionary zoning status with the Department of City Planning.

- Allow HACP inspectors (or an authorized third party) to verify the work during the initial HQS/NSPIRE inspection.

MTW Activity Use in Special Purpose Vouchers:

Currently, the HACP uses the local payment standards in the Family Unification Program (FUP), Mainstream (MS5), Mobility Demonstration (MDV), and the Veterans Affairs Supportive Housing (VASH).

In cases where the Special Purpose Voucher and Community Choice (Mobility) Demonstration requirements conflict with MTW flexibilities, the governing rules under the Special Purpose Voucher or Community Choice (Mobility) Demonstration statutes and Notice of Funding Availability (NOFA) will take precedence.

Any future changes to Special Purpose Voucher payment standards will be documented in future MTW Annual Plans.

iii. Activity Status:

The Reasonable Accommodation Payment Standard continues to be available to all voucher holders. However, this payment standard continues to be the least used, except for PBV UFAS units developed under the PBV Gap Financing Program when a family requiring the accessible features with an approved reasonable accommodation occupies said UFAS units.

Over a two (2) month study in the summer of 2024 using rent reasonableness software, the HACP identified exponential cost growth due to the Rehabilitation Payment Standard. To mitigate these rising Housing Assistance Payment (HAP) expenses, the Agency paused the program on July 30, 2024. Although the FY 2025 MTW Annual Plan introduced HUD-approved updates to eligibility criteria and owner documentation to improve cost-effectiveness, ongoing financial constraints mean the Rehabilitation Payment Standard will likely remain paused during the Plan Year.

The HACP will continue to honor the higher Rehabilitation Payment Standard for units approved prior to the July 30, 2024 pause until the current lease ends, aligning with the HCV Administrative Plan's guidelines for implementing payment standard decreases. However, if future HAP renewal funding shortages require the HACP to amend its Administrative Plan, families receiving the higher Rehabilitation Payment Standard may also be impacted. While there is no set date to lift the pause, the HACP will provide updates in future MTW annual plans and reports, as necessary.

iv. Planned Non-Significant Changes:

To prepare for a constrained federal budget in FY 2027 and address rising per-unit costs that are outpacing Housing Assistance Payment (HAP) funding renewals, the HACP is exploring potential cost-savings by considering a temporary pause on all MTW payment standards. Instead of maintaining the existing tiered payment standard, the Agency is exploring the potential cost savings benefit of resetting payment standards set between 90 and 110 percent of Small Area Fair Market Rent (SAFMR). This operational shift aims to maximize cost efficiency, achieve 100 percent voucher utilization without going into shortfall, and serve the highest possible number of families under limited funding, thereby maintaining compliance with the MTW "Substantially the Same" statutory requirement. Furthermore, because this alignment complies with 24 CFR 982.503, it can be implemented without requiring an MTW or HUD exception waiver. Should the HACP decide to adopt the SAFMRs during the Plan Year, the HACP will report on pausing this activity in corresponding MTW Annual Plans and Reports.

v. Planned Changes to Metrics/Data Collection:

None. Please see the metrics that the HACP intends to use for this activity as follows:

HCV Payment Standard Metrics				
Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
Additional Units of Housing Made Available *Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).*	0	50		
Units of Housing Preserved *Number of housing units preserved for households at or below 80% AMI that would otherwise not be available (increase).*	0	400		
Increase in Resident Mobility *Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).*	0	50		
New HCV Landlords *Number of new landlords leasing units to HCV participants. That would otherwise not be available (increase).*	0	20		

vi. Planned Significant Changes:

None.

8. Step Up to Market Financing Program

i. Plan Year Approved, Implemented, and Amended:

- **FY 2012-2013:** Approved and implemented
- **FY 2017:** Amended to include additional features

Authorization	Regulatory Citation
Attachment C (B)(1)	24 CFR 982 and 990
Attachment C (C)(12-16)	24 CFR 941.202 & 203
Attachment C (D)(7)	24 CFR 983 24 CFR 941.306 24 CFR 941.401

ii. Description:

The HACP continues to expand its use of block grant authority under the MTW Agreement to leverage debt for LIPH redevelopment, modernization, and the development or preservation of affordable housing. The overarching goal is to address distressed properties within the HACP's portfolio prior to the expiration of the MTW Agreement in FY 2038, while expanding housing choice across Pittsburgh.

To accomplish this, the HACP prioritizes properties for the Step Up to Market program and deploys a versatile mix of local strategies, centered around its flagship, award-winning PBV Gap Financing Program alongside Project-Based Voucher commitments and Rental Assistance Demonstration (RAD) conversions. One or more of these financial tools may be utilized based on project-specific requirements, subject to applicable HUD approvals.

MTW Development and Redevelopment Flexibilities:

The HACP uses the following MTW flexibilities to execute its development and preservation pipeline:

- **Non-Competitive PBV Allocations:** Project-basing units without a competitive solicitation process when necessary to support strategic development goals.
- **PBV Project Cap Waiver:** Waiving the 25% project cap to allow up to 100% of units in a development to receive PBV assistance.
- **PBV Program Cap Waiver:** Increasing the statutory PBV program cap to project-base up to 35 percent of HACP's total baseline voucher allocation.

- **Early Site Work Execution:** Permitting site work to commence prior to Agreement to Enter into Housing Assistance Payments (AHAP) execution.
- **Expanded Initial Admission Eligibility:** Extending initial PBV admission eligibility to applicant families earning up to 80% of Area Median Income (AMI).
- **Alternative Capital Improvement Standards:** Establishing custom criteria for capital improvements in PBV units, subject to MTW Plan approval.
- **Site-Specific Income Targeting:** Setting site- or development-specific income goals to support vibrant, mixed-income PBV communities.
- **Fund Blending:** Combining Section 8 PBV funds with Section 9 Capital Funds to support comprehensive development and preservation efforts.
- **Expedited Property Acquisition:** Acquiring property without prior HUD approval for land assembly or timely development, provided environmental and local review requirements are met.
- **MTW Rent Setting & Exception Payment Standards:** Applying local MTW payment standard methodologies to establish PBV contract rents, supported by rent reasonableness and HUD subsidy layering reviews. Application of reasonable accommodation payment standard applies when units are occupied by qualifying families approved for a reasonable accommodation requiring the unit's accessible features.
    - The HACP may set contract rents up to 160 of ACFMR for CNI replacement units owned partially or wholly by HACP, ARMDC, or their subsidiaries regardless of the census tract location, if justified by rent reasonableness and approved by HUD's subsidy layering review.
- **Internal Administration for Owned Assets:** Performing management duties directly, including unit inspections and rent reasonableness determinations, for PBV properties wholly or partially owned by HACP, ARMDC, or their subsidiaries, in lieu of contracting with third parties.

Each proposed project will be submitted to HUD with complete development materials (e.g., Form HUD-50157 Mixed-Finance Development Proposal, TDC calculation workbook) and will undergo a subsidy layering review where required. The HACP will adhere to HUD's mixed-finance development protocols throughout execution.

PBV Gap Financing Program:

Established to meet the growing demand for affordable housing, the HACP's award-winning PBV Gap Financing Program, administered in partnership with its instrumentality, ARMDC, serves as the premier funding vehicle for local developers. The program soft or hard debt paired with long-term PBV assistance through a competitive RFP process, leveraging LIHTC awards to maximize private equity. By pairing PBV subsidies with direct gap loans, this award-winning model drives three (3) core objectives:

- **New Construction:** Expand affordable housing supply in high-opportunity neighborhoods.
- **Preservation:** Rehabilitating and preserving existing affordable housing stock.
- **Capital Leverage:** Maximizing non-HACP public and private investment at a lower cost than traditional co-development models.

iii. Activity Status:

The HACP and ARMDC will continue collaborating with prior awardees and may release new RFPs during the Plan Year, subject to voucher and funding availability. The current and upcoming development pipeline includes:

Major Redevelopments and RAD Conversions:

- Allegheny Dwellings Redevelopment (Phase I and subsequent phases, with or without RAD)
- Bedford Dwellings CNI Redevelopment (Phases I PBV non-traditional funding; Phases II-V RAD PBRA or PBV)
- Oak Hill MROP Units (RAD PBRA)
- Scattered Site preservation or conversion project (Integrated into LIPH assets)
- City's Edge Residential Development (PBV)
- Northview Midrise (Traditional mixed finance)

Preservation, Infill Acquisitions and Capital Loans:

- 2104-2106 Lowrie Street (Property acquisition)
- Rose Street (Property acquisition)
- 56-58 Gregory Street (Property acquisition)
- Homewood House (Property acquisition)

- Garfield Commons (Critical capital improvement loan)

PBV Gap Financing Projects:

To date, this initiative has successfully supported mixed-income developments across the City of Pittsburgh. A summary of active, past, and upcoming PBV Gap Financing projects is provided in the chart below.

HACP PBV/Gap Financing Projects
(MTW Local Non-Traditional Development)

Year of RFP	Development Name	Developer	Neighborhood	# of PBV Units	# of non-PBV Units	Total Units	ARMDC Gap Financing	Gap Financing Per PBV Unit	Closing Status
2015	Crawford Square	McCormack Baron Salazar	Crawford Roberts	60	287	347	$ 8,481,528	$ 141,358.80	Completed
2015	Elmer Williams Square	Taylor Construction and Development	Larimer	37	0	37	$ 829,884	$ 22,429.30	Completed
2015	Miller Street Apartments	Derrick Tillman, Bridging the Gap, LLC	Hill District	9	27	36	$ 419,998	$ 46,666.44	Completed
2017	Lemington Senior Housing	Ralph Falbo	Lincoln-Lemington	54	0	54	$ 3,984,900	$ 73,794.44	Completed
2018	New Granada Square	CHN Housing Partners	Middle Hill	10	30	40	$ 1,000,000	$ 100,000.00	Completed
2018	North Negley Residences	327 NN, LLC	Garfield	13	35	48	$ 1,095,000	$ 84,230.77	Completed
2019	Gladstone Residences	Community Builders	Hazelwood	20	31	51	$ 1,000,000	$ 50,000.00	Completed
2019	Highland-Stanton Apartments	Action Housing	Highland Park	23	0	23	$ 2,070,000	$ 90,000.00	Completed
2020	Cedarwood Homes	Tryko Partners	Fairywood	24	22	46	$ 2,160,000	$ 90,000.00	Completed
2021	Letsche School	Beacon Communities	Crawford Roberts	25	21	46	$ 2,250,000	$ 90,000.00	Completed
2021	Oakland Pride	Presbyterian SeniorCare Network & Affirmative	Oakland	35	13	48	$ 3,500,000	$ 100,000.00	Completed
2024	209 9th St	Hullet Properties	Downtown	44	0	44	$ 1,500,000	$ 34,090.91	Completed
2024	800 Penn Ave	Hullet Properties	Lawrenceville	42	0	42	$ 1,500,000	$ 35,714.29	Completed
2021	African Queens	Amani Christian Community Development Corp.	Hill District	12	0	12	$ 1,000,000	$ 83,333.33	Construction
2024	901-903 Liberty Avenue	Beacon Communities	Downtown	22	28	50	$ 2,500,000	$ 113,636.36	Construction
2023, round 1	The Standard on Fifth	Beacon Communities LLC	Uptown	17	34	51	$ 1,700,000	$ 100,000.00	Construction
2023, round 2	Carson Square Apartments	Standard Communities	South side	8	46	54	$ 720,000	$ 90,000.00	Construction
2023, round 2	First and Market	Beacon Communities	Downtown	93	0	93	$ 3,800,000	$ 40,860.22	Construction
2023, round 2	Hazelwood Green (HG1-Lytle)	Trek Development Group, Inc.	Hazelwood	25	15	50	$ 2,000,000	$ 80,000.00	Construction
2023, round 2	Smithfield Lofts	Woda Group	Downtown	16	30	46	$ 1,600,000	$ 100,000.00	Construction
2019	Fifth and Dinwiddie Development	Bridging the Gap Development, LLC	Uptown	51	52	103	$ 7,675,000	$ 150,490.20	Pre-Development
2024	120 Cecil Way	Beacon Communities	Downtown	49	48	97	$ 4,900,000	$ 100,000.00	Pre-Development
2024	421 Seventh Avenue	CHn Housing Partners	Downtown	25	15	40	$ 2,500,000	$ 100,000.00	Pre-Development
2024	Carrick Senior Apartments	CHN Housing Partners & Amani	Carrick	52	0	52	$ 3,380,000	$ 65,000.00	Pre-Development
2024	Melwood Apartments	Rising Tide	Oakland	23	0	23	$ 1,145,459	$ 49,802.57	Pre-Development
2024	Ross Lofts	Woda Cooper Development	Downtown	23	23	46	$ 1,500,000	$ 65,217.39	Pre-Development
2023, round 1	North Homewood Avenue	McCormack Baron Salazar	Homewood	25	33	58	$ 4,200,000	$ 168,000.00	Pre-Development
2023, round 2	Hazelwood Green (HG2-Blair)	Trek Development Group, Inc.	Hazelwood	15	35	50	$ 1,200,000	$ 80,000.00	Pre-Development

Total Completed Units	396	466	862	$29,791,310	$73,714
Total Under Construction	193	153	356	$13,320,000	$69,016
Total Pre-Development	263	206	469	$26,500,459	$100,762
GRAND TOTAL	852	825	1687	$69,611,769	$81,704

iv. Planned Non-Significant Changes

None.

v. Planned Changes to Metrics/Data Collection:

None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

STEP UP TO FINANCING PROGRAM METRICS				
METRIC	BASELINE	BENCHMARK	OUTCOME	BENCHMARK ACHIEVED?
Additional Units of Housing Made Available Number of new housing units made available for households at or below 80% AMI as a result of the activity (increase).	0	100		
Increase in Resident Mobility Number of households able to move to a better unit and/or neighborhood of opportunity as a result of the activity (increase).	0	100		

vi. Planned Significant Changes:

None.

9. Asset Exclusion & Self-Certification in HCV and LIPH Programs

i. Plan Year Approved, Implemented, and Amended:

- **FY 2023:** Approved and implemented

Authorization	Regulatory Citation
Attachment C (D)(2)(a)	24 CFR 982.508, 982.503, and 982.518
Attachment C (D)(3)(b)	24 CFR 982.516
Attachment C (C)(4)	24 CFR 966.4 and 960.257
Attachment C (C)(11)	24 CFR 5.603 and 5.634

ii. Description:

The HACP has received approval to modify its asset verification and income calculation procedures based on total household asset value. These modifications are summarized below and align with the agency's MTW flexibility and upcoming HOTMA Sections 102 and 104 implementation:

- **Assets Valued at $50,000 or Less (or Other Inflation-Adjusted Amount as Determined by HUD Annually)**
  - ***Verification*.** The HACP will accept a self-certification of asset value and/or income as the highest form of verification for households with total assets valued at $50,000 or less (or the adjusted HUD threshold).
  - ***Asset Income Calculations.*** The HACP will exclude all income from assets when the total household asset value is at or below $50,000 (or the adjusted amount).
- **Assets Valued at Over $50,000 (or Other Inflation-Adjusted Amount as Determined by HUD Annually)**
  - ***Verification.*** The HACP will follow HUD's standard verification requirements for households with total assets exceeding $50,000 (or the adjusted amount).
  - ***Asset Income Calculations.*** The HACP will include all income from assets exceeding the $50,000 threshold (or adjusted amount) using regular asset calculation regulations.

Asset Value	*Verification Requirement*	*Asset Income Calculation*
$50,000 or Less *(or other HUD-adjusted amount)*	*Self-certification accepted as the highest form of verification*	*All asset income is excluded from the HUD-50058*
Over $50,000 (or other HUD-adjusted amount)	*Verified according to HUD asset verification requirements*	*All asset income is reported on the HUD-50058 and calculated per HUD regulations*

iii. Activity Status:

This activity continues to be in full implementation.

iv. Planned Non-Significant Changes:

None.

v. Planned Changes to Metrics/Data Collection:

None. Please see the metrics that the HACP intends to continue to use for this activity as follows:

HCV & LIPH Asset Exclusion & Self-Certification Metrics				
Metric	Baseline	Benchmark	Outcome	Benchmark Achieved?
Agency Cost Savings Total cost of task in dollars (decrease).	$791,364	$126,618		
Staff Time Savings Total time to complete the task in staff hours (decrease).	14,756 hours	2,361 hours		

vi. Planned Significant Changes:

None.

B. Not Yet Implemented Activities

The HACP does not currently have any approved but not yet implemented activities.

C. Activities On Hold

The HACP does not currently have any approved MTW activities on hold.

D. Closed-Out Activities

Since entering the MTW Program in FY 2000, the HACP has also instituted several initiatives that no longer required specific MTW Authority. Some of those initiatives are:

1. **Establishment of Site-Based Waiting Lists:**

   i. **Plan Year Approved, Implemented and Closed Out**

   - Approved and implemented before Standard Agreement was executed
   - **FY 2006:** Closed out

   ii. **Close-Out Explanation**

   This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

2. **Establishment of a Variety of Local Waiting List Preferences, including a working/elderly/disabled preference and a special working preference for scattered site units:**

   i. **Plan Year Approved, Implemented and Closed Out**

   - Approved and implemented before Standard Agreement was executed
   - **FY 2008:** Closed out

   ii. **Close-Out Explanation**

   This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

3. Modified Rent Reasonableness Process:

i. **Plan Year Approved, Implemented and Closed Out**

- Approved and implemented before Standard Agreement was executed
- **FY 2008**: Closed out

ii. **Close-Out Explanation**

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

4. Transition to Site-Based Management and Asset Management, including Site-Based Budgeting and Accounting:

i. **Plan Year Approved, Implemented and Closed Out**

- Approved and implemented before Standard Agreement was executed
- **FY 2005:** Closed out

ii. **Close-Out Explanation**

This activity was closed out prior to execution of the Standard Agreement, as MTW authority was no longer required for this activity.

E. Other Activities

Several activities that utilized MTW Authority but were not specified as specific initiatives waiving specific regulations were previously included in the initiative section but no longer require that separate listing. They are as follows:

1. **Use of Block Grant Funding Authority to Support MTW Initiatives:**
   Block Grant Funding Authority supports Development and Redevelopment, Enhanced and Expanded Family Self-sufficiency and related programming, and the HACP MTW Homeownership Program.
   - Originally approved with the initial MTW Program and expanded to include homeownership and resident service programs in subsequent years, the HACP continues to use MTW block grant funding to support its MTW Initiatives. Additional information on the use of Single Fund block grant authority is included in other sections of this MTW Plan, particularly Section V. on Sources and Uses of funds.

2. **Energy Performance Contracting:**
    - Under the HACP's MTW Agreement, the HACP may enter into Energy Performance Contracts (EPC) without prior HUD approval. The HACP concluded its last EPC, which was executed in FY 2008, and had a twelve (12) year performance guarantee for which annual monitoring and verification occurred, ending in August 2023, achieving its purpose of reducing energy usage, costs, and improving the efficient use of federal funds.

3. **Establishment of a Local Asset Management Program:**
    - In FY 2004, prior to HUD's adoption of a site-based asset management approach to LIPH operation and management, the HACP embarked on a strategy to transition its centralized management to more decentralized site-based management capable of using an asset management approach. During the HACP's implementation, HUD adopted similar policies and requirements for all Housing Authorities. Specific elements of the HACP's Local Asset Management Program were approved in FY 2010, as described in the Appendix, Local Asset Management Program. The HACP will continue to develop and refine its Local Asset Management Program to reduce costs and increase effectiveness.

4. **Acquisition of Property and Build-Out to be Utilized for Administrative Offices:**
    - The HACP with its partners, the City of Pittsburgh, and the Urban Redevelopment Authority (URA), jointly purchased new office space located at 412 Boulevard of the Allies on September 20, 2018. The HACP built-out the office space in FY 2021-2023 and relocated in May 2023. It is the intent of the HACP to dispose of its old office spaces in the John P. Robin Civic Building (200 Ross Street, Pittsburgh, PA 15219) by the close of FY 2025, per HUD's disposition approval. HUD disposition approval was received on June 23, 2023. The approved buyer, URA, has been delaying the acquisition due to the infeasibility of their redevelopment plan for this property. The HACP receives quarterly updates from the URA.

V. PLANNED APPLICATION OF MTW FUNDS

A. Planned Application of MTW Funds

i. Estimated Sources of MTW Funds:

The MTW PHA shall provide the estimated sources and amount of MTW funding by Financial Data Schedule (FDS) line item.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
70500 (70300+70400)	Total Tenant Revenue	$9,463,000
70600	HUD PHA Operating Grants	$207,606,324
70610	Capital Grants	$0
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	$39,571,669
71100+72000	Interest Income	$0
71600	Gain or Loss on Sale of Capital Assets	$0
71100+71200+71300+71310+71400+71500	Other Income	$987,000
70000	**Total Revenue**	**$257,627,993**

ii. Estimated Application of MTW Funds:

The MTW PHA shall provide the estimated application of MTW funding in the Plan Year by Financial Data Schedule (FDS) line item. Only amounts estimated to be spent during the plan year should be identified here; unspent funds that the MTW PHA is not planning on expending during the plan year **should not be** included in this section.

FDS LINE ITEM NUMBER	FDS LINE ITEM NAME	DOLLAR AMOUNT
91000 (91100+91200+91400+91500+91600+91700 +91800+91900)	Total Operating - Administrative	$50,067,692
91300+91310+92000	Management Fee Expense	$7,452,044
91810	Allocated Overhead	$0
92500 (92100+92200+92300+92400)	Total Tenant Services	$13,867,027
93000 (93100+93200+93300+93400+93600+93800)	Total Utilities	$7,894,000
93500+93700	Labor	$0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	$33,356,368
95000 (95100+95200+95300+95500)	Total Protective Services	$7,006,664
96100 (96110+96120+96130+96140)	Total Insurance Premiums	$2,266,500
96000 (96200+96210+96300+96400+96500+96600+ 96800)	Total Other General Expenses	$6,086,040
96700 (96710+96720+96730)	Total Interest Expense & Amortization Cost	$0
97100+97200	Total Extraordinary Maintenance	$36,375,000
97300+97350	HAP + HAP Portability-In	$79,155,000
97400	Depreciation Expense	$0
97500+97600+97700+97800	All Other Expense	$14,101,658
90000	**Total Expenses**	**$257,627,993**

Please describe any variance between Estimated Total Revenue and Estimated Total Expenses:

N/A

iii. Description of Planned Application of MTW Single Fund Flexibility:

MTW agencies have the flexibility to apply fungibility across three core funding programs' funding streams – LIPH Operating Funds, LIPH Capital Funds, and HCV assistance (to include both HAP and Administrative Fees) – hereinafter referred to as "MTW Funding." The MTW PHA shall provide a thorough narrative of planned activities it plans to undertake using its unspent MTW Funding. Where possible, the MTW PHA may provide metrics to track the outcomes of these programs and/or activities. Activities that use other MTW authorizations in Attachment C and/or D of the Standard MTW Agreement (or analogous section in a successor MTW Agreement) do not need to be described here, as they are already found in Section (III) or Section (IV) of the Annual MTW Plan. The MTW PHA shall also provide a thorough description of how it plans to use MTW funding flexibility to direct funding towards specific housing and/or service programs and/or other MTW activity, as included in an approved MTW Plan.

PLANNED APPLICATION OF MTW SINGLE FUND FLEXIBILITY
The HACP plans to utilize its single fund flexibility to direct $4,151,832 in 2027 from the HCV and LIPH Program funding to support the HACP Development Program, Modernization Program, Resident Services, and Protective Services.

The HACP will continue the use of single fund flexibility as approved in prior years for the activities listed below:

Activity	Plan Year Originally Obligated	Status
Use of Block Grant Funding to support Enhance Family Self-Sufficiency Program	2004 Annual Plan	Ongoing
Use of Block Grant Funding to support development and redevelopment activities	2001 Annual Plan	Ongoing
Use of Block Grant Funding to support the HACP Homeownership Program	2002 Annual Plan with modifications in subsequent years	Ongoing

B. Planned Application of PHA Unspent Operating Fund and HCV Funding

Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	$ 0	$ 0
HCV Admin Fee	$ 0	$ 0
PH Operating Subsidy	$ 2,473,512	$ 2,473,512
TOTAL:	**$ 2,473,512**	**$ 2,473,512**

* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

** HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating reserve. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

Description of Planned Expenditures of Unspent Operating Fund and HCV Funding:

The MTW PHA shall provide a description of planned activities and/or use(s) for unexpected Operating Fund and HCV Funding. The original funding source is defined as the legacy MTW PHA's appropriated Section 8 and Section 9 funding source(s) (HCV HAP, HCV Admin Fee, and PH Operating Subsidy). The MTW agency receives this information in their Annual Renewal Allocation, which provides a breakdown of the annual obligations for HCV HAP. For HCV Admin Fee, the biannual cash management reconciliation includes the HCV Admin Fee that has been earned at two points during the year; midyear at June 30th and end-of-year at December 31st. For the LIPH operating fund unspent balance, the MTW PHA may derive their unspent funds by subtracting current assets from current liabilities in the most recent FDS submission. Current assets are the sums of FDS lines 111. 114, 115, 120, 131, 135, 142, 144 and 145. Current liabilities are the sums of FDS line 310 and 343.

The table below represents the applicable FDS lines with definitions that MTW PHA(s) should utilize to calculate LIPH operating fund unspent funds. More information on FDS line items can be found at: https://www.hud.gov/reac/fass-ph.

FDS Line Number	FDS Line Item	Definition
Current Assets		
111	Cash-Unrestricted	This FDS line represents cash and cash equivalents in any form available for use to support any activity of the program or project.
114	Cash-Tenant Security Deposits	This FDS line represents cash in the Security Deposit Fund.
115	Cash-Restricted for Payment of Current Liabilities	This line represents cash and cash equivalents that are only to be expended for specified purposes.
120	Total Receivables	This line represents the total of all receivables less the amounts established as allowances for estimated uncollectible amounts.
131	Investments – Unrestricted	This line represents the fair market value of all investments which can be used to support any activity of a program, project, activity, COCC, or entities.
135	Investments – Restricted for Payment of Current Liability	This line represents the fair market value of all investments designated for specific purposes that will be used to liquidate a current liability in the next fiscal year or offset unearned revenue.
142	Prepaid Expenses and Other Assets	This line represents all prepaid expenses. These are not expected to be converted.
144	Inter-program-Due From	This line represents amounts due from other PHA projects, programs, and activities of a temporary nature.
145	Assets Held for Sale	This line represents assets that the entity expects to sell to qualified applicants. This line item is typically used as part of the homeownership program.
Current Liabilities		
310	Total Current Liabilities	This FDS line is the sum of lines 311 through 348 and represents the total of all current liabilities.
343	Current Port of Long-Term Debt (Capital Projects/Bonds)	This line includes the current portion of debts acquired and debts issued for capital purposes of the PHA/entity.

For HCV funding, the biannual cash management reconciliation for HUD-held reserves includes both HCV and SPV reserves. MTA PHA(s)' accounting records should include sufficient detail to report on the amount that are HCV versus SPV reserves. Where possible, please identify the planned use, the estimated amount, to which funding source the planned use(s) is attributable, as well as the projected timeline or timeline update.

The planned expenditures of the unspent operating fund and HCV funding will be used on general operating costs along with development and modernization costs. Please see the above capital budgets and estimated application of MTW Funds for in depth detail.

* Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

** HUD's approval of the MTW Plan does not extend to a PHA's planned usage of unspent funds amount entered as an agency's operating revenue. Such recording is to ensure agencies are actively monitoring unspent funding levels and usage(s) to ensure successful outcomes as per the short- and long-term goals detailed in the Plan.

C. Local Asset Management Plan (LAMP)

i. Is the MTW PHA allocating costs within statute?

No, the HACP is not allocating costs within statute

ii. Is the MTW PHA implementing a local asset management plan (LAMP)?

Yes

iii. Has the MTW PHA provided a LAMP in the appendix?

Yes

If the MTW PHA has provided a LAMP in the appendix, please describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year.

The HACP does not plan to make any changes in the Plan Year.

D. Rental Assistance Demonstration (RAD) Participation

i. Description of RAD Participation:

The MTW PHA shall provide a brief description of its participation in RAD. This description must include the proposed and/or planned number of units to be converted under RAD, under which component the conversion(s) will occur, and approximate timing of major milestones. The MTW PHA should also give the planned/actual submission dates of all RAD Significant Amendments. Dates of any approved RAD Significant Amendments should also be provided.

RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION
• **Glen Hazel Family & High Rise (RAD PBRA)–** Converted 209 units in 2018, with all rehabilitation and relocation completed in 2020. • **Oak Hill Phase I and Wadsworth (RAD PBRA) –** Converted 315 units in 2017; In 2026, HACP intends to request HUD approval to dispose of select parcels of the remaining 80 obsolete MROP replacement units. • **Manchester Redevelopment (RAD PBV) –** Closed May 2024; 86 LIPH units converted to PBV with rehabilitation completion expected in 2026. • **New Pennley Place Phase I (RAD PBV) –** Converted 38 mixed finance units to PBV in 2025 with rehabilitation completed in 2026. • **Bedford Dwellings Choice Neighborhoods Redevelopment (RAD PBRA & PBV) –** Phase I (Francis St) is 90 RAD PBV units and construction completion is slated for Q3 2025. Phase II (Somers Dr) was approved for 103 RAD PBRA units and construction completion is slated for 2027. Phase III was approved for 33 RAD PBV units and its financial closing is targeted for November 2026. Phase IV (Offsite) will include 53 replacement RAD PBV units where the 53 units are CAT units approved by HUD in the CAT Agreement dated April 1, 2026 (see Appendix VI – CAT Agreement). Phase IV will include a transfer of assistance with the CAT units. Pre-development activities and planning are underway for Phase IV. Phase V (Chauncey Dr) will consist of 60 RAD PBV units and the site selection process and planning as well as resident relocation activities are underway. Construction for Phase IV is projected to be completed in 2029, and Phase V is projected to be completed in 2032.

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix? A RAD Significant Amendment should only be included if it is a new or amended version that requires HUD approval.

No

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, please state whether it is the first RAD Significant Amendment submitted or describes any proposed changes from the prior RAD Significant Amendment?

The HACP did not submit a RAD Amendment in the Appendix.

VI. ADMINISTRATIVE

A. Board Resolution and Certifications of Compliance

The following documents are included in the FY 2026 MTW Annual Plan:

- A copy of the HACP Board Resolution and certification adopting this FY 2026 MTW Annual Plan; and
- A signed copy of the Certifications of Compliance.

PLACEHOLDER FOR BOARD RESOLUTION

PLACEHOLDER FOR BOARD RESOLUTION

PLACEHOLDER FOR CERTIFICATIONS OF COMPLIANCE

PLACEHOLDER FOR CERTIFICATIONS OF COMPLIANCE

B. Documentation of Public Process

In preparing the FY 2027 MTW Annual Plan, the HACP followed the public process requirements outlined in the Standard MTW Agreement as follows:

PUBLIC COMMENT PERIOD	Start:	End:
Public Comment Period	August 23, 2026	September 22, 2026
Number of Comments Received	*Pending.* Public comments will be compiled, analyzed, and summarized in the board resolution and final submission upon conclusion of the public comment period.	

PUBLIC HEARING(S)	Details:
Dates and Times	Wednesday, September 2, 2026, at 9:30 am and 5:30 pm
Location	Virtual via Zoom (Meeting ID: 846 2434 6104 | Dial-in: +1 253-205-0468)
Number of Public Attendees	*Pending.* Attendance counts and public hearing comments will be incorporated into the board resolution and final submission following the public hearings.

Accessibility and Language Access:

Individuals with disabilities needing accommodations or alternative formats were encouraged to contact the HACP Disability Compliance Office at 412-456-5282, via email at ra@hacp.org, or through TTY by dialing 711. In addition, Zoom meetings include built-in features that allow attendees to enable automated closed captioning and language translation at no cost.

Accommodations Tracking. Pending. [Insert number] member(s) of the public requested a reasonable accommodation, alternative format, or any other disability-related services during the public comment period for this Plan.

Public Comment Details:

Public hearing attendance, public comments, and the HACP responses will be compiled following the comment period, presented during the September Board of Commissioners meeting, and included in the final MTW Annual Plan.

C. Planned and Ongoing Evaluations

The HACP continues to work with the University of Pittsburgh, Graduate School of Public and International Affairs (Center for Urban Studies), on evaluation of the HACP implemented activities. Future work will focus on extending and expanding the evaluation project to include factors relating to economic and social mobility as it relates to MTW initiatives.

D. Lobbying Disclosures

Signed copies of the Certification of Payments to Influence Federal Transactions (HUD-50071) and Disclosure of Lobbying Activities (SF-LLL) forms are located on the subsequent pages.

PLACEHOLDER FOR CERTIFICATION OF PAYMENTS TO INFLUENCE FEDERAL TRANSACTIONS

PLACEHOLDER FOR DISCLOSURE OF LOBBYING ACTIVITIES

PLACEHOLDER FOR DISCLOSURE OF LOBBYING ACTIVITIES

VII. APPENDICES

A. Appendix I. Local Asset Management Plan (LAMP)

Ongoing Initiatives and Deviations from General Part 990 Requirements:

During FY 2027, the HACP will undertake the following initiatives to improve the effectiveness and efficiency of the Agency:

- The HACP will maintain the spirit of the HUD site-based asset management model. It will retain the COCC and site-based income and expenses in accordance with HUD guidelines but will eliminate inefficient accounting and/or reporting aspects that yield little or no value from the staff time spent, or the information produced.
- The HACP will maintain an MTW cost center that holds all excess MTW funds not allocated to the sites or to the voucher program. This cost center and all activity therein will be reported under CFDA #14.881 Moving to Work Demonstration Program. This cost center will also hold the balance sheet accounts of the authority.
- The MTW cost center will essentially represent a mini-HUD. All subsidy dollars will initially be received and reside in the MTW cost center. Funding will be allocated annually to sites based upon their budgetary needs as represented and approved in their annual budget request. Sites will be monitored both as to their performance against the budgets and the corresponding budget matrix. They will also be monitored based upon the required PUM subsidy required to operate the property. The HACP will maintain a budgeting and accounting system that gives each property sufficient funds to support annual operations, including all COCC fees and frontline charges. Actual revenues will include those provided by HUD and allocated by the HACP based on annual property-based budgets. As envisioned, all block grants will be deposited into a single general ledger fund.
- Site balance sheet accounts will be limited to site specific activity, such as fixed assets, tenant receivables, tenant security deposits, unrestricted net asset equity, which will be generated by operating surpluses, and any resulting due to/due from balances. All other balance sheet items will reside in the MTW fund accounts, and will include such things as compensated balance accrual, workers compensation accrual, investments, A/P accruals, payroll accruals, etc. The goal of this approach is to attempt to minimize extraneous accounting, and reduce unnecessary administrative burden, while maintaining fiscal integrity.

- All cash and investments will remain in the MTW cost center. This will represent the general fund. Sites will have a due to/due from relationship with the MTW cost center that represents cash.
- All frontline charges and fees to the central office cost center will be reflected in the property reports, as required. The MTW ledger won't pay fees directly to the COCC. As allowed under the asset management model, however, any subsidy needed to pay legacy costs, such as pension or terminal leave payments, may be transferred from the MTW ledger or the projects to the COCC.
- No inventory will exist on the books at the sites. A just-in-time system will be operational and more efficient, in terms of both time and expense. Also, smaller inventories will be held in COCC mobile warehouse units.
- Central Operations staff, many of whom perform direct frontline services such as home ownership, self-sufficiency, and/or relocation, will be front lined appropriately to the LIPH and/or HCV programs, as these costs are 100 percent LIPH and/or Housing Choice Voucher.
- Actual HCV amounts needed for HAP and administrative costs will be allotted to the HCV program, including sufficient funds to pay asset management fees. Block grant reserves and their interest earnings will not be commingled with HCV operations, enhancing the budget transparency. The HCV program managers will become more responsible for their budgets in the same manner as LIPH site managers.
- Information Technology costs will be directly charged to the programs benefiting from them, e.g., the LIPH module cost will be charged directly to AMPs; all indirect IT costs will be charged to all cost centers based on a "per workstation" charge rather than a Fee for Service basis. This will allow for equitable allocation of the expense while saving time and effort on invoices.

Flexible use of Phase in of Management Fees:

As a component of its LAMP, the HACP elects to make use of phase-in management fees for 2010 and beyond. The HUD prescribed management fees for the HACP are $57.17 PUM. The HACP will continue to follow the phase-in schedule and approach for management fees as proposed by the HACP and approved by HUD in 2010, as follows:

Schedule of Phased-in Management Fees for HACP:

2008 (Initial Year of Project-Based Accounting	$91.94
2009 (Year 2)	$84.99
2010 (Year 3 and beyond)	$78.03

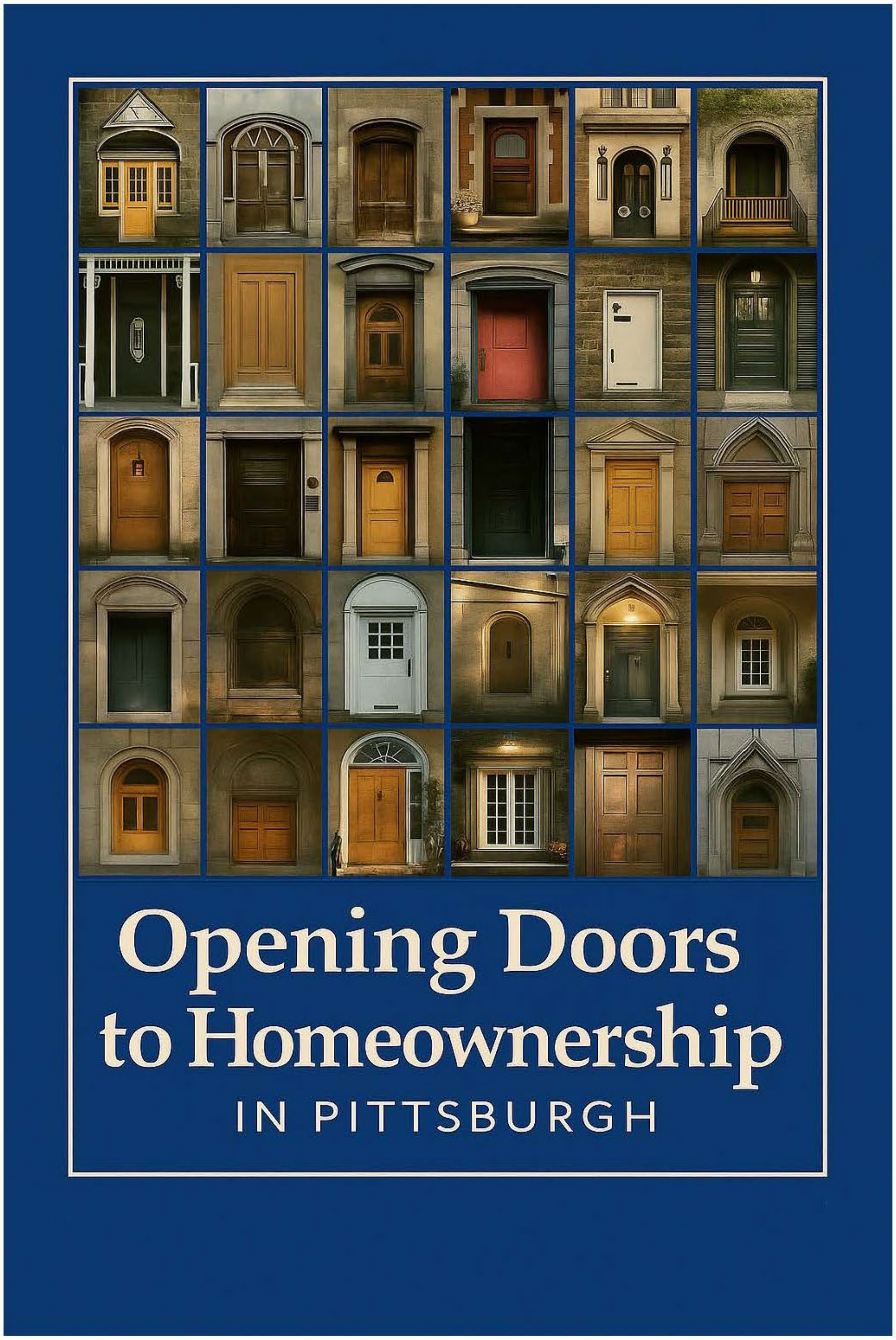
The above numbers reflect 2009 dollars.

The HACP has increased contract costs over the past year to develop new programming and upgrade software. These upgrades will help the HACP reach its goal of providing outstanding service to the communities. The HACP has been diligently working to reduce its expenditure levels and cut unnecessary COCC costs. It is also working to increase its management fee revenues in the COCC, through aggressive, and we believe, achievable, development and lease up efforts in both the LIPH and HCV programs. The 2027 budget shows COCC at break-even. A major component of the HACP strategic plan is to grow its LIPH occupancy, both through mixed finance development and management, as well as in house management, to better serve our low-income community and to recapture some of the fees lost to demolition. This requires central office staff, talent, and expense. To make this plan work, i.e., to assist in the redevelopment of the LIPH portfolio, we will need the continued benefit of the locked in level of phase in management fees.

It is worth noting that HACP has historically had above normal central office costs driven by an exceedingly high degree of unionization. The HACP has over a half dozen different collective bargaining units; this has driven up costs in all COCC departments, especially in Human Resources, Facility Services and Legal.

B. Appendix II. HACP Homeownership Program

The HACP is proposing revisions to the Homeownership Plan for 2027, which is being posted for public comment, reviewed and approved by the HACP Board of Commissioners via a separate resolution. Once approved, the changes will be incorporated into this final document and submitted to HUD for review and approval accordingly.



C. Appendix III. MTW Activities Hardship Case Criteria

Applicable to the Following MTW Activities:

- Activity #8: Modified Payment Standard Approval
- Activity #10: Local Payment Standard-Housing Choice Voucher Program

The HACP does not anticipate very many hardship requests for these activities. However, should the amount on the payment standard schedule decreases during the term of the HAP contract, the lower payment standard generally will be used beginning at the effective date of the family's second regular reexamination following the effective date of the decrease in the payment standard. In the HCV Administrative Plan, the HACP outlines the following steps on how it will determine the payment standard for the family:

Step 1: At the first regular reexamination following the decrease in the payment standard, the HACP will determine the payment standard for the family using the lower of the payment standard for the family unit size or the size of the dwelling unit rented by the family.

Step 2: The HACP will compare the payment standard from step 1 to the payment standard last used to calculate the monthly housing assistance payment for the family. The payment standard used by the HACP at the next reexamination following the decrease in the payment standard will be the higher of these two payment standards. The HACP will advise the family that the application of the lower payment standard will not be applied during their tenancy in the unit.

Step 3: The HACP will continue using the higher of the currently applied payment standard in comparison to the decreased payment standard, unless the HACP has subsequently increased the payment standard, in which case the payment standard will be determined in accordance with procedures for increases in payment standards described below.

Increases: If the payment standard is increased during the term of the HAP contract, the increased payment standard will be used to calculate the monthly housing assistance payment for the family beginning on the effective date of the family's next reexamination on or after the effective date of the increase in the payment standard.

Applicable to the Following MTW Activity:

- Activity #11: Asset Exclusion & Self-Certification in HCV and LIPH Programs

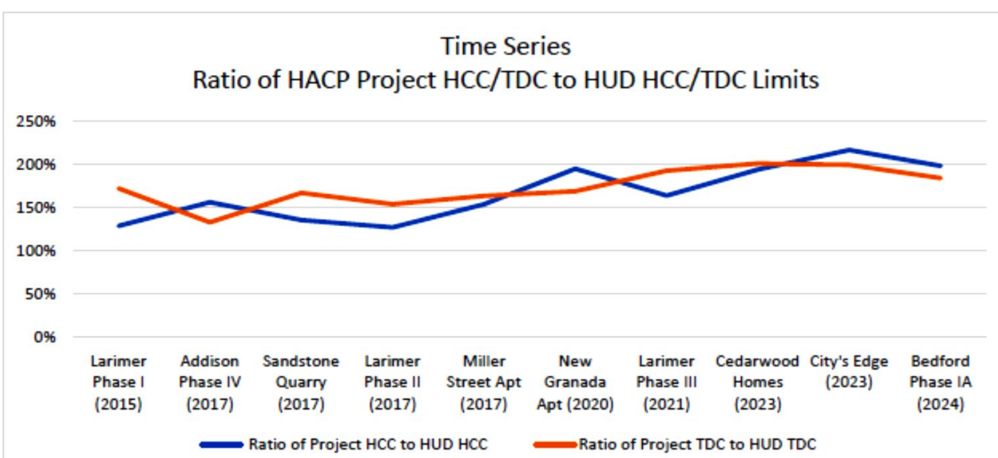
If a participant loses income from assets at any time and said loss affects the tenant portion of the rent, the participant may request an interim re-examination to adjust their rent calculation. Should a reduction in income due to loss of assets occur, normal interim re-examination policies will take effect and the reduction in asset income will be verified per the HUD Verification Hierarchy in PIH Notice 2018-18, only if the total household asset income is more than $50,000 or other HUD-approved amount per HOTMA regulations.

D. Appendix IV. HCC & TDC Limits Local Case Studies

1. Comparison of HCC & TDC Limits to HACP Projects (2015-2024)

Project Name****	Year of Financial Closing	Gross Residential SQ FT	Total # of units	Project's HCC ***	Project's TDC **	**HUD HCC Limit***	**HUD TDC Limit***	**Ratio of Project HCC to HUD HCC**	**Ratio of Project TDC to HUD TDC**
Larimer/East Liberty Phase I	2015	102,069	85	15,375,629	34,781,443	11,932,401	20,200,874	129%	172%
Addison Phase IV	2017	76,723	58	13,337,676	19,868,954	8,531,945	14,930,904	156%	133%
Sandstone Quarry	2017	75,944	65	12,216,932	24,679,775	9,004,096	14,771,659	136%	167%
Larimer/East Liberty Phase II	2017	169,329	150	25,218,713	50,690,605	19,837,469	32,910,943	127%	154%
Miller Street Apt	2017	36,313	36	6,963,396	11,841,288	4,526,421	7,242,273	154%	164%
New Granada Apt	2020	40,911	40	10,679,375	14,805,770	5,480,404	8,768,646	195%	169%
Larimer/East Liberty Phase III	2021	53,570	42	9,566,049	18,259,537	5,838,990	9,473,855	164%	193%
Cedarwood Homes	2023	37,817	46	10,941,635	19,831,619	5,639,466	9,869,064	194%	201%
City's Edge	2023	173,123	110	38,471,795	56,674,132	17,762,987	28,420,781	217%	199%
Bedford Phase IA	2024	170,846	61	21,952,259	33,498,750	11,076,719	18,194,710	198%	184%

* HUD HCC/TDC Limits with assumption that all units were LIPH or replacement units
** Excluding BLI 1470, 1475, 1405, 1408, 1410 (To normalize the data among all financial tools)
*** Excluding BLI 1470, 1475, 1496 (To focus on residential components)
**** New Construction/LIHTC projects only



2. Current Active Listings (3-Bedroom Homes - Mount Washington)

The following active listings are included as market evidence to support the local TDC adjustment methodology. They illustrate the range of acquisition costs for three-bedroom homes in Mount Washington and the effect of adding rehabilitation and soft costs to the HUD 3-bedroom TDC limit.

Property	Listing Price	Beds / Baths	Size	MLS / Source	Estimated Total Development Cost
24 Beltzhoover Ave	$279,000	3 / 1.5	1,348 sq ft	RE/MAX Select Realty	$416,900
650 Southern Ave	$379,000	3 / 2	1,686 sq ft	MLS #1741960; Zillow / Realtor / Compass	$482,900
527 Grandview Ave	$825,000	3 / 3	2,438 sq ft	MLS #1742679; Zillow / Realtor / Coldwell Banker	$962,500

Assumptions: Estimated total development cost includes listing price plus estimated rehabilitation and 10% soft costs. Estimates are for planning and policy analysis and should be refined through appraisal, inspection, and project-specific due diligence.

i. **Entry-Level Example:** 24 Beltzhoover Ave**, Pittsburgh, PA 15211**

Price: $279,000

Listing details: 3 bedrooms; 1 full bathroom; 1,348 sq ft; active residential listing.

Source: RE/MAX Select Realty

Listing photo source: Zillow.

ii. Mid-Market Example: 650 Southern Ave, Mount Washington, PA 15211

Price: $379,000

Listing details: 3 bedrooms; 2 bathrooms; 1,686 sq ft; single-family residence; built in 1930; MLS #1741960.

Source: Zillow listing page; Realtor.com; Compass.

Listing photo source: Zillow.

iii. Upper-End Example: 527 Grandview Ave, Pittsburgh, PA 15211

Price: $825,000

Listing details: 3 bedrooms; 3 bathrooms; 2,438 sq ft; single-family residence; built in 1910; MLS #1742679.

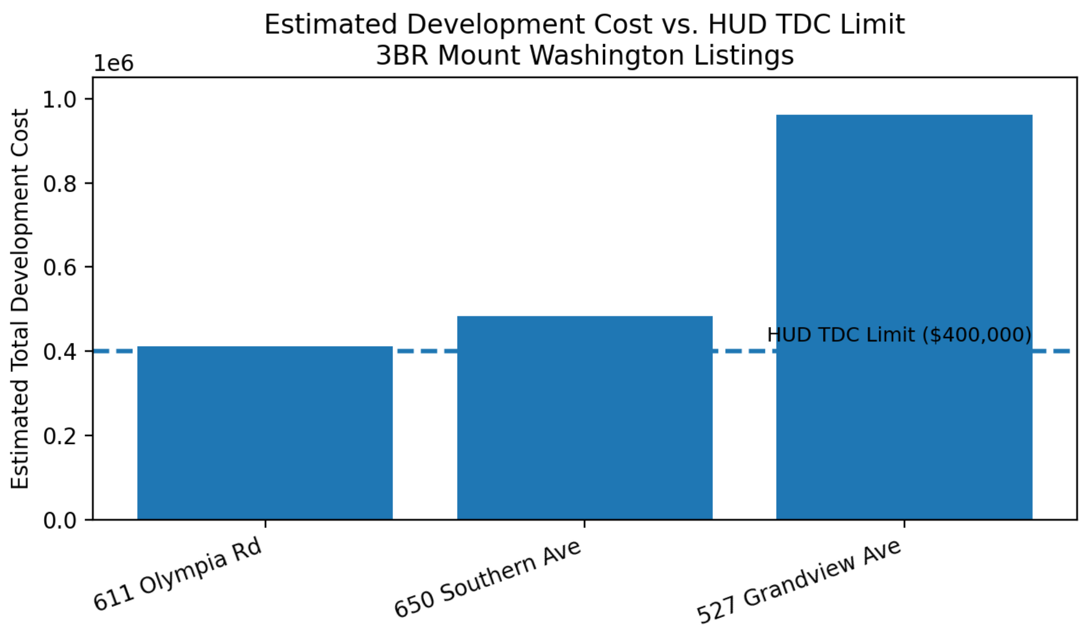
Source: Zillow listing page; Realtor.com; Coldwell Banker.

Listing photo source: Zillow.

Table A: Estimated Development Cost Using Active Mount Washington Listings

Cost Component	24 Beltzhoover Ave	650 Southern Ave	527 Grandview Ave
Acquisition Cost	$279,000	$379,000	$825,000
Estimated Rehabilitation	$100,000	$60,000	$50,000
Soft Costs (10%)	$37,500	$43,900	$87,500
Total Development Cost	**$416,900**	**$482,900**	**$962,500**
HUD TDC Limit (3BR)	$400,000	$400,000	$400,000
Dollar Difference from HUD Limit	**+$16,900**	**+$82,900**	**+$562,500**
TDC Ratio to HUD Limit	**104%**	**121%**	**241%**

Figure A: Development Cost vs. HUD TDC Limit - Mount Washington Active Listings



The chart compares estimated total development costs for active Mount Washington listings against the current HUD 3-bedroom TDC limit.

Summary Statement

Current active listings in Mount Washington demonstrate that acquisition costs alone consume a substantial portion of the HUD 3-bedroom TDC limit. When rehabilitation and soft costs are added, estimated total development costs exceed the current HUD threshold in each example shown. This supports the need for a local TDC adjustment methodology that reflects actual market conditions across Pittsburgh neighborhoods.

Source Notes

- Zillow listing for 650 Southern Ave identifies a $379,000 price, 3 beds, 2 baths, 1,686 sq ft, and 27 listing photos.
- The RE/MAX listing for 24 Beltzhoover Ave identifies a $279,000 price, 3 bedrooms, 1 full bathroom, active residential status, and 1934 year built.
- Zillow listing for 527 Grandview Ave identifies an $825,000 price, 3 beds, 3 baths, 2,438 sq ft, and 34 listing photos.

E. Appendix V. Bedford Dwellings RAD Phase III: Converted Awaiting Transfer (CAT) Agreement

Rental Assistance Demonstration (RAD) Converted Awaiting Transfer Agreement

Effective Date of Agreement:	**April 1, 2026**
PHA Name:	**Housing Authority of the City of Pittsburgh**
HUD:	**U.S. Department of Housing and Urban Development**
Converting Project: (Project converting units pursuant to RAD, including any units converting awaiting transfer)	**Project Name:** BEDFORD DWELLINGS PHASE III / SOMERS DRIVE **PIC #(s) of Converting Project:** PA001000002 **Total # of units converting assistance through RAD**: 96 **CAT Assistance** (# of units in the Converting Project subject to this converting awaiting transfer agreement): 96
CHOICE NEIGHBORHOODS GRANT #:	**PA3E001CNG122**
RAD Reservation:	**RAD PIC # (the current CHAP PIC DEV ID that includes the units subject to this CAT Agreement):** PA001000002E & PA001000002D **Multiphase: N/A** **Background:** The Bedford Dwellings site (PA001000002) is the oldest public housing community in the City of Pittsburgh and is physically obsolete. The AMP contains a total of 411 units. This agreement covers 96 of the units, located along Somers Drive and Bedford Avenue and are contained within seven (7) barracks-style residential buildings constructed in the early 1930s. The 96 units are covered in the demolition approval letter issued by HUD's Choice Neighborhood team on 2/10/26. All units are vacant – residents were relocated via the approved CNI Relocation Plan.
DDA Number:	DDA0013678
CAT Placement Project(s): (Provide a general description of where the CAT Assistance will be placed, including the type and number of units per phase and estimated timeline for all phases)	The housing authority plans to place the 96 units into three future developments. The first transaction, Bedford Dwellings Phase III, has an estimated closing date in 2026. Two other transactions, Bedford Dwellings Phase IV and Bedford Dwellings Phase V, will include the remaining CAT units. Phase IV estimates submitting a Financing Plan in December 2026 and Phase V estimates submitting a Financing Plan in December 2027.
RAD HAP Contract Type: (choose one)	☒ RAD PBV HAP Contract (form 52621A and 52621B) Parts 1 and 2 *Or:* ☐ PBRA HAP Contract (HUD-52620A and 52620B) Parts 1 and 2
CAT Tracking Number:	**PA001000002CAT1**
CAT Placement deadline:	**December 31, 2029**

This Converting Awaiting Transfer agreement (Agreement) is entered into as of the date first written above by and between PHA and HUD.

The parties agree as follows:

1. The preceding chart ("Transaction Information Chart") is a part of this agreement and incorporated herein. Any capitalized terms used herein, if not otherwise defined, shall have the meaning given them in the Transaction Information Chart. Any capitalized terms not defined in the Transaction Information Chart or otherwise herein shall have the meaning given them in the RAD Notice, defined below.

2. PHA has been granted the RAD Reservation relating to the Converting Project contemplating the conversion of the CAT Assistance.

3. Converting Project is converting assistance pursuant to RAD. It is contemplated that the CAT Assistance will be placed in the CAT Placement Project(s).

4. The conversion of the CAT Assistance pursuant RAD is subject to all applicable RAD authorities and rules including without limitation the Consolidated and Further Continuing Appropriations Act of 2012 (Pub. L. No. 112-55, as amended) (referred to herein as the RAD Statute); H-2019-09 PIH-2019-23 (HA) as amended, supplemented or succeeded from time to time (RAD Notice); the RAD Reservation and any RAD Conversion Commitments (RCCs) issued or to be issued for the CAT Placement Project.

5. Because the requirements needed to enter into Housing Assistance Payment (HAP) contracts under RAD have not yet been fulfilled for the CAT Placement Project(s), the assistance intended to be transferred to those projects cannot yet be transferred and no HAP Contract(s) may yet be entered into for the CAT Placement Project(s). This Agreement sets forth the terms and conditions under which the assistance converted awaiting transfer to the CAT Placement Project(s) will be made available under the HAP Contract(s) relating to the CAT Assistance for the CAT Placement Project(s). If HUD agrees to a change from the agreements set forth herein and determines such change to be material, HUD may require an amendment to this Agreement.

6. A RAD HAP will be executed at the time of, and not prior to, the closing of the CAT Placement Project(s) transaction(s). The closing for any transaction is dependent on the transaction fulfilling all of the RAD requirements, including without limitation those set out in the RAD Notice and the RCC(s) for the CAT Placement Project(s), once issued.

7. The amount of CAT Assistance listed in the Transaction Information Chart above is the maximum amount of CAT Assistance from the Converting Project that may be placed in the CAT Placement Project(s).

8. The PHA may reduce the amount of CAT Assistance pursuant to the de minimis reduction authority set forth in the RAD Notice, based on all RAD conversion transactions completed as of the closing of the CAT Placement Project transaction. This Agreement need not

be amended in such circumstance. Nothing in this agreement precludes additional RAD assistance (other than the CAT Assistance) from being placed at the CAT Placement Project(s). The RCC(s) for the CAT Placement Project(s) will set out the terms and conditions necessary to close the CAT Placement Project(s), including without limitation the amount of RAD assistance to be placed in such project(s).

9. PHA shall not access any CAT Assistance until the relevant CAT Placement Project closes and the RAD HAP relating to such project is effective. To the extent any CAT Assistance is held in LOCCS or any fund disbursement system to which PHA has access, PHA shall not draw down any CAT Assistance until the CAT Placement Project transaction closes and the RAD HAP relating to such project is effective.

10. PHA must fulfill all applicable RAD requirements to close the CAT Placement Project(s) and complete the transfer of the CAT Assistance from Converting Project no later than the CAT Placement Deadline. In accordance with instructions that HUD will separately provide, upon execution of the HAP contract, funding will be made available through the public housing funds associated with the Converting Project in the current Calendar Year as well as a new obligation of Section 8 HAP funding. PHA acknowledges that, under current appropriations law, Operating Fund subsidy expires five years after the end of the period of availability.

11. HUD may re-assign all or a portion of the CAT Assistance, as applicable, if PHA fails to close the CAT Placement Project(s) transactions or, in HUD's sole discretion, any of the following conditions is present ("Defaulting Conditions") and remains uncured for a period of thirty (30) days after notice of the applicable Defaulting Condition:

A. PHA is unable to complete a CAT Placement Project in accordance with the applicable RAD requirements.
B. PHA fails to make sufficient progress towards closing a CAT Placement Project.
C. A CAT Placement Project becomes financially or otherwise infeasible.
D. PHA fails to cooperate with HUD in a good faith effort to proceed with a CAT Placement Project transaction.
E. There is any material violation of any applicable program rules, including any applicable public housing program rules until the redevelopment of the CAT Placement Project is complete.
F. PHA or any relevant party to the CAT Placement Project transaction engages in fraud.
G. PHA or any relevant party to the CAT Placement Project transaction becomes the subject of investigation by a government authority or of any pending or threatened litigation, any of which HUD determines threatens the viability of the CAT Placement Project transaction.

Nothing herein limits any of HUD's other remedies in law or equity.

12. PHA will cooperate with HUD in all matters including, without limitation, executing any assignments and/or other documents necessary to re-assign any or all of the CAT Assistance. PHA hereby irrevocably appoints HUD, and any officer or agent of HUD, as its true and lawful attorney-in-fact with full, irrevocable power and authority in the place of PHA to

effect any re-assignment of the CAT Assistance pursuant to the terms of this Agreement.

13. Any funding for any future fiscal year is subject to the availability of appropriations and no action may be taken which shall result in any liability to the Federal Government.

14. If more than one CAT Placement Project is contemplated, this agreement shall remain in full force and effect for so long as any assistance remains converted awaiting transfer to any of the CAT Placement Projects. The amount of assistance that has been placed in a CAT Placement Project and the amount of assistance that remains converted awaiting transfer is tracked by HUD through the CAT Tracking Number.

15. This agreement may be executed in counterparts.

Attachment: CAT CHAP

(*signature page follows*)

In witness whereof, the parties have executed this Converted Awaiting Transfer Agreement as of the date first written above.

U.S. Department of Housing and Urban Development

By: ______________________ Digitally signed by: Thomas R. Davis
Date: 2026.04.02 14:50:00 -04'00'

Thomas R. Davis,
Director, Office of Recapitalization

Housing Authority of the City of Pittsburgh

By: ______________________
Caster Binion (04/07/2026 13:16:16 EDT)

Name: Caster D. Binion
Title: Executive Director

Exhibit A: Originating CAT CHAP

EXHIBIT A

IDENTIFICATION OF UNITS ("CONTRACT UNITS") BY SIZE AND APPLICABLE CONTRACT RENTS

The Contract Rents below for the subject project are based on Fiscal Year 2024 Federal Appropriations and assumptions regarding applicable rent caps. The final RAD contract rents, which will be reflected in the RAD HAP contract, will be based on Fiscal Year 2024 Federal Appropriations, as well as applicable program rent caps and Operating Cost Adjustment Factors (OCAFs), and, as such, may change. For PBV conversions, the Contract Administrator must ensure that the gross rents fall within PBV program rent caps regarding Fair Market Rents (FMRs) and reasonable rents. In addition, prior to conversion, the PHA must provide HUD updated utility allowances to be included in the HAP contract.

Existing PIC Development Number: PA001000002
PIC Development Number for Tracking Purposes Only*: PA001000002CAT1
New Project Name (for tracking purposes only): BEDFORD DWELLINGS PHASE III / SOMERS DRIVE CAT 1

Number of Contract Units	Number of Bedrooms	Contract Rent	Utility Allowance	Gross Rent
59	1	$1,185	$0	$1,185
9	2	$1,429	$0	$1,429
28	3	$1,827	$0	$1,827

Please note that this rent schedule reflects contract rents that are capped at 110% of the 2026 FMRs.

Please note that this rent schedule includes the 2025 and 2026 OCAF adjustmentS that the PHA is eligible for and will be confirmed during the Financing Plan review.

Page 6 of 6 v10.23.23