

HACP 2023 Annual Report

Mission statement

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

Board of Commissioners

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Executive Director's Message

Our mission at the Housing Authority of the City of Pittsburgh is to improve the quality of life for residents of the City of Pittsburgh by diversifying our portfolio of affordable housing, maximizing our investments in Project-Based Voucher/Gap Financing units, and developing innovative programs to help our residents achieve self-sufficiency, from workforce development and training to computer and internet skills training, to parenting classes, college scholarships, financial literacy, and food distribution.

The HACP could not continue these efforts without the unwavering support from the U.S. Department of Housing & Urban Development, the City of Pittsburgh, and our countless community partners that work together with us to benefit each of our 20,000+ residents.

During the last decade, the HACP saw a torrent of development activity all across the city, including everything from routine repairs to the revitalization of entire communities. In every initiative, the HACP centered residents' needs and forged critical partnerships to herald a new

era of affordable housing development in the City of Pittsburgh. We worked collaboratively to reinvest in communities, reinvest in people, and put whole neighborhoods on the path to launch.

The HACP is committed to using every resource and tool at our disposal – even inventing some – to build a better future for our communities and all Pittsburghers.

Repositioning of Housing Stock

As Pittsburgh's renaissance continues, the HACP is taking measures to ensure that Pittsburgh's most vulnerable residents – our senior citizens, our disabled individuals and our low-income working families also are able to enjoy the benefits of our City's renaissance. Unprecedented circumstances, including a pandemic, reinforce the foundational principles that it is essential to rebuild an adequate supply of affordable housing, and why the HACP is committed to creating a variety of new affordable housing opportunities.

The overarching goals of the HACP's Moving to Work plan include: Repositioning the HACP's housing stock to preserve and expand affordable housing options and stabilize neighborhoods; Promoting independence for residents via programs and policies that promote work and self-sufficiency for those who are able to work, as well as promoting independent living while aging in place for the elderly and disabled; and Increasing 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.

Low-income families, including those utilizing HCVs, have increasing difficulty locating affordable homes in neighborhoods of opportunity and are increasingly priced-out of additional neighborhoods as the market continues to shift. There is a lack of affordable units in the City of Pittsburgh that disproportionately affects families at and below 30 percent (30%) of Area Median Income (AMI).

The HACP recognizes the affordable housing need and is working to address these concerns through a variety of strategies, including increasing landlord outreach and the development of a

payment standard reflective of the increasing cost of housing. One (1) core strategy continues to be the creation of new, affordable units supported by tax credits and project-based vouchers, and acquisition. This approach has enabled the HACP to continue serving substantially the same number of families as would have been served, absent the MTW demonstration designation.

HACP has been involved with numerous development projects throughout 2023. Below is a list of the redevelopment initiatives that have been presented, with their projected completion date.

Community Redevelopment Activities

- **Larimer/East Liberty Phase III** – Approximately 42 mixed-income rental units being developed with 9% Low-Income Housing Tax Credits (LIHTC). The mixed-use building of Phase III will include 4,800 square feet of commercial/retail space on the Larimer Avenue corridor. Construction is slated for completion by Q4 of 2023.
- **Larimer/East Liberty Phase IV** – Adaptive reuse and mixed-use of the historic Larimer School (35 units) and new construction of townhomes (7 units). This Phase consists of approximately 42 mixed-income rental units and has been financed with a 9% LIHTC, which was awarded in July 2019. Construction is anticipated for completion in 2023.
- **Larimer/East Liberty Phase V Large-Family Scattered Site Replacement Units** – The HACP's intergovernmental contractor, Urban Redevelopment Authority (URA) of Pittsburgh will use a conventional public housing development method to develop two (2) 3-bedroom units and one (1) 5-bedroom replacement public housing unit in the Larimer neighborhood under the CNI Grant program. Construction began in Q3 of 2022.
- **Bedford Dwellings Redevelopment** – The HACP and instrumentality,

Allies & Ross Management and Development Corporation (ARMDC), will continue to explore and work with public and private partners to identify the best opportunities for the redevelopment of Bedford Dwellings in the Hill District. The development opportunities will include the construction of the first phase of replacement housing for Bedford Dwellings (see more information below), pursuit of a CNIG application in 2022, and PBV/Gap-Financed developments conducted in partnership with the City of Pittsburgh, Bedford Dwellings residents, the URA, and qualified developers to continue the Choice Neighborhoods Transformation objectives in the Hill District.

- **Bedford Dwellings Phase I** – The ARMDC has applied for 4% and 9% LIHTC awards simultaneously for Phase I of Bedford Dwellings Redevelopment. This phase will consist of 123 rental housing units (including 90 PBV units) to generate replacement units in an offsite location known as Miller-Reed-Roberts for the Somers Drive section of Bedford Dwellings in the Hill District. Financial closing is projected to be in Q2 2023.
- **Northview Heights Midrise** – The HACP plans to develop a new mid-rise senior housing building with up to 43 units of public housing along with approximately 4,800 square feet of commercial space on the first floor. The Northview Midrise will replace the deteriorating Northview High-rise senior apartment building by being constructed on a 3.96-acre tract of vacant land in Northview Heights that will be disposed of for that purpose. The HACP will pursue the acquisition, re-development, or construction of housing on alternative off-site real estate throughout the City of Pittsburgh for the development of additional replacement units. The HACP also plans to demolish the existing Northview High-rise building along with the ancillary gymnasium/recreational space upon completion of the Northview

Midrise. High-rise residents will be relocated to other affordable housing options in accordance with the HACP's relocation plan. The HACP plans to develop a new multi-purpose community building as a replacement facility for the demolished gymnasium.

- **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.
- **Manchester Redevelopment (RAD)** – The HACP through the ARMDC will continue preserving affordability in Manchester through redevelopment, an early HOPE VI mixed-finance redevelopment acquired by the HACP in 2017. The 86 affordable rental units will be transformed with HUD's Rental Assistance Demonstration (RAD) and project-based voucher program. The HACP received HUD's approval for the RAD application (Commitment for Housing Assistance Payment or CHAP) in May 2020 and subsequently submitted a LIHTC application in early 2021. The anticipated financial closing, land disposition and construction will begin in 2022 or early 2023.
- **Turnkey Development of Scattered Sites** – Amani Christian Community Development Corporation (ACCDC) is developing 22 scattered site units in the Middle Hill District and is in the pre-development stage. The HACP will provide ongoing support as ACCDC seeks final approval from the City of Pittsburgh for permitting and other requirements and plans to acquire the units when they complete construction in late 2024.

- **St. Clair and Vacant Lots** – The HACP submitted the disposition application for the former St. Clair Village property to HUD’s Special Application Center (SAC) on January 28, 2022. The URA is intent on purchasing certain tracts of the property for urban agricultural uses and steep hill conservation purposes at a fair market value. The SAC is currently reviewing the submitted disposition application.
- **Disposition, Acquisition and Redevelopment of Properties** – The HACP will acquire property for the purposes of redevelopment and dispose of agency-owned parcels that are not intended for development or other special purpose uses. In addition, the HACP will pursue the redevelopment of agency-owned property. Mixed-finance development of various public housing properties as well as other self-development opportunities are in the planning or pre-development phases; including single family and other self-development activities.
- **City’s Edge Residential Development** – City’s Edge, located in the Uptown neighborhood of the city, is a new construction, mixed-use, and mixed-income six (6)-story elevator building. It will comprise 110 units, made up of 92 PBV units and 18 market-rate units. This project is workforce targeted. 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 will consist of 9% and 4% LIHTCs. This project is awaiting tax credit awards in Q3 of 2022 and construction is anticipated to begin in Q1 2023.
- **Acquisition and Build-Out of New Administrative Space and Disposition of HACP Office** – The HACP purchased office space located at 412 Boulevard of the Allies on September 20, 2018. The new space is being renovated to house the administration of the HACP and

will accommodate adequate public reception, meeting, and interaction space. The HACP will also dispose of its current administrative space located in the John P. Robin Civic Building, 200 Ross Street, Pittsburgh, which is expected to take place in FY 2023.

- **Oak Hill RAD** – A 9% tax credit application will be submitted to the Pennsylvania Housing Finance Agency (PHFA) in FY 2023 for the redevelopment of Oak Hill Major Reconstruction of Obsolete Properties (MROP) units, which have been vacant for several years. Based on the resulting award, a closing for this phase can take place in 2023 or 2024. HUD has approved a Converted Awaiting Transfer request for early demolition of the units in the meantime. Demolition of MROP units will occur in 2023 or 2024. The HACP will also seek HUD approval in 2023 for the disposition of certain parcels in the neighborhood to be managed by the owner entities of the Oak Hill mixed-income community.

PBV and Gap-Financing Program

In recent years, the HACP has utilized the Project-Based Voucher (PBV)/Gap-Financing Program as its primary means to increase the affordable housing supply throughout the City of Pittsburgh. Established in 2015 by HACP and Allies & Ross Management and Development Corporation (ARMDC), the PBV/Gap-Financing program encourages developers and community-based organizations to invest in their communities by preserving and developing affordable housing. To date, HACP's PBV/Gap-Financing Program has invested more than \$20 million in Gap-Financing Loans. This has resulted in the development or preservation of over 650 units of housing.

The HACP is also seeking new opportunities for affordable housing with non-traditional, innovative approaches including acquisition/preservation of naturally occurring affordable-housing, acquisition/rehabilitation, acquisition/new construction, and historic rehab throughout the city. The HACP is working with the community and real estate professionals to

identify properties for sale that meet the HACP's housing goals and provide additional quality housing options for residents. The HACP or ARMDC will own the properties with public housing or PBV operating subsidies.

During its June 2022 meeting, the HACP Board of Commissioners approved conditional commitment of 171 Project-Based Vouchers (PBV) and \$15,070,000 of Gap Financing loans for a select group of developers to expand affordable housing options throughout the City. The decision will create more than 350 mixed-income units in neighborhoods across Pittsburgh, including the Hill District, Hazelwood, and Perry South, among others. 171 (48%) of these units will receive HACP PBV subsidies. The \$15,070,000 will be distributed across seven affordable housing developments located throughout the city, including the following:

- **\$4,860,000 – Hazelwood Green, Hazelwood**
- **\$2,700,000 – Oakland Pride, Oakland**
- **\$2,250,000 – Letsche School, Hill District**
- **\$1,920,000 – 4800 Block of Second Avenue, Hazelwood**
- **\$1,350,000 – North Homewood, Homewood**
- **\$1,000,000 – 2159 Centre Ave, Hill District**
- **\$990,000 – Legacy Village, Perry South**

Below is a list of PBV initiatives from recent years:

2022

- **New Pennley Place Phase I RAD:** The owner of a twenty (20)-year old mixed-finance rental housing community, New Pennley Place Phase I, has been awarded a Commitment to Enter into a Housing Assistance Payments Contract (CHAP) in March 2022 for its RAD to PBV conversion of 38 public housing units (twenty 1-bedroom units, sixteen 2-bedroom units, two 3-bedroom units) in the East Liberty neighborhood. This area is the center of a tremendous amount of private, market-rate housing investors and developers. Further description of this proposal is described in the Pursuit of RAD Conversion section below. The HACP will continue to work with the owner and residents of Phase I to structure the RAD conversion in FY 2022 and 2023.

2021

- **Letsche School (Beacon Communities):** This project consists of 46 rental units, including 25 PBV units. Gap Financing was provided in the amount of \$2,160,000. The financial closing is expected by April 25, 2023, and the development is under construction. Project completion is anticipated by July 2024.
- **Oakland Pride Housing (Affirmative Investments & Presbyterian SeniorCare Network):** This project consists of 48 rental units, including 30 PBV units and 18 non-PBV (LIHTC) units. The developer applied for 4% tax credits. Gap Financing was provided in the amount of \$2,700,000. The project is at the pre-development stage and the anticipated project closing is projected for Q4 of 2023.
- **North Homewood Avenue (McCormack Baron Salazar):** This project consists of 60 rental units, including 15 PBV units. The developer could not obtain 9% tax credits. Therefore, the HACP conditional commitment was automatically terminated.
- **4800 Block of Second Avenue (The Community Builders):** This project consists of 44 rental units, including 24 PBV units. The developer could not obtain 9% tax credits. Therefore, the HACP conditional commitment was automatically terminated.
- **Hazelwood Green (Tishman Speyer HG Developer, LLC):** This project consists of 54 PBV units and 51 non-PBV units. Projected closing is slated for Q2 of 2025.
- **African Queens at 2159 Centre Avenue (Amani Christian Community Development Corporation):** This project consists of 12 PBV units and does not include tax credits. Gap Financing was provided in the amount of \$1,000,000. The project is at the pre-development stage and the anticipated project closing is projected for Q4 of 2024.
- **Legacy Village (Bridging the Gap Development, LLC):** This project consists of 35 rental units, including 11 PBV units. The developer could not obtain 9% tax credits. Therefore, the HACP conditional commitment was automatically terminated.

2020

- **Cedarwood Homes (Tryko Partners):** This project includes 46 rental units, including 24 PBV units. Gap Financing was provided in the amount of \$2,160,000. Financial

closing is expected by April 25, 2023, and the development is under construction. Project completion is anticipated by July 2024.

2019

- **Gladstone Residences (The Community Builders, Inc.):** This project consists of 53 rental units, including 20 PBV units. Gap Financing was provided in the amount of \$1,000,000. The development is under construction, with project completion slated for late 2024.
- **Harvard Beatty Street Housing (TREK Development Group, Inc.):** This project consists of 22 rental units, including 8 PBV units. No Gap Financing was provided for this project. The project is expected for completion in February 2023 and has attained stabilized occupancy status.
- **Fifth and Dinwiddie Redevelopment (Bridging the Gap Development, Inc.):** This project consists of 171 rental units, including 35 PBV units. Gap Financing was provided in the amount of \$3,150,000. Pre-development activities are ongoing.
- **Highland-Stanton Apartments (ACTION Housing, Inc.):** This project includes 23 PBV rental units. Gap Financing was provided in the amount of \$2,070,000. The project is now under construction and anticipated project completion is Q4 of 2023.

Looking ahead to 2024 and beyond ...

- **The Standard on Fifth:** This project in Uptown consists of 51 rental units, including 17 PBV units and is anticipated to close in Q1 of 2025.
- **First & Market:** This project in Downtown consists of 93 PBV units. Project closing is slated for Q4 of 2024.
- **Carson Square Apartments:** This project in the Southside consists of 8 PBV units and 46 non-PBV units. Project closing is anticipated in Q1 of 2025.
- **Smithfield Lofts:** This project in Downtown consists of 16 PBV units and 30 non-PBV units. Project closing is anticipated in Q2 of 2025.
- **4800 Second Avenue:** This project in Hazelwood consists of 22 PBV units and 18 non-PBV units. Project closing is anticipated in Q2 of 2025.

Energy efficiency and Moving to Work

The HACP has implemented an Energy Performance Contract for improvements that included but was not limited to the installation of energy-efficient and cost-saving geothermal heating (and cooling) systems at several developments. Energy, water and electricity usage will be tracked through the Environmental Protection Agency's (EPA) Energy Star Portfolio Manager for benchmarking purposes. The data will be used to augment pre-existing tools used to create future projections and pathways to accomplish the energy and water reduction goals of the City of Pittsburgh's Climate Action Plan by 2030.

The organization has also successfully implemented a MTW local non-traditional development program, the PBV/Gap Financing program, to support various private developers/owners in developing and preserving low-income affordable housing in various mixed-finance projects throughout the city since FY 2016.

The HACP will acquire property for the purposes of redevelopment and dispose of agency-owned parcels that are not intended for development or other special purpose uses. In addition, the HACP will pursue the redevelopment of agency owned property. Mixed-finance development of various public housing properties, as well as other self-development opportunities, are in the planning or pre-development phases, including single family and other self-development activities. The HACP will also continue to create opportunities for development through public and private sector investments. These investments will be leveraged to develop affordable multifamily and for sale units.

The HACP will explore and plan to conduct development activities that leverage resources in preparation for housing that may serve as Choice replacement housing and/or support other affordable housing initiatives.

Promoting Self-Sufficiency and Independent Living

The Family Self-Sufficiency (FSS) Program, the Resident Opportunity Self Sufficiency (ROSS) Program, and other HACP resident initiatives are not limited to the Low-Income Public Housing (LIPH) Program. The resident initiatives, programs, and services through FSS are for both the

LIPH and HCV residents and include, but are not limited to, case management, linkages to services, employment, education, and training.

We provide our residents with the tools they need to become upwardly mobile and attain a higher quality of life. Through training and employment opportunities, any HACP resident who is committed to achieving self-sufficiency will be served. Through the ROSS and FSS Program, the HACP training initiatives are designed to produce quality, sustainable employment opportunities. We are changing the face of affordable housing in all of our communities. Most importantly, we are helping to change the lives of the residents who call these communities “their home.”

Community Outreach and Youth Programming

Wifi On Wheels (W.O.W.) CyberBus

The HACP continues to provide Digital Literacy Initiatives to its households in an effort to bridge the digital divide that exists in our communities.

By providing residents with internet access, we will help residents and families gain access to online opportunities and provide opportunities for work and school. To this end, HACP has invested in a variety of efforts designed to connect residents of Low-Income Public Housing programs with access to the internet, as well as the skills and tools needed to conduct their online activities.

In order to bring this educational programming into HACP communities, the HACP has partnered with the STEM Coding Lab and the Bus Stops Here Foundation to bring computer science and digital literacy classes to the families via the W.O.W. CyberBus.

Clean Slate E3 Scholarship Program

Clean Slate E3, the nonprofit affiliate of the Housing Authority of the City of Pittsburgh (HACP), along with its partner organization NEED, are once again empowering HACP students with scholarships for post-secondary education for the 2023-24 academic year. In 2023, Clean Slate E3 and NEED awarded scholarship funds to seven new scholarship recipients and 24 returning students, totaling 31 awards or \$160,000 in commitments.

The scholarship is available to all residents of the Housing Authority of the City of Pittsburgh, including students who reside in Low-Income Public Housing or those who participate in the Housing Choice Voucher Program. Scholarships are awarded to high school seniors who are in good academic standing with a minimum cumulative GPA of 2.5, and will be attending school on a full-time basis.

HACP has been a prominent supporter of students who wish to further their education. The Clean Slate E3 Scholarship has provided opportunities for those who need the extra funding for college and the continuing efforts and long-standing commitment to these students has been a rewarding experience for all. Clean Slate E3 was incorporated in 2009 to further HACP's mission of supporting students in their efforts to attain educational and professional advancement to achieve a higher quality of life.

Virtual Parenting Program

The Housing Authority of the City of Pittsburgh has been helping families of low income apply and live in affordable residencies in different communities for themselves and their children. Low-income families look for support within housing for resources to help care for their families. One of those resources is a virtual parenting class offered to its residents.

The program was developed during the COVID-19 pandemic as a means to provide connection and accessible programming for parents who may have been struggling with some parenting skills, or want to enhance their current parenting skills.

The parenting program consists of six courses held on a weekly basis. The first cohort of classes started in August 2022, and the next began in November 2022. Students represent a diverse group of parents and caregivers, such as single mothers and fathers, grandmothers, great-grandmothers and aunts. The fall 2023 cohort celebrated graduation in November.

CVS Pharmacy Technician Program

The Housing Authority of the City of Pittsburgh (HACP) proudly joined its residents in celebrating their graduation from the CVS and Ebenezer Outreach Ministries Pharmacy Technician Program. Over the course of eight weeks, and concluding in March 2022, HACP residents learned and trained in a custom-built model CVS pharmacy. By the end of the training course, participants received their pharmacy technician certification.

Eight other residents completed the program, for a total of nine HACP graduates. HACP's Resident Employment Program was the driving force behind this, as it encouraged residents to pursue their goals. While HACP residents have participated in this program before, the number more than doubled in 2022.

The Resident Employment Program coordinates professional development resources, job fairs, apprenticeship opportunities, and more for HACP residents. The Pharmacy Technician Program is just one of many opportunities that residents have found through this important resource. In fact, the Resident Employment Program has helped more than 200 people find employment.

Just Harvest Tax Filing Partnership

Brought to HACP over a decade ago, the Volunteer Income Tax Assistance (VITA) program, administered through Just Harvest, has allowed more than 70,000 people to file their taxes for free. The annual program begins in January and runs until the end of the tax season.

HACP's mission has always been to connect its residents to impactful resources. This partnership with Just Harvest is yet another way in which HACP is serving its community. The initiative reduces the barriers often involved in filing taxes: confusing forms, expensive filing services, and a lack of access. HACP residents are grateful for the service, and feel more comfortable knowing that the person preparing their taxes is someone committed to the community.

Emergency Housing Choice Voucher Program

Funding from the American Rescue Plan Act allowed HACP and the Allegheny County Department of Human Services to work together and establish the Emergency Housing Voucher (EHV) program. This program assists those in Pittsburgh who are at risk of or currently

experiencing homelessness or fleeing domestic violence situations. HACP received 142 EHV's to provide safe, short-term housing to people who need it. The vouchers were valid through September 30, 2023.

Long-Term Goals

As the City of Pittsburgh housing market has changed in recent years, the availability of affordable housing has declined. These market changes have affected both naturally occurring affordable units and those available to households utilizing HCVs. In response, the HACP began its landlord initiatives in an attempt to increase the number of landlords participating in the HCV program, and to increase the number and quality of units available. The HACP received approval in the FY 2019 MTW Annual Plan for an alternative payment standard to address the limited housing stock and increased rental costs.

During the on-going implementation of this initiative, the HACP seeks to increase housing choice and encourage voucher participants to expand their housing search, particularly in neighborhoods with low levels of poverty. Recognizing that using a single city-wide Voucher Payment Standard (VPS) stimulated voucher holders to reside in low-cost, high-poverty neighborhoods, the HACP devised a robust and comprehensive method for establishing Payment Standards and rent reasonableness determinations. The goals of this activity are to:

- a. Expand housing choices by providing access to more neighborhoods;
- b. Create additional units from previously sub-standard properties and improve the quality of existing units;
- c. Decrease concentration of voucher usage in high poverty areas.

HACP Short-Term Goals

Short-term goals identified by the HACP include:

- Process all applications within thirty (30) days of receipt.
- Effectively improve the Voucher Utilization Rate and lease-up rates in LIPH.
- Ensure that inspections are completed on a timely basis.
- Improve the PIC submission rate.
- Continue to enforce effective policies to minimize any risk for discriminatory practices.

- Seek to continue to remove all barriers to housing for the disabled community.
- Have no fiscal year audit findings.
- Effectively participate in the HUD Community Choice Demonstration to study the effects of mobility-related services on local HCV families.
- 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.
- Develop strategic financial plans and revenue forecasts to better accommodate residents.
- Earn positive cash flow.
- Enhance the service provisions for Project-Based Voucher (PBV) recipients.
- Apply for new Resident Opportunity for Supportive Services (ROSS) Grants through the available funding source.
- Maximize the use of virtual resources and improve the virtual support for residents.
- Ensure all eligible residents have been offered the opportunity for Family Self-Sufficiency (FSS).
- Enhance the Eviction Prevention ongoing Partnership Agreement with the provider to include monitoring statistical reports and ensuring residents are receiving services offered.
- Offer Employment Fairs/Resource Fairs and Workforce Development Meetings.
- Participate in at least five (5) job and career fairs per year.
- Increase the enrollment for Training Programs to include Driver's Ed, Construction Trade, CNA, CDL, UPMC, and CVS.
- Implement new W.O.W. mobile lab initiatives, such as W.O.W. RV mobile unit.
- Update/upgrade mobile lab program by adding new initiatives.
- Align and improve the HACP Gap Financing program based on local needs and resources.
- Increase professional capacity and expertise of all HACP Staff.
- Review the Opportunity for a "For-Sale Single Family Pilot Program".
- Increase the number of homebuyers through the HACP Homeownership and OwnPGH programs.

Financial reports

(Attached in email)

HACP Low-Income Public Housing Communities

- Allegheny Dwellings
- Arlington Heights
- Bedford Dwellings
- Caligiuri Plaza
- Carrick Regency
- Finello Pavilion
- Gualtieri Manor
- Homewood North
- Manchester Commons
- Mazza Pavilion
- Morse Gardens
- Murray Towers
- Northview Heights
- Northview Heights High Rise
- Pennsylvania Bidwell
- Pressley Street

Equal Housing Opportunity logo



HACP logo



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