

HACP 2024 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

As the Housing Authority of the City of Pittsburgh (HACP) continues its efforts to improve the quality of lives for each resident it serves, we wish to thank the many community partners that work closely with us to meet these goals.

FY 2024 brought much to celebrate with the anticipated completion of Cornerstone Village — a multi-phase, multi-million-dollar, decades-long Choice Neighborhoods Initiatives project in Larimer/East Liberty, as well as the continued investment in the redevelopment of the state and city's oldest public housing development, Bedford Dwellings in the Hill District — an endeavor that was awarded \$50 million in CNI grant funding through HUD.

To help further our mission and expand our portfolio of affordable housing across the City of Pittsburgh, the HACP Board of Commissioners approved the transfer of \$23 million in capital funds to our development arm, Allies & Ross Management and Development Corporation, for development projects in FY 2024.

This move helps us to continue our Gap Financing and Project-Based Voucher investments throughout the city's housing footprint, and allows us to further support our community partners in their affordable housing efforts.

The HACP is very committed to building better communities and improving the lives of the families who reside in its developments. We are proud to serve nearly 20,000 City of Pittsburgh residents with high-quality and safe housing, as well as robust self-sufficiency programming to assist them in furthering their education, securing sustainable employment, and building generational wealth. Our programs are designed to help both youth and adults thrive in today's technological age.

The HACP also moved its central offices in FY 2024, to 412 Boulevard of the Allies, Downtown. The renovated space houses many of our crucial departments, such as the Housing Choice Voucher Program, Public Safety, Development & Modernization, Finance, and the executive offices. It also is home to our innovative One-Stop Shop where residents, applicants, and landlords alike can go to have all of their questions answered and enhance their customer service experience. The One-Stop Shop serves more than 1,000 visitors per month.

By working collaboratively to reinvest in our communities, people, and neighborhoods, we are changing the face of affordable housing across the city, helping to change the lives of the residents who call these communities home and giving them the path to launch them into a brighter future.

Caster D. Binion
HACP Executive Director

Repositioning of Housing Stock

The City of Pittsburgh has entered an era of transformation, and the HACP's efforts ensure its most vulnerable residents, including our senior citizens, persons with disabilities and low-income working families, are also able to enjoy the benefits of the city's renaissance.

The repositioning of the HACP's housing stock is one overarching goal of our federal Moving to Work plan through HUD. This goal assists in the preservation and expansion of affordable housing options and stabilization of neighborhoods, promotion of independence via self-sufficiency programming, and encouragement of independent living and aging in place for senior citizens and persons with disabilities.

The HACP also recognizes a shortage of affordable housing in the city, and is working to address these concerns through a variety of strategies, such as increasing landlord outreach and the creation of new, affordable units supported by tax credits and project-based vouchers.

Below is a list of the development projects the HACP has invested in through FY 2024.

Community Redevelopment Activities

- **Larimer/East Liberty Phases III & IV** – The last two phases include 84 apartment units in five buildings, with 35 of those units housed in the former school, and the rest constructed on parcels of land nearby Larimer Avenue, including townhouses and a mixed-use midrise building, which includes 4,800-square-feet of commercial space. Approximately 75% of the units are affordable to families making 20% to 60% of the city's area median income.
- **Larimer/East Liberty Phase V Large-Family Scattered Site Replacement Units** – The HACP's intergovernmental contractor, Urban Redevelopment Authority (URA) of Pittsburgh used a conventional public housing development method to develop two 3-bedroom units and one 5-bedroom replacement public housing unit in the Larimer neighborhood under the CNI Grant program.
- **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 The Reed (Miller-Reed-Roberts) for the Somers Drive section of Bedford Dwellings in

the Hill District.

- **Northview Heights Midrise** – The HACP continues its plan to develop a new, 43-unit senior mid-rise, along with 4,800-square-feet of commercial/retail space on the first floor, to replace the deteriorating Northview Heights High Rise. Plans also include a new multi-purpose community building to replace the gymnasium, which is set to be demolished.
- **Scattered Site Improvement Planning & 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.
- **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 Uptown, is a new construction, mixed-use, and mixed-income six-story elevator building that is workforce targeted and part of the Bedford Dwellings redevelopment. It will comprise 110 units, made up of 92 PBV units and 18 market-rate units. 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.

- **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, renovated space opened in January 2024. The HACP also disposed of its current administrative space located in the John P. Robin Civic Building, 200 Ross Street, Pittsburgh, after the move.
- **Oak Hill RAD** – A 9% tax credit application was 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. HUD has approved a Converted Awaiting Transfer request for early demolition of the units. 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

The HACP has earmarked millions of dollars in federal MTW funds to successfully fill the gap for many affordable housing developments throughout the city since December 2012. This program encourages developers and community-based organizations to invest in their communities by preserving and developing affordable housing.

The HACP and ARMDC have invested more than \$20 million in gap financing loans since its inception. 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.

Below is a list of PBV initiatives from recent years and upcoming projects we are looking forward to:

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.

- **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 was in April 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.

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

The HACP has improved its portfolio's energy-efficiency through an Energy Performance Contract that includes the installation of cost-saving geothermal heating and cooling systems at several developments. Energy, water, and electricity usage are tracked through the Environmental Protection Agency's (EPA) EnergyStar Portfolio Manager for benchmarking purposes. The data will create future projections and pathways to accomplish the energy and water reduction goals of the City of Pittsburgh's Climate Action Plan by 2030.

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 in place for both Low-Income Public Housing (LIPH) and Housing Choice Voucher (HCV) residents. These initiatives include case management, 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. These training programs are designed to produce quality, sustainable employment opportunities.

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 help residents and families gain access to 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, which travels to various HACP developments and community events throughout the city.

Clean Slate E3 Scholarship Program

Clean Slate E3, the nonprofit affiliate of the HACP, along with its partner organization NEED, are once again empowering HACP students with scholarships for post-secondary education for

the 2024-25 academic year. In 2024, Clean Slate E3 and NEED awarded scholarship funds to 32 students, totaling \$125,000.

The scholarship is available to all residents of the HACP, including LIPH and HCV students. 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, or returning recipients enrolled in a secondary education program.

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 HACP started the program for low-income families during the COVID-19 pandemic to provide them with connection and accessible programming for parents who may have been struggling with, or want to enhance their parenting skills.

The parenting program consists of two 6-week cohorts. 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. Instructors teach participants techniques in gentle parenting, cooking healthy meals on a budget, and financial literacy.

CVS Pharmacy Technician Program

The HACP proudly partners with CVS Health and Ebenezer Outreach Ministries to offer the free CVS Health Pharmacy Technician Program.

Each cohort includes 96 hours of in-person, hands-on training and a 40-hour externship at CVS Pharmacy.

The fast-paced training program covers a comprehensive range of topics to prepare students for the workforce, including pharmacy basics, pharmacy law and ethics, the top 200 common drugs, pharmacy math, customer service and interactions, and job readiness skills.

HACP's Resident Employment Program encourages residents to pursue their goals. 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 program begins each January and runs until the end of the tax season in April.

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.

Long-Term Goals

The HACP's overarching long-term goals continue to revolve around improving the quality of life for all City of Pittsburgh residents, and being a place to live and a path to launch to brighter futures for all HACP residents.

To combat a decline in affordable housing units across the city, the HACP began its landlord initiatives in an attempt to increase participation in the HCV Program and increase the number and quality of available units.

The HACP also received approval in the FY 2019 MTW Annual Plan for an alternative payment standard to address the limited housing stock and increased rental costs. This initiative helped the HACP to devise 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.

As the HACP continues to collaborate with its many community partners, we will pursue any innovation possible to expand our portfolio and help those in need.

HACP Short-Term Goals

Short-term goals identified by the HACP to improve efficiency and success rates 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 Bureau of Police.
- Develop strategic financial plans and revenue forecasts to better accommodate residents.
- Earn positive cash flow.
- Enhance the service provisions for PBV recipients.
- Apply for new 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. CyberBus 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 High Rise

Equal Housing Opportunity logo



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