

# **Housing Authority of the City of Pittsburgh**

## **Moving to Work Demonstration Year 7 (FY 2007) Annual Plan**

**Revised March 2007**

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## 1.0 OVERVIEW: THE HOUSING AUTHORITY CITY OF PITTSBURGH MOVING TO WORK DEMONSTRATION 2007

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INTRODUCTION .....	1
OBJECTIVES AND ACTIVITIES PLANNED FOR FY 2007.....	2

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**Introduction** – Since 2001, the Housing Authority City of Pittsburgh (HACP) has been one of approximately 30 public housing authorities in the United States selected to participate in the Moving to Work (MtW) program. MtW provides selected high-performing public housing authorities with additional regulatory flexibility to encourage creative approaches to providing improved housing and enhanced social service programs for public housing residents. The HACP’s 5-year MtW program was originally scheduled to end on December 31, 2005 and was then extended for another year through FY 2006. The HACP has requested and received a further extension of the Moving to Work program at HACP through December 31, 2009.

The HACP has greatly benefited from the regulatory flexibility of the MtW program. Since beginning the MtW program in 2001, the HACP has completed the largest organizational change in its history (decentralization – transition to site-based management); used MtW funding flexibility to initiate redevelopment at HACP’s most distressed communities; created a low income public housing (LIPH) family self-sufficiency (FSS) program that mirrors the Section 8 FSS program and enhanced the services provided; established innovative youth programming that is reducing violence and improving youth outcomes, and expanded homeownership opportunities available to low income households by creating a combined Section 8 and LIPH homeownership program. The HACP has also increased the numbers of families it serves while improving its housing stock. In FY 2007, the HACP will continue and expand these efforts within the continued flexibility of the MtW program.

The HACP activities identified above and described below and in the following chapters and attachments are designed to achieve the statutory goals of the Moving To Work Program and to benefit residents. Furthermore, most activities build upon one another to help achieve multiple goals of Moving To Work. This section summarizes significant activities of the HACP and discusses the connection between the activity, the statutory goals of the Moving To Work Demonstration Program, and the benefit received by residents.

### **Operational Improvements – Site-Based Management**

The HACP began planning to implement site-based management in 2003, more than 2 years before HUD mandated the conversion to site-based management for all housing authorities. Beginning in 2001, the HACP used the flexibility and creativity encouraged by the

MtW program to consider alternative organizational structures best suited to address the challenges of providing high quality low income housing. Initially, the HACP considered and began planning for the eventual full privatization of all viable HACP communities. Upon further consideration, the HACP in late 2002, decided to adopt a decentralized organizational structure (i.e. site-based management) similar to that of private property management companies and to retain ownership and control of existing HACP properties but under a new organizational structure.

The organizational changes for site-based management were fully implemented at the HACP in 2005. At this time (October 2006), initial indications are that site-based management is a success at the HACP. Rents uncollected in 2006 to date are down 1% from FY 2005 (25% improvement) and the agency-wide REAC score for the physical inspection completed in May 2005 is 28% higher than the previous year's score (72.3 vs. 56.4). In 2007, the HACP will continue to closely monitor site-based management performance. It is anticipated that through 2007 indicators of community performance will continue to improve as a direct result of the site-based management organizational structure.

Improved operations benefit residents by reducing response time and providing environments that are well maintained and safe. It also helps to create a positive environment. Improved operations are more efficient and cost effective.

### **Operational Improvements - Site-Based Waiting Lists**

In July 2006, the HACP implemented site-based waiting lists. Site-based waiting lists allow applicants for HACP housing to select up to three specific communities in which they would prefer to live, or have the option of selecting the first available community. This streamlines the admissions process and reduces the time from application to leasing for applicants. In 2007, the HACP will use site-based waiting lists to manage vacancies in HACP communities, improve vacant unit turnaround times and reduce waiting times for HACP housing applicants. These improvements will reduce cost and increase efficiency, while providing better service to residents. The option to select specific communities provides better service to applicants and expands housing choices for low-income families.

### **Operational Improvements – Document Management System**

In July 2006, the HACP awarded a contract to IMR, Inc. to provide an electronic document management system including software, system configuration and training for the HACP's Legal Department. The system will be installed in the Legal Department prior to the end of 2006 and, in 2007, the HACP will evaluate extending the system to additional HACP departments. The document management system will allow for electronic filing, search and retrieval of documents either created within the system or scanned in from hard copies. The software selected, OnBase, will integrate with the HACP's property management and Section 8 software system EmPHAsys. The HACP anticipates adding modules to the OnBase software package to allow the management and monitoring of document workflow processes in multiple HACP departments. This operational improvement will reduce costs and improve efficiency of the HACP in serving residents and delivering housing assistance.

## **Neighborhood Stabilization – Community Redevelopment and Construction of New Housing Units**

During FY 2007, the HACP will continue the planning process for the eventual redevelopment of Addison Terrace, Garfield Heights and partial redevelopment at Northview Heights and St. Clair Village, with demolition activities expected to begin at Garfield and St. Clair in 2007. In addition, the HACP will complete the construction of the Lou Mason senior high-rise replacement building and will begin construction on the Bedford Phase II Rental and the first 8 Bedford HOPE VI Homeownership units. HACP is planning to issue Bonds in 2007 in which it pledges up to 30% of its capital funds to leverage bond proceeds for the completion of an estimated \$60 million in development and modernization projects over the next 5 years. These redevelopment and modernization projects will help to reposition the HACP's assets for success and substantially increase the availability of UFAS units. Projected capital development program expenditures are \$25,000,000 for FY 2007. See Chapter 6 for a detailed discussion of HACP's planned capital development program for 2007.

The benefits of redevelopment activities can not be overstated. First, newer properties are easier and less costly to manage and operate, reducing the costs and increasing the efficiency of the HACP in providing assisted housing. These private-public partnerships also promote efficient operations and leverage other public and private resources, further reducing public costs. Secondly, the opportunity to complete new screening of all residents, to use income tiering or alternate eligibility or priority criteria, and to provide enhanced social services and require participation before moving in to new units are all mechanisms to provide incentives to families to become more self-sufficient. These strategies also promote efficient and effective community management. Thirdly, by replacing obsolete and undesirable housing stock with housing built to modern standards, low-income families are provided with improved services and increased housing choices.

## **Housing Preservation – Partial and Comprehensive Modernization**

HACP modernization activities in 2007 will focus on the creation of additional Section 504 compliant accessible units in the HACP inventory. In FY 2007, the HACP will complete construction of an additional 65 units of section 504-compliant accessible housing in several HACP communities. Additional HACP communities will receive Section 504 related modifications or planning for future accessible units. Other building improvements are also planned. A total of \$13,000,000 is budgeted for modernization in HACP communities in 2007. See Chapter 7 for a detailed discussion a HACP's modernization program in 2007.

Modernizing existing communities contributes to the more efficient and effective operation of the HACP by reducing direct operating costs such as utilities, and repair costs for both labor and materials. Modernized housing provides an improved quality of assistance to residents, and effectively increases housing choice for some families. Section 3 components of these projects contribute to efforts to provide incentives to families to be come self-sufficient.

## **Homeownership**

The MtW program has provided additional funding and regulatory flexibility allowing the HACP to create a new MtW-based homeownership program independent of previous HUD homeownership programs. The HACP homeownership program, in partnership with outside agencies, provides eligible HACP LIPH and Section 8 residents with credit counseling, homeownership education classes, mortgage pre-approval letters, mortgage loans, title and settlement services, and other financial assistance to complete the purchase of a home. These include making HACP scattered sites properties available for purchase by low-income public housing households and assisting low-income households receiving Section 8 or LIPH assistance to purchase a home on the open market. The HACP will continue to provide expanded homeownership opportunities for HACP residents through FY 2007. For administrative reasons, the HACP has requested that the Section 5(h) homeownership program implementing agreement executed in 1997 be terminated, and that the disposition for homeownership approvals associated with that agreement be transferred to the HACP Moving To Work Homeownership Program. The HACP may also request that units in Renova (PA-42) and Scattered Sites 43 & 52 be approved for disposition as for sale units in the HACP's homeownership program. See Chapter 10 and the plan attachment for more information on HACP's MtW Homeownership Program

HACP's homeownership program increases housing choices for low-income families by making homeownership an option for some families, and by making homes that are currently on the private market available to lower-income families. It also provides incentives for families to become self-sufficient by requiring certain levels of employment and/or income and clean credit histories, important steps in becoming self-sufficient, in order to receive homeownership assistance.

## **Resident Self-Sufficiency**

In FY 2007, the HACP will largely focus self-sufficiency program efforts on the further development and coordination of programs developed in previous years. These programs include the Realizing Economic Attainment for Life (REAL) Self-Sufficiency Program for public housing and Section 8 families and Youth Intervention Initiatives. The HACP will further develop a new Healthy Homes program (started in 2006) that assist in the monitoring and maintenance of clean, safe home environments in HACP communities. In 2007, the Allegheny County Housing Authority will join the HACP as a partner in the Healthy Homes program. New and expanded partnerships with the Allegheny County Department of Human Services will aid and expand additional services. See Chapter 9 for a discussion of HACP resident self-sufficiency programs in 2007.

Resident service programs are essential not only to help families become self-sufficient, but also to the effective and efficient operation of assisted housing. The income disregards, resident employment program, case management and referral services all provide incentives for families to become self-sufficient. The additional youth and adult service programs also help to create a safe

and positive environment that is supportive of individuals and families to pursue these goals. Furthermore, effective social services contribute significantly to the efficient operation of assisted housing. Managers who can refer families to human service professionals who can link families with appropriate programs can focus on maintaining the property and enforcing the lease, further contributing to a positive environment and a cost effective operation.

### **Accessibility – Voluntary Compliance Agreement**

On June 3, 2005, the HACP entered into a Voluntary Compliance Agreement as a corrective action plan to address areas of noncompliance with Section 504 of the *Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act of 1990* and the *Architectural Barriers Act of 1968*. This Agreement requires that HACP revise policies and procedures to provide individuals with disabilities equal access to programs and services and construct 264 wheel chair accessible apartments in accordance with the Uniform Federal Accessibility Standards (UFAS) by 2010.

HACP has revised several policies and procedures such as the Admissions and Continued Occupancy Policy (ACOP), Effective Communications Policy, Assistance Animal Policy, Reasonable Accommodations Policy, LIPH Application and Lease Addendum to comply with federal regulations. As part of these revisions, HACP has centralized the reasonable accommodation process through the Section 504/ADA Coordinator. In addition, HACP has collaborated with managers of the privately managed properties to revise their policies to comply with federal regulations.

As of March 5, 2007, HACP has constructed 64 UFAS units that have been certified compliant by United Spinal Association of which 50 units will count toward 2006 benchmark established in the Voluntary Compliance Agreement.

Complying with the VCA and establishing appropriate policies and procedures will improve services to residents as clear guidelines now exist for handling a variety of situations. These clear policies and procedures, along with the creation of accessible units and the more efficient provision of reasonable accommodations, not only improve services to residents but increase housing choices for low income families as more accessible or modified units are made available.

### **Investigation of New Initiatives**

With the recent execution of a three year extension, and ongoing discussions about restated agreements, additional extensions, and possible Moving To Work legislation, the HACP will in 2007 explore a variety of additional initiatives to utilize the authority granted by the Moving To Work agreement in order to achieve the statutory goals of the Moving To Work program.

## **2.0 CHARACTERISTICS OF HOUSEHOLDS SERVED**

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<b>DISCUSSION.....</b>	<b>1</b>
<b>TABLE 2-1 – UNIT SIZES OF HOUSEHOLDS SERVED, OCTOBER 1, 2006.....</b>	<b>7</b>
<b>TABLE 2-1A UNIT SIZES OF HOUSEHOLDS CONTAINING DISABLED RESIDENTS, OCTOBER 1, 2006.....</b>	<b>8</b>
<b>TABLE 2-2 – INCOME OF HOUSEHOLDS SERVED, OCTOBER 1, 2006.....</b>	<b>9</b>
<b>TABLE 2-3 – PITTSBURGH AREA (ALLEGHENY COUNTY) MEDIAN FAMILY INCOME LEVELS BY FAMILY SIZE, 2001.....</b>	<b>9</b>
<b>TABLE 2-4 – RACE / ETHNICITY OF HOUSEHOLDS SERVED, OCTOBER 1, 2006.....</b>	<b>10</b>
<b>TABLE 2-5 – NUMBER OF HOUSEHOLDS ON THE WAIT LIST, OCTOBER 1, 2006.....</b>	<b>11</b>
<b>TABLE 2-6 – EXPECTED OCCUPANCY, OCTOBER 1, 2007.....</b>	<b>12</b>
<b>TABLE 2-7 – PUBLIC HOUSING SITE BASED WAITING LIST INFORMATION BY COMMUNITY AND BEDROOM SIZE.....</b>	<b>14</b>

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### **DISCUSSION**

During 2006, the HACP continued to increase the number of households served by the agency as the HACP has done every year in the MtW program. As of October 1, 2006, the HACP served 11,002 households (LIPH and Section 8). This is to be compared with the 9,145 households served by the HACP on January 1, 2001 at the beginning of the MtW program. During the period from October 1, 2005 to October 1, 2006, LIPH occupancy declined by 115 households (from 4526 households to 4411 households). This minor decline in LIPH occupancy (largely due to ongoing development and modernization efforts in a number of HACP communities) was more than balanced by an increase of 206 Section 8 households during the same time period. Throughout the term of the MtW program at the HACP, losses in occupancy in LIPH communities due to building construction or modernization have occurred and been balanced with much larger increases in Section 8 voucher use.

Both the income distribution and racial composition of HACP residents remained essentially unchanged with at most a 3% variation by category during the period from October 1, 2005 to October 1, 2006. (The maximum variation was a 3% reduction in LIPH residents in the under 30% of AMI income category.)

### **Waiting List (All HACP Communities)**

From October 1, 2005 to October 1, 2006, the length of the LIPH wait list increased by 256 applicants and the length of the Section 8 wait list increased by 2,340 applicants. The increase in the length of the LIPH waiting list is largely the result of extensive construction and redevelopment in LIPH communities resulting in the displacement of residents and a reduction in the number of units available for lease. The increase in the number of applicants on the Section 8 waiting list is due to a lack of available vouchers. As a result the Section 8 waiting list was closed in September 2006.

### **Site Preference Waiting Lists**

In August 2006, the Housing Authority of the City of Pittsburgh, (HACP) transitioned to a Site Preference Waiting List (SPWL) system. Information on the length of each site-based waiting list is included in table 2-7 below. Demographic data on each site to establish a baseline for use in future analysis of the impact of the site based waiting list will be included in the HACP Moving To Work 2006 Annual Report.

Under SPWL applicants have two general options from which to choose.

Option I: The applicant may select up to three (3) communities of choice.

Option II: The applicant may choose the first available apartment in any community.

The applicant also has the opportunity to change their community choice while on the Waiting List. If the applicant changes the community, the applicant must submit a request in writing. The applicant will then receive a new date and time for placement on the new community or communities of choice. If the applicants change in community choice is due to a change in the household composition, or a change in the disability status of the household, the applicant will keep the original date and time of the application.

Applicant names appear on Waiting Lists based on the date and time of their application. The names of applicants approved for a UFAS unit are placed on Waiting Lists for UFAS units in the applicant's community/ies of choice based on the date and time of the application.



Applicants with disabilities who have an approved reasonable accommodation request for a unit with accessible features will be either housed in a unit with the features that meet the resident's disability-related need or housed in a standard unit that will be modified to meet the resident's disability-related need.

Transfers are prioritized in the following order:

- Emergency Transfer/Emergency Relocation
- Reasonable Accommodations,
- Grossly under-housed
- Grossly over-housed
- Relocation
- Maintenance
- Under-housed
- School/Job

Residents who chose apartments under the Site Preference system will be required to wait a year before they can submit a request for a transfer. Residents with transfers approved pursuant to a reasonable accommodation are not subject to the one-year waiting requirement. Residents requesting a transfer will be assigned an apartment in the community where the requisite bedroom size is available. Residents requesting transfers will not be given the choice of community in which they wish to reside. If a transfer is rejected by a resident without cause, the resident will be required to wait a year before a new transfer request can be submitted.

Residents approved for a transfer due to an approved reasonable accommodation will first be transferred to a unit in the resident's current community that meets the residents disability-related needs. If there are no units in the resident's current community that meet the disability-related needs of the resident, that resident will have the option of selecting an alternative community, waiting until a unit is available in the resident's current community, or being placed on all Waiting Lists for communities that have units that meet the disability-related needs of the resident.

The SPWL system gives applicants an opportunity to choose the community in which they wish to reside. The transition to SPWL was successful, and HACP experienced little to no problems with the transition. The biggest challenge of the transition was notifying and educating applicants regarding the new system. Initial response to SPWL has been that applicants are pleased that they have a choice. Apartments are offered to applicants when the applicant's name reaches the top of the Waiting List. Apartments are only offered to applicants when the apartment is within fourteen (14) days of being ready for occupancy. Applicants have five (5) business days to accept or to decline an apartment offer. When an applicant accepts an apartment, the site office is notified with the name,

contact information for the applicant, and the address of the apartment accepted. When an applicant declines an offer, or fails to respond within the requisite time period, the applicant is withdrawn from the Waiting List/s and must wait ninety (90) days before the applicant may again apply for Low-Income Public Housing. When the applicant file is withdrawn, the applicant is sent a letter or alternative format notice of withdrawal, and is advised of the HACP Grievance Policy and timelines for the same.

It should be noted that prior to the implementation of SPWL it was difficult to determine the reason for low vacancies in many communities. Since the implementation of SPWL, the HACP is better able to gage why applicants choose certain communities. The HACP Occupancy Department is now tracking the reason applicants are rejecting apartments offered. This will give the HACP a better gage on reasons certain communities are preferred over others.

The HACP is currently in the process of preparing modifications to the Admissions and Continuing Occupancy Policy (ACOP) that will change some aspects of the HACP's site preference waiting list system. Appropriate public comment and Board approval processes will be followed, including, if necessary, amendment of this Annual Plan.

#### **Occupancy Levels – October 1, 2005 to October 1, 2006**

LIPH occupancy in the majority of HACP communities remained constant or increased slightly during this period. The modest increases projected in the FY 2006 Plan were not achieved largely due to unforeseen delays in implementing the Site-based waiting list. A more detailed discussion of occupancy information for specific sites is included below.

#### **Occupancy Levels – 2007**

During FY 2007, the HACP will complete the construction of 96 units in two communities (Lou Mason Jr. and Manchester IVB). Fairmont (50 elderly units) was completed in August 2006. Manchester IVB (currently planned to be 6 family units including 3 accessible units) is scheduled for completion by June 30, 2007. It is anticipated that occupancy loss in 2007 due to ongoing demolition and modernization efforts (including conversion of units and improvements to units to create units compliant with Uniform Federal Accessibility Standards) will significantly exceed occupancy gain due to new construction during 2006. In 2007, however, occupancy gains resulting from operational improvements at communities not involved in current demolition or modernization, or where relocations for redevelopment have not yet begun, will partially offset that loss. Overall, agency-wide net occupancy in October 2007 is expected to be at approximately the same level as October 2006.

### Occupancy Levels - Accessible Units

The HACP has embarked on a major initiative to create units compliant with the Uniform Federal Accessibility Standards (UFAS). In many cases this requires the combination of two units to make a single fully accessible unit. In nearly all cases, units must be empty for the UFAS work to be completed. Thus relocation is often required. The following communities have or will have units on modernization hold as conversions of units to fully UFAS compliant units occurs (the number of units we anticipate will need to be vacant for work to be completed is shown in parentheses):

Allegheny Dwellings (25 units), Arlington Heights (15), Bedford Dwellings (30), Homewood North (19), Finello/S. Oakland (7 or more), Mazza/Brookline (2), Glen Hazel High Rise (14 or more) and Gualtieri Manor (2). The small number of total units at some of these communities result in a significant impact on the vacancy rate of even a few vacant units. Additional UFAS work as part of comprehensive modernization projects are also planned and are included with other communities that are individually addressed.

### Occupancy Levels - Issues in Communities

**Addison Terrace** - Addison Terrace and Addison Additions continues to be one of HACP's most challenging communities. The Addison Lou Mason, Jr. High Rise, having failed its viability assessment, is scheduled for demolition once the replacement building is complete (currently expected in mid to late 2007). In order to limit relocation needs and avoid wasting resources on undesired units, efficiency units in this building are not offered as long as one-bedroom units are available. Also, in 2006 all prospective residents began to be notified that if they selected the Lou Mason, Jr. High Rise, they would have to move within two years and that they would not be eligible for priority admission into the replacement building (as agreed with the developer of the replacement building). This nearly eliminated new admissions to the building in the first half of 2006. As of July 2006, with replacement building construction well underway, no additional admissions to the building were permitted. With relocation into the new building scheduled to begin in August, 2007, it is expected that the existing Lou Mason, Jr. High Rise will be completely vacant, or nearly so, by October 1, 2007.

The balance of Addison Terrace and the 45 family apartments in Addison Addition also have occupancy challenges. Many buildings still have obsolete basic systems, requiring substantial work on unit turnover. This factor combined with the high turnover rate has obstructed improvements in occupancy levels. Current plans call for redevelopment of this large complex of barracks style apartments dating to 1940.

**Broadhead Manor** - At Broadhead Manor, the flooding of 48 of the 64 units as a result of Hurricane Ivan in September 2004 made those units uninhabitable. Demolition approval has been requested and received. Options for the redevelopment or disposition of the remaining units are continuing to be explored with representatives of former and current residents.

**Pennsylvania-Bidwell** - At Pennsylvania Bidwell, occupancy has also been slowly recovering from unit holds put on to accommodate relocations from Pressley Street and Kelly Street High Rises. Planned UFAS conversions and comprehensive modernization has resulted in additional restrictions on move-ins to this facility. Planned for three phases, this project will present relocation challenges but will result in a modern and accessible building with fully accessible units. Occupancy will be significantly affected during this two to three year project.

**Glen Hazel High-rise** - The Glen Hazel High Rise will also begin comprehensive modernization and conversion of units to UFAS units. A multi-stage project with multiple relocations for many families required, this effort is expected to take 2 to 3 years. New residencies will be effectively eliminated until the project is at least 50% completed, significantly impacting occupancy levels.

**Hamilton-Larimer** - Hamilton-Larimer includes the 294-unit Auburn Towers High-rise building. Having failed its viability assessment, this building is scheduled for demolition. One building of replacement units, the Fairmont was completed in late 2006. Auburn Towers also currently houses residents temporarily relocated from the Kelly Street High Rise, currently scheduled for demolition and replacement on site. The HACP is not offering the Auburn building for new occupancies from the waiting list, and has completely closed the upper floors of the building. A continued decline in occupancy is expected leading up relocations to vacate the building and demolition.

**Northview Heights** - Northview heights and St. Clair Village both suffer from chronic vacancy challenges. At Northview Heights, 72 obsolete walk-up units were demolished in late 2006. Conceptual plans for partial revitalization have been

completed, but with limited resources, an effort to identify an additional 175 units to demolish, while building a small number of new units to include fully accessible units, is currently underway. It is hoped that these efforts will further stabilize the community and allow for achievement of higher occupancy levels once those efforts are complete.

**St. Clair Village** - At St. Clair Village, a plan to demolish 325 of the 456 units has been approved. Current plans include modernizing the remaining 131 units and constructing 69 new units to create a new community of about 200 units (including UFAS units), the level of occupancy the community has sustained for many years. Relocation plans utilize on site resources for nearly all families, but will result in some loss of occupancy during the first phase of demolition but before new or modernized units are complete. Design contracts are in place, phase one relocation is complete, and phase one demolition and possibly new construction is scheduled to take place in 2007.

**Garfield Heights** - At Garfield Heights, plans for revitalization are in place. Demolition approval for all of the 326 units has been received, and a developer has been selected for the phase one revitalization effort. Plans call for replacing the existing community with a mixed income/mixed finance privately managed community. Phase one will involve the demolition of 105 units to be replaced by about 100 mixed income units. Plans will relocate families on site to the greatest extent possible, but the loss of units will also result in a loss of occupancy at this community. This phase one relocation is currently underway.

Overall, we expect occupancy of units not planned for modernization or demolition to improve as a result of continued operational improvements.

**TABLE 2-1 – UNIT SIZES OF HOUSEHOLDS SERVED - OCTOBER 1, 2006**

**Public Housing**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
<b>Family</b>	550	1153	1134	278	66	3181
<b>Elderly</b>	1062	168	0	0	0	1230
<b>Total</b>	1612	1321	1134	278	66	4411

**Section 8**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
<b>Family</b>	1655	2201	1726	336	75	5993
<b>Elderly</b>	427	144	24	3	0	598
<b>Total</b>	2082	2345	1750	339	75	6511

**Total**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
<b>Family</b>	2205	3354	2860	614	141	9174
<b>Elderly</b>	1489	312	24	3	0	1828
<b>Total</b>	3694	3666	2884	617	141	11002

Source: HACP MIS rent roll profile of 10/01/06

**HACP Change in Number of Households  
January 1, 2001 through October 1, 2006**

	<b>01/01/01</b>	<b>01/01/02</b>	<b>10/01/03</b>	<b>10/01/04</b>	<b>10/01/05</b>	<b>10/01/06</b>
Sect. 8 Elderly	459	574	528	556	585	598
LIPH Elderly	1,433	1,385	1,230	1,248	1,214	1230
Sect. 8 Family	3,440	3,798	4,516	4,589	5,720	5993
LIPH Family	3,813	3,459	3,596	3,449	3,312	3181
<b>Totals</b>	9,145	9,216	9,870	9,842	10,831	11,002

**TABLE 2-1 A – UNIT SIZES OF HOUSEHOLDS CONTAINING DISABLED RESIDENTS - OCTOBER 1, 2006**

Public Housing

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	353	201	101	37	12	704
Elderly	210	121	29	11	1	372
Total	563	322	130	48	13	1076

Section 8

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	888	467	244	57	13	1669
Elderly	217	89	18	0	0	324
Total	1105	556	262	57	13	1993

Total

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	1241	668	345	94	25	2373
Elderly	427	210	47	11	1	696
Total	1668	878	392	105	26	3069

Source: HACP MIS rent roll profile of 10/01/06

The HACP uses the definitions of disabilities used by the Social Security Administration. All households counted in Table 2-1 A are public housing or Section 8 households in which the leaseholder has a verified SSI disability lowering rent payments. Members of the family with disabilities who are not the designated head of household are not included.

**TABLE 2-2 – INCOME OF HOUSEHOLDS SERVED - OCTOBER 1, 2006**

**Public Housing**

	<b>Under 30% AMI**</b>	<b>30% to 50% AMI**</b>	<b>51% to 80% AMI**</b>	<b>81% AMI or Greater**</b>	<b>Total</b>
Number	2995	975	349	92	4411
Percent	67%	22%	9%	2%	100%

**Section 8**

	<b>Under 30% AMI**</b>	<b>30% to 50% AMI**</b>	<b>51% to 80% AMI**</b>	<b>81% AMI or Greater**</b>	<b>Total</b>
Number	4557	1003	993	38	6591
Percent	69%	15%	15%	1%	100%

**Total**

	<b>Under 30% AMI**</b>	<b>30% to 50% AMI**</b>	<b>51% to 80% AMI**</b>	<b>81% AMI or Greater**</b>	<b>Total</b>
Number	7552	1978	1342	130	11002
Percent	69%	18%	12%	1%	100%

Source: HACP MIS rent roll profile of 10/01/06

**TABLE 2-3 – PITTSBURGH AREA (ALLEGHENY COUNTY) MEDIAN FAMILY INCOME LEVELS BY FAMILY SIZE, 2000 (START OF DEMONSTRATION)**

	<b>1 Person</b>	<b>2 Persons</b>	<b>3 Persons</b>	<b>4 Persons</b>	<b>5 Persons</b>	<b>6 Persons</b>
30% of Median	\$9,550	\$10,900	\$12,300	\$13,650	\$14,750	\$16,950
50% of Median	\$15,950	\$18,200	\$21,500	\$22,750	\$24,550	\$28,200
80% of Median	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200
Median	\$31,900	\$36,400	\$43,000	\$45,500	\$49,100	\$52,800

\*\*Source: HUD Notice PDR-00-01 “Estimated Median Family Income for FY 2000 (Allegheny County, PA)”



**TABLE 2-4 – RACE / ETHNICITY OF HOUSEHOLDS SERVED - OCTOBER 1, 2006**

**Public Housing**

	<b>Black</b>	<b>White</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	<b>Total</b>
Family	3000	169	18	1	2	3190
Elderly	940	265	13	2	1	1221
Total	3940	434	31	3	3	4411

**Section 8**

	<b>Black</b>	<b>White</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	<b>Total</b>
Family	4707	1205	49	15	17	5993
Elderly	322	268	4	2	2	598
Total	5029	1473	53	17	19	6591

**Total**

	<b>Black</b>	<b>White</b>	<b>Hispanic</b>	<b>Asian</b>	<b>Other</b>	<b>Total</b>
Family	7707	1374	67	16	19	9183
Elderly	1262	533	17	4	3	1819
Total	8969	1907	84	20	22	11002

Source: HACP MIS archived rent roll profile of 10/01/06

**HACP Resident Race & Ethnicity**

<b>African American</b>	LIPH – 3940 Section 8 – 5029 <b>81.5%</b>
<b>White</b>	LIPH – 434 Section 8 – 1473 <b>17.4%</b>
<b>Hispanic</b>	LIPH - 31 Section 8 – 53 <b>.8%</b>
<b>Asian</b>	LIPH - 3 Section 8 – 17 <b>.2%</b>

**TABLE 2-5 – NUMBER OF HOUSEHOLDS ON THE WAIT LIST - OCTOBER 1, 2006**

**Public Housing**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	1155	427	270	49	10	1911
Elderly	185	26	6	4	0	221
Total	1340	453	276	53	10	2132

**Section 8**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	2344	1314	570	115	19	4362
Elderly	195	31	8	2	0	236
Total	2539	1345	578	117	19	4598

**Total**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	3499	1741	840	164	29	6273
Elderly	380	57	14	6	0	457
Total	3879	1798	854	170	29	6730

Source: HACP Occupancy Department 10/01/06

**Change in HACP LIPH and Section 8 Waiting Lists 01/01/01 to 10/01/06**

	<b>01/01/01</b>	<b>01/01/02</b>	<b>10/01/03</b>	<b>10/01/04</b>	<b>10/01/05</b>	<b>10/01/06</b>
Sect. 8 Elderly	102	35	77	346	117	236
LIPH Elderly	18	52	95	271	186	221
Sect. 8 Family	1,515	830	1,683	3,316	2141	4362
LIPH Family	252	411	970	1,331	1690	1911
<b>Totals</b>	<b>1,887</b>	<b>1,328</b>	<b>2,825</b>	<b>5,264</b>	<b>4,134</b>	<b>6,730</b>

**TABLE 2-6 - PUBLIC HOUSING CURRENT AND PROJECTED OCCUPANCY**

	FY 01 Physical Unit Count	Actual – October 1, 2006			Projected – October 1, 2007		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-1 Addison Terrace	781	691	578	84%	691	630	91%
1-2 Bedford Dwellings	420	420	362	86%	420	350	83%
1-3 Allequippa Terrace (1)	120	0	0	0%	0	0	0%
1-4 Arlington Heights	150	150	131	87%	150	134	89%
1-5 Allegheny Dwellings	282	282	226	80%	282	247	88%
1-7 Saint Clair Village (7)	680	456	194	43%	301	206	68%
1-8 Bedford Additions (2)	460	0	0	0%	0	0	0%
1-9 Northview Heights	882	592	470	79%	592	522	88%
1-10 Glen Hazel (Cove Place)	39	0	0	0%	0	0	0%
1-11 Hamilton Larimer (3)	324	324	102	31%	324	96	30%
1-12 Garfield Heights (4)	601	326	283	87%	326	209	64%
1-13 Addison Addition (5)	194	194	123	63%	45	40	88%
1-14 Kelly Street High Rise	165	132	0	0%	0	0	0%
1-15 PA Bidwell High Rise	130	130	87	67%	130	68	52%
1-17 Pressley High Rise	212	212	197	93%	212	205	97%
1-20 Homewood North	135	135	102	76%	135	105	78%
1-29 East Hills	157	157	0	0%	0	0	0%
1-31 Murray Towers	70	70	62	89%	70	68	97%
1-32 Glen Hazel Duplexes	104	104	101	97%	104	101	97%
1-33 Glen Hazel High Rise	111	111	82	74%	111	80	72%
1-40 Brookline Terrace	30	30	26	87%	30	30	100%
1-41 Allentown High Rise	104	104	99	95%	104	101	97%
1-44 South Oakland (Finello)	60	60	50	83%	60	52	87%
1-45 Morse Gardens	70	70	68	97%	70	64	91%
1-46 Carrick Regency	66	66	64	97%	66	65	98%

**TABLE 2-6 - PUBLIC HOUSING CURRENT AND PROJECTED OCCUPANCY (CONTINUED)**

	FY 01 Physical Unit Count	Actual – October 1, 2006			Projected – October 1, 2007		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-47 Gualtieri Manor	31	31	26	84%	31	31	100%
**Scattered Sites	256	251	186	74%	251	218	87%
1-57 Glen Hazel Accessible	6	6	6	100%	6	6	100%
1-62 Broadhead Manor (6)	64	64	10	16%	0	0	0%
1-64 New Pennley Place	38	39	39	100%	39	39	100%
1-66 Oak Hill “MROP”	99	80	75	94%	80	76	95%
1-68 Oak Hill Phase 1a	97	97	97	100%	97	96	99%
1-72 Manchester Phase 1	20	20	20	100%	20	20	100%
1-73 Christopher Smith	25	25	25	100%	25	25	100%
1-74 Manchester Phase 2	25	25	25	100%	25	25	100%
1-75 Manchester Phase 3	18	18	18	100%	18	18	100%
1-76 Oak Hill Phase 1b	101	101	100	99%	101	99	98%
1-78 Manchester Phase 4	23	23	23	100%	23	22	96%
1- XX Manchester Phase 4b	0	0	0	0%	6	6	100%
1-79 Oak Hill Phase 1c	14	96	93	97%	96	94	98%
1- 80 Silver Lake	0	75	73	97%	75	73	97%
1- 81 Oak Hill Phase 1d	0	56	56	100%	56	55	98%
1- 82 Bedford Hills Phase 1a	0	24	24	100%	24	24	100%
1- 83 Bedford Hills Phase 1b	0	50	49	98%	50	50	100%
1- 85 North Aiken	0	62	60	97%	62	60	97%
1-86 Fairmont	0	50	50	100%	50	50	100%
<b>Total</b>	<b>7166</b>	<b>6009</b>	<b>4461</b>	<b>74%</b>	<b>5358</b>	<b>4460</b>	<b>83%</b>

\*\* Scattered Sites include: PA1-22, PA1-38, PA1-39, PA1-42, PA1-43, PA1-50, PA1-51 & PA1-52. Scattered Sites to be sold include: PA1-22, PA1-38, PA1-39, PA1-50 & PA1-51. Additional disposition approvals may be sought for PA-42, PA-43 & PA-52. Community demolished. (2) Community demolished. (3) 294 units approved for demolition. (4) 275 units demolished. (5) 149 units approved for demolition. (6) 64 units to be demolished or sold (7) 155 units awaiting demolition.

TABLE 2-7 - PUBLIC HOUSING SITE BASED WAITING LIST INFORMATION BY COMMUNITY AND BEDROOM SIZE AS OF OCTOBER 1, 2006

**Family Communities**

<b>1-1 Addison Terrace</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Includes family townhouse units at Addison Addition 1-13)	<b><u>Standing Units</u></b>	0	191	381	130	22	12	0	736
	<b>Waiting List</b>	0	329	42	22	15	7	0	415

<b>1-2 Bedford Dwellings</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	132	232	56	0	0	0	420
	<b>Waiting List</b>	0	381	48	29	0	0	0	458

<b>1-4 Arlington Heights</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	36	114	0	0	0	0	150
	<b>Waiting List</b>	0	287	60	0	0	0	0	347

<b>1-5 Allegheny Dwellings</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	78	204	0	0	0	0	282
	<b>Waiting List</b>	0	362	64	0	0	0	0	426

<b>1-7 St. Clair Village</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	0	80	311	55	10	0	456
	<b>Waiting List</b>	0	0	39	14	10	5	0	68

<b>1-9 Northview Heights</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	0	108	359	87	25	0	579
	<b>Waiting List</b>	0	0	48	15	11	4	0	78

<b>1-11 Hamilton-Larimer</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	0	0	12	12	6	0	30
	<b>Waiting List</b>	0	0	0	26	15	6	0	47

<b>1-12 Garfield Family</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	0	0	229	65	32	0	326
	<b>Waiting List</b>	0	0	0	21	18	5	0	44

<b>1-20 Homewood North</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	0	38	58	30	0	9	135
	<b>Waiting List</b>	0	0	52	20	11	0	0	83

<b>1-22 Scattered Sites</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Includes 1-22, 1-39, 1-42, 1-43, 1-50, 1-51 and 1-52)	<b><u>Standing Units</u></b>	0	0	50	176	13	0	0	239
	<b>Waiting List</b>	0	0	96	37	15	0	0	148

<b>1-32 Glen Hazel (Family)</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Includes Glen Hazel 1-32 And 1-57)	<b><u>Standing Units</u></b>	0	16	18	56	20	0	0	110
	<b>Waiting List</b>	0	293	68	33	16	0	0	410

<b>1-62 Broadhead Manor</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	0	48	16	0	0	0	64
	<b>Waiting List</b>	0	0	0	0	0	0	0	0

## Elderly/Disabled Communities

<b>1-9 Northview (Elderly)</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	37	54	0	0	0	0	91
	<b>Waiting List</b>	0	35	4	0	0	0	0	39

<b>1-11 Hamilton-Larimer (Elderly)</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Also called Auburn Towers)	<b><u>Standing Units</u></b>	54	111	129	0	0	0	0	294
	<b>Waiting List</b>	0	0	0	0	0	0	0	0

<b>1-13 Addison Addition (Elderly)</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	52	44	53	0	0	0	0	149
	<b>Waiting List</b>	0	27	1	0	0	0	0	28

<b>1-15 PA-Bidwell</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	120	10	0	0	0	0	130
	<b>Waiting List</b>	0	53	5	0	0	0	0	58



1-17 Pressley St.		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	15	182	15	0	0	0	0	212
	Waiting List	0	65	7	0	0	0	0	72

1-31 Murray Tower		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	40	30	0	0	0	0	0	70
	Waiting List	0	101	4	0	0	0	0	105

1-33 Glen Hazel High Rise		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	14	97	0	0	0	0	0	111
	Waiting List	0	35	8	0	0	0	0	43

1-40 Brookline (Mazza)		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	<u>Standing Units</u>	0	30	0	0	0	0	0	30
	Waiting List	0	43	0	0	0	0	0	43

<b>1-41 Allentown</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Caliguiri)	<b><u>Standing Units</u></b>	0	104	0	0	0	0	0	104
	<b>Waiting List</b>	0	45	0	0	0	0	0	45

<b>1-42 South Oakland</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Finello)	<b><u>Standing Units</u></b>	0	111	0	0	0	0	0	60
	<b>Waiting List</b>	0	83	0	0	0	0	0	83

<b>1-45 Morse Gardens</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	70	0	0	0	0	0	70
	<b>Waiting List</b>	0	91	0	0	0	0	0	91

<b>1-46 Carrick Regency</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	66	0	0	0	0	0	66
	<b>Waiting List</b>	0	64	0	0	0	0	0	64

<b>1-47 Gualtieri Manor</b>	<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
<b><u>Standing Units</u></b>	4	27	0	0	0	0	0	31
<b>Waiting List</b>	0	43	0	0	0	0	0	43

**Mixed Finance**

<b>1-64 New Pennley Place</b>	<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
<b><u>Standing Units</u></b>	0	21	16	2	0	0	0	39
<b>Waiting List</b>	0	97	35	22	0	0	0	154

<b>1-66 Oak Hill</b>	<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>	
(Includes 1-66, 1-68, 1-76, 1-79 and 1-81)	<b><u>Standing Units</u></b>	0	196	139	85	10	0	0	430
	<b>Waiting List</b>	0	383	211	150	19	0	0	763

<b>1-72 Manchester</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Includes 1-72, 1-74, 1-75 and 1-76)	<b><u>Standing Units</u></b>	0	24	20	18	4	0	0	86
	<b><u>Waiting List</u></b>	0	25	11	32	6	0	0	74

<b>1-73 Christopher Smith</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	25	0	0	0	0	0	25
	<b><u>Waiting List</u></b>	0	26	0	0	0	0	0	26

<b>1-80 Silver Lake</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
	<b><u>Standing Units</u></b>	0	75	0	0	0	0	0	75
	<b><u>Waiting List</u></b>	0	46	0	0	0	0	0	46

<b>1-82 Bedford Hills</b>		<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
(Includes 1-82 and 1-83)	<b><u>Standing Units</u></b>	0	10	42	18	4	0	0	74
	<b><u>Waiting List</u></b>	0	0	0	0	0	0	0	0

<b>1-85 North Aiken</b>	<b>Eff.</b>	<b>1-Bdrm</b>	<b>2-Bdrm</b>	<b>3-Bdrm</b>	<b>4-Bdrm</b>	<b>5-Bdrm</b>	<b>6-Bdrm</b>	<b>Total</b>
<b><u>Standing Units</u></b>	0	60	2	0	0	0	0	62
<b>Waiting List</b>	0	10	3	0	0	0	0	13

### **3.0 – ADMISSIONS AND OCCUPANCY POLICIES**

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#### **ELIGIBILITY AND ADMISSIONS POLICIES**

There are five eligibility requirements for a household's admission to public housing:

- A. Qualifies as a family
- B. Has an income within the income limits
- C. Meets citizenship/eligible immigrant criteria
- D. Provides documentation of Social Security numbers and proof of age
- E. Signs consent authorization documents

In addition to the eligibility criteria, families must also meet the Housing Authority of the City of Pittsburgh's screening criteria in order to be admitted to public housing.

#### **Tenant Selection Criteria/Additional Applicant Information**

The Housing Authority of the City of Pittsburgh will look at past conduct as an indicator of future conduct. Emphasis will be placed on whether a family's admission could reasonably be expected to have a detrimental effect on the development, environment, other tenants, Housing Authority of the City of Pittsburgh employees, or other people residing in the immediate vicinity of the property. Otherwise eligible families will be denied admission if they fail to meet the tenant selection criteria. Applicants will be given the opportunity to inform HACP of mitigating circumstances for consideration by HACP.

Applicant families will be evaluated to determine whether, based on their recent behavior, such behavior could reasonably be expected to result in non-compliance with the public housing lease.

The Housing Authority of the City of Pittsburgh will consider objective aspects of the family's background, including, but not limited to the following:

- A history of criminal activity

- Rental History – Applicant owes rent or money damages to past landlords, including but not limited to the Housing Authority.
- Tenant History – A check for the existence of a record of disturbance of neighbors, destruction of property, or living/housekeeping habits, which may adversely affect the health, safety, or welfare of other residents.

A. Criminal Background Check (CBC)

If convicted of a felony, an individual may be eligible to apply for public housing seven (7) years after the date of conviction. The following chart provides examples:

Felony Conviction	
Date of Conviction	Date Eligible to Apply for Public Housing
January 1, 1999	January 1, 2006
January 1, 2000	January 1, 2007
January 1, 2001	January 1, 2008
January 1, 2002	January 1, 2009

If convicted of a misdemeanor, an individual may be eligible to apply for public housing four (4) years after the date of conviction. The following chart provides examples:

Misdemeanor Conviction	
Date of Conviction	Date Eligible to Apply for Public Housing
January 1, 1999	January 1, 2003
January 1, 2000	January 1, 2004
January 1, 2001	January 1, 2005
January 1, 2002	January 1, 2006

If convicted of a felony and subsequently convicted of a misdemeanor, an individual may be eligible to apply for public housing seven (years) after the felony conviction and four (4) years after the misdemeanor conviction.

Felony Conviction with Subsequent Misdemeanor Conviction		
Date of Felony Conviction	Date of Misdemeanor Conviction	Date Eligible to Apply for Public Housing
January 1, 1999	January 1, 2001	January 1, 2010
January 1, 2000	January 1, 2002	January 1, 2011
January 1, 2001	January 1, 2003	January 1, 2012
January 1, 2002	January 1, 2004	January 1, 2013

If convicted of a misdemeanor, an individual may be eligible to apply for public housing (4) years after the misdemeanor conviction and seven (7) years after the felony conviction. When convicted of more that one misdemeanor stemming from the same event, only one misdemeanor will be counted to determine eligibility to apply for public housing.

Misdemeanor Conviction with Subsequent Felony Conviction		
Date of Misdemeanor Conviction	Date of Felony Conviction	Date Eligible to Apply for Public Housing
January 1, 1999	January 1, 2001	January 1, 2010
January 1, 2000	January 1, 2002	January 1, 2011
January 1, 2001	January 1, 2003	January 1, 2012
January 1, 2002	January 1, 2004	January 1, 2013

If convicted of multiple offenses stemming from the same event, an individual may be eligible to apply for public housing based on the chart for felony convictions as the penalty is based on the higher infraction.



Any applicant that has a conviction for one of the following will be denied admission to LIPH.

- Murder
- Rape
- Involuntary Deviate Sexual Intercourse
- Aggravated Assault
- Crimes against Children
- Domestic Violence/Child Abuse
- Arson

The HACP is currently in the process of preparing modifications to the Admissions and Continuing Occupancy Policy (ACOP) that will change some aspects of the HACP's site preference waiting list system. Appropriate public comment and Board approval processes will be followed, including, if necessary, amendment of this Annual Plan.

#### **ELIGIBILITY AND ADMISSIONS POLICIES – WAITING LISTS**

In FY 2005, the HACP revised its Admissions and Continued Occupancy Policy (ACOP). These revisions allow for the establishment of site-based waiting lists. These policies will comply with all HUD deconcentration policies regarding poverty and income mixing in public housing communities as furthering the goals of fair housing in admissions as indicated in 24CFR 903.

In July 2006, following acceptance by the local HUD office of HACP's revised ACOP, the HACP implemented site-based waiting lists. As part of the implementation, database backups were created establishing and preserving baseline demographic data. The HACP will regularly monitor HACP waiting list and community demographic data for compliance with deconcentration and fair housing objectives, and will annually assess changes in racial, ethnic, or disability-related tenant composition at each site. Baseline data will be included in the 2006 Moving To Work Annual Report. Additional information on HACP waiting lists is included in Chapter 2.

During FY 2007, HACP will further develop internal processes relating to site-based waiting lists to serve housing applicants more efficiently and to reduce vacancies in HACP communities. Appropriate changes to the ACOP will be made for any such changes, as noted above.

## **RENT POLICY**

In FY 2007, HACP will modify its lease in support of the Violence Against Women Act (VAWA) of 2005 as follows:

The lease shall be amended to reflect that HACP will not terminate a family for criminal activity directly relating to domestic violence, dating violence, sexual assault, or stalking, engaged in by a member of a tenant's household or guest or other person under the tenant's control. In addition, the lease will be revised to ensure an exception to the federal, one strike criminal activity eviction rule for tenants who are victims of domestic violence. Moreover, the intent of actual or threatened domestic violence, dating violence, or stalking shall not qualify as serious or repeated violations of the lease, or good cause for termination of the assisted tenancy, or in any impact the occupancy rights of the victim.

HACP may maintain an eviction action or may bifurcate a lease in order to evict, remove or terminate the assistance of the offender while allowing the victim, who is a tenant or lawful occupant, to remain.

HACP may require certification domestic violence. An individual has 14 business days to respond to PHA or Section 8 landlords request for certification.

In FY 2007, the HACP will consider making additional lease modifications to raise standards and improve the enforceability of lease provisions.

See Chapter 9 for discussion of HACP domestic violence-related programs and policies.

## **Occupancy - HACP Communities Approved for Disposition**

Several HACP Scattered Sites Communities (PA-22, PA-38, PA-39, PA-50 and PA-51) are approved for disposition under the HACP's Homeownership Program. Residents of these communities not desiring to buy their current units are not required to vacate the unit. However, as units in these communities are vacated, the HACP offers the vacated units for occupancy by new residents. Disposition approval may be sought to add PA-42, PA-43, and PA-51 to this group of properties. See Chapter 10 for additional information.

#### 4.0 CHANGES IN THE HOUSING STOCK

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DISCUSSION.....	1
TABLE 4 – 1 - UNITS IN THE INVENTORY OCTOBER 1, 2006.....	3
TABLE 4 – 2 - UNITS PROJECTED TO BE IN THE INVENTORY OCTOBER 1, 2007.....	4
TABLE 4 – 3A - PROJECTED CHANGE IN THE INVENTORY OCTOBER 1, 2006 THROUGH OCTOBER 1, 2007.....	5
TABLE 4 – 3B – COMPONENTS OF CHANGE IN THE MIXED FINANCE INVENTORY THROUGH OCTOBER 1, 2007.....	5

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#### DISCUSSION

In the final quarter of FY 2006, the HACP will bring the Fairmont senior community (50 public housing units) online. Construction for Manchester IVB (6 units) and the Lou Mason replacement mid-rise (90 units) will be completed prior to the end of FY 2007. Prior to October 2007, the HACP will demolish 2 buildings at Northview (72 units), the East Hills High-rise (157 units) and Kelly St. High-rise (132 units).

In FY 2006, the HACP completed 45 accessible units in 5 communities (Renova, Pressley Street, Murray Towers, Fairmont and Oak Hill) contributing to the completion of VCA requirements. Each of these units was certified as fully compliant with all Uniform Federal Accessibility Standards (UFAS) requirements for unit, site and common area accessibility. The accessible units completed at Oak Hill (18 total) were originally scheduled for completion after 2006 but were completed ahead of schedule. In addition, completion was delayed on 17 accessible units in 6 communities (6 at Glen Hazel Family, 2 in Scattered Sites, 2 at Mazza Pavilion, 1 at Caligiuri Plaza, 4 at Carrick Regency, and 2 at Gualtieri Manor) originally scheduled for completion in 2006. These units will be completed in early to mid-2007. An additional 65 or more accessible units contributing to VCA requirements are scheduled for completion in FY 2007.

During the period from October 1, 2005 to August 1, 2006, two LIPH units (unit# 38090266 and unit# 38110268 in Glen Hazel Homes) were sold to HACP residents under the HACP homeownership program. In 2007, HACP anticipates additional home sales.

HACP will also request termination of the existing 5(h) homeownership program, and a transfer of disposition approvals from the 5(h) program to the HACP's Moving to Work Homeownership Program. Please see chapter 10 for additional detail on these plans.

As a result of an aggressive leasing initiative that began in the second half of FY 2004, the HACP achieved full leasing of 6,800 units in the Housing Choice in FY 2006. For FY 2007, the HACP has created a leasing schedule to maximize unit leasing, while remaining within its Annual Budget Authority (ABA). In doing so, some reduction in program units will occur as a result of turnover throughout the year, so that by FYE 2007, the HACP will utilize its full ABA without any significant cost overrun. In addition, reasonable measures to reduce expense will also be implemented, such as an increase in the minimum rent from \$10 to \$50 and the re-establishment of an interim re-examination policy. These policy changes are designed to reduce overall Housing Assistance Payments (HAP) expense by requiring families to pay a fair amount of rent at all times. A policy for hardship exemptions for families experiencing certain financial hardships will be implemented and administered with the 2007 policy changes.

To best address the changes in leasing levels and effectively manage the Section 8 program, the HACP is revising its organizational structure and systems, so that inspections, re-certifications, disbursement of Housing Assistance Payments, etc. will be conducted accurately and on time. As part of this reorganization, a focus is being placed on continuous quality control through a separate section to be established within the Section 8 Department.

**TABLE 4-1 – UNITS IN THE INVENTORY OCTOBER 1, 2006**

**Public Housing**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	638	1490	1543	330	94	4095
Elderly	1661	275	0	0	0	1936
<b>Total</b>	<b>2299</b>	<b>1765</b>	<b>1543</b>	<b>330</b>	<b>94</b>	<b>6031</b>

**Section 8**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	1655	2201	1726	336	75	5993
Elderly	427	144	24	3	0	598
<b>Total</b>	<b>2082</b>	<b>2345</b>	<b>1750</b>	<b>339</b>	<b>75</b>	<b>6511</b>

**Total**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	2381	3787	3340	681	172	10361
Elderly	2092	415	26	4	0	2537
<b>Total</b>	<b>4473</b>	<b>4202</b>	<b>3366</b>	<b>685</b>	<b>172</b>	<b>12898</b>

Source: HACP Operations Department 10/01/06

**Change in HACP Portfolio 01/01/01 to 10/01/06**

	01/01/01	01/01/02	10/01/03	10/01/04	10/01/05	10/01/06
LIPH	7,083	6,707	6,693	6,753	6,538	6031
Section 8	3,896	4,272	5,044	5,145	6,305	6511
<b>Totals</b>	<b>11,921</b>	<b>10,979</b>	<b>11,737</b>	<b>11,898</b>	<b>12,843</b>	<b>12,542</b>

**TABLE 4-2 – UNITS PROJECTED TO BE IN THE INVENTORY – OCTOBER 1, 2007**

**Public Housing\***

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	638	1424	1543	330	94	4029
Elderly	1524	263	0	0	0	1787
Total	2162	1687	1543	330	94	5816

Note: The number of units in the inventory could change pending sale of scattered site units sold via the Homeownership program.

**Section 8\***

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	1435	1888	1479	291	63	5156
Elderly	359	121	21	3	0	504
Total	1794	2009	1500	294	63	5660

**Total**

	<b>Eff / 1 Bedroom</b>	<b>2 Bedrooms</b>	<b>3 Bedrooms</b>	<b>4 Bedrooms</b>	<b>5+ Bedrooms</b>	<b>Total</b>
Family	2073	3312	3022	621	157	9185
Elderly	1883	384	21	3	0	2291
Total	3956	3696	3043	624	157	11,476

Source: HACP Operations Department 10/01/06

\* Note: Public Housing – Projected changes include the demolition of two buildings (#3 and #4 – 72 2-bedroom units total) at Northview Heights, the demolition of East Hills High Rise (157 units – 87 efficiencies, 69 1-bedroom and 1 2-bedroom) and the demolition of Kelly St. High Rise (121 units - 121 1-bedroom and 11 2-bedroom). New construction to be completed prior to October 1, 2007 includes the Fairmont senior mid-rise (50 1-bedroom LIPH units), Manchester IVB (6 2-bedroom units) and the Lou Mason Replacement Mid-rise (90 1-bedroom units).

Not included in Table 4-2 - the ongoing conversion of units to create UFAS compliant units in Homewood, Allegheny Dwellings, Bedford Dwellings, Arlington Heights, will result in the following net unit totals changes by bedroom size once the work is complete. Due to phasing and construction schedules, not all of these unit adjustments will be complete in 2007:

Family: 1-bedroom (-21), 2-bedroom (-3), 3-bedroom (-6) and 4+ bedrooms (+2).

Elderly: Efficiencies (-14), 1-bedroom (-7) and 2-bedroom (+7)

Agency-wide: a net loss of 42 units to create 64 UFAS compliant units (not including additional UFAS units not requiring changes to the HACP unit count totals).

\*Note: Section 8: The Section 8 projected total unit count (5660 units) is the projected unit count for October 1, 2007 and is based upon a leasing schedule with an Annual Budget Authority of approximately \$35,000,000 and a current average per unit HAP expense \$508.

**TABLE 4-3A –PROJECTED CHANGE IN THE INVENTORY – OCTOBER 1, 2006 THROUGH OCTOBER 1, 2007**

	October 1, 2006	October 1, 2007	Change
<b>Public Housing</b>			
Conventional	5240	4857	-383
Mixed Finance	791	847	+56
<b>Section 8</b>	6511	5660	-851
<b>Total</b>	12,542	11,364	-1,178

Source: HACP Operations Department 10/01/06

**TABLE 4 –3B–COMPONENTS OF CHANGE IN THE MIXED FINANCE INVENTORY – OCTOBER 1, 2006 THROUGH OCTOBER 1, 2007**

Development	EIOP 10/01/06	EIOP 10/01/07	Change
PA-1-64 New Pennley Place	39		
PA-1-66 Oak Hill (MROP)	80		
PA-1-68 Oak Hill HOPE VI Phase 1a	97		
PA-1-72 Manchester HOPE VI Phase 1	20		
PA-1-73 Christopher Smith	25		
PA-1-74 Manchester HOPE VI Phase 2	25		
PA-1-75 Manchester HOPE VI Phase 3	18		
PA-1-76 Oak Hill HOPE VI Phase 1b	101		
PA-1-78 Manchester HOPE VI Phase 4a	23		
PA-1-79 Oak Hill HOPE VI Phase 1c	96		
PA-1-80 Silver Lake	75		
PA-1-81 Oak Hill HOPE VI Phase 1d	56		
PA-1- Manchester 4-b	0	6	+6
PA-1-82 Bedford Hills Phase 1A	24		
PA-1-83 Bedford Hills Phase 1B	50		
PA-1-85 North Aiken	62		
PA-1- Fairmont	0	50	+50
PA-1- Lou Mason Replacement	0	0	
<b>Total</b>	<b>791</b>	<b>847</b>	<b>+56</b>

Source: HACP Operations Department 10/01/06

## 5.0 SOURCES AND USES OF FUNDS

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FY 2007 CONSOLIDATED BUDGET NARRATIVE.....	1
TABLE 5-1A SOURCES OF FUNDS – CONSOLIDATED BUDGET FOR CURRENT YEAR FY 2007.....	3
TABLE 5-1B USES OF FUNDS – CONSOLIDATED BUDGET FOR CURRENT YEAR FY 2007.....	4
TABLE 5-1C RECONCILIATION – CONSOLIDATED BUDGET FOR CURRENT YEAR FY 2007 .....	7
TABLE 5-2 OPERATING RESERVE PROJECTIONS.....	7
TABLE 5-3 UNAUDITED FINANCIAL DATA SCHEDULE.....	8

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### **FY 2007 Consolidated Budget Narrative**

This year’s site-based budget is indicative of the significant changes the HACP has taken to streamline human and financial resources. However, given increasingly limited revenues, fiscal challenges still exist and overall expenditures are significantly reduced.

The FY 2007 Consolidated Budget will involve the following MtW Initiative components:

- Continuation of operating program activities and expenditures in accordance with portfolio size.
- Continuation of Section 8 program activities and expenditures within budgetary constraints.
- Continued modernization of building systems at distressed and non-distressed sites.

- Continued upgrades, improvements, and unit conversions as needed to create UFAS compliant units.
- Continued human services & homeownership activities.
- Planning efforts and related expenditures in support of redevelopment projects.

With respect to funding and reporting flexibility, the MtW demonstration will assist the agency in the following ways:

- Provide a streamlined fungible funding process by way of the “block grant” approach;
- Enable the agency to reallocate funding across programs such that it can, for example, use funds previously designated for Section 8 programming for capital improvements, or use any component of the MtW funds for “HACP MtW Initiatives”.
- Enable the agency to move toward a more rational financing methodology like that of the private



sector, wherein it is possible to forecast and present consolidated sources and uses schedules to senior management, Board members, and development partners in a manner that will be less constrained by HUD program rules and more understandable to the financing community.

Table 5-1a and Table 5-1b present the projected FY 2007 HACP MtW operating and capital programs sources and uses of funds. The tables are intended to show the three funding sources – Public Housing Operating, Section 8 Housing Choice Voucher, and Capital Fund Program [CFP]. These three programs constitute the funding sources encompassed by the HACP MtW demonstration and are highlighted in Table 5-1 with each program: Public Housing, Section 8 and CFP presented individually. The FY 2007 site based budget is in these tables as well.

The tables show all anticipated funding revenues and expenditures from these three programs in a manner that illustrates sources and uses of funds. It is presented in a format that shows each program separately and all three totaled. Generally speaking, the table presents line items using accepted HUD accounts, both on the revenue side and the expenditure side. This is especially true in the Public Housing and Section 8 programs, where all major HUD line items are presented. In the Capital Program all major expenditures are broken out as personnel, non-personnel and capital outlays. Table 5-1c provides the reconciliation for the consolidated budget for FY 2007.

#### MtW Residuals

The MtW program funding rules allow for the creation and use of MtW residuals and reserves. These residuals are generated primarily as a result of the MtW Section 8 funding rules, which provide funds for all allocated units regardless of lease up status. This mechanism can allow for greater funding to a PHA during the program than would be realized under traditional Section 8 funding. These residuals can be used for any housing purpose consistent with the program objectives, so long as substantially the same number of households are served by the PHA as would be served absent the demonstration.

Although no residuals were generated during 2006, and projections indicate that none will be generated in 2007, residuals generated in prior years will be used to support Section 8 program activities and other MtW initiatives. MtW residuals are used to support development and redevelopment initiatives, including partnerships to create special needs housing. They are also used to support our Homeownership initiative, Self Sufficiency initiative and costs associated with the transition to Site Based Management.

All capital funds will be budgeted and a majority of those items obligated in FY 2007 are part of ongoing capital improvements to existing sites and to major redevelopment efforts.

#### Special Purpose Funds

The HACP currently has limited special purpose funds. HOPE VI funds are included in the tables on these pages. Section 8 HCV FSS funds received are used for service coordinators and homeownership coordinators as required.

**Table 5-1a Sources of Funds – Consolidated Budget for FY 2007**

<b>Revenue Category</b>	<b>Public Housing</b>	<b>MtW Section 8</b>	<b>CFP</b>	<b>MtW Total</b>	<b>Non-MtW Section 8</b>	<b>HOPE VI</b>	<b>HACP Total</b>
Income							
Dwelling Rent	8,548,672			8,548,672			8,548,672
Excess Utilities	(31,390)			(31,390)			(31,390)
Non-Dwelling Rent	3,636			3,636			3,636
Investment Income	229,501	198,118		427,619			427,619
Other Income (1)	444,999			444,999			444,999
HUD Contributions							
Operating Subsidy	30,792,420			30,792,420			30,792,420
Capital Funds			46,648,162	46,648,162			46,648,162
Section 8 Subsidies		37,557,457		37,557,457	3,216,463		40,773,920
Grants						526,660	526,660
<b>Total Revenues</b>	<b>39,987,839</b>	<b>37,755,575</b>	<b>46,648,162</b>	<b>124,391,576</b>	<b>3,216,463</b>	<b>526,660</b>	<b>128,134,698</b>

Notes on Sources: (1) Other Income includes late fees, legal fees, maintenance charges and other tenant and miscellaneous charges.

**Table 5-1b Uses of Funds – Consolidated Budget for FY 2007**

Expense Category	Public Housing	MtW Section 8	CFP	MtW Total	Non-MtW Section 8	HOPE VI	HACP Total
<b>Expenditures - Administration</b>							
Administrative Salaries/Benefits	5,714,753	1,251,621	1,871,847	8,838,221	267,758		9,105,979
Legal Expense	72,597		4,600	77,197			77,197
Staff Training/Travel	336,465	32,393	56,205	425,063	2,828		427,891
Audit Fees	41,160	25,237		66,397	2,203		68,600
Other Administrative Expense	5,130,171	532,391	1,174,580	6,837,142	33,824	42,600	6,913,566
<b>Total Administrative Expenses</b>	<b>11,295,146</b>	<b>1,841,642</b>	<b>3,107,232</b>	<b>16,244,020</b>	<b>304,410</b>	<b>42,600</b>	<b>16,593,233</b>
<b>Expenditures – Tenant Services</b>							
Tenant Services Salaries/Benefits	867,587	1,128,956		1,996,542	54,756	88,688	2,139,986
Recreation, Publications & Other Services	239,381			239,381		12,500	251,881
Contract Costs, Training & Other	1,085,697	405,743		1,491,440		382,872	1,874,312
<b>Total Tenant Services Expenses</b>	<b>2,192,665</b>	<b>1,534,699</b>		<b>3,727,363</b>	<b>54,756</b>	<b>484,060</b>	<b>4,266,179</b>
<b>Expenditures - Utilities</b>							
Water	2,174,290		2,000	2,176,290			2,176,290
Electricity	1,640,363		17,000	1,657,363			1,657,363
Gas	6,645,920		13,000	6,658,920			6,658,920
Other Utilities Expense – Sewer	1,794,942		500	1,795,442			1,795,442
<b>Total Utilities Expense</b>	<b>12,255,515</b>		<b>32,500</b>	<b>12,288,015</b>			<b>12,288,015</b>

**Table 5-1b Uses of Funds – Consolidated Budget for FY 2007 (continued)**

		<b>Public Housing</b>	<b>MtW Section 8</b>	<b>CFP</b>	<b>MtW Total</b>	<b>Non-MtW Section 8</b>	<b>HOPE VI</b>	<b>HACP Total</b>
<b>Ordinary Maintenance &amp; Operations</b>								
Maintenance Salaries/Benefits		7,534,697	436,820		7,971,517	38,139		8,009,656
Materials		1,105,171			1,105,171			1,105,171
Equipment		58,805			58,805			58,805
Contract Costs		1,107,034			1,107,034			1,107,034
<b>Total Ordinary Maintenance &amp; Operations</b>		<b>9,805,707</b>	<b>436,820</b>		<b>10,242,527</b>	<b>38,139</b>		<b>10,280,666</b>

<b>Protective Services</b>								
Salaries/Benefits				3,558,230	3,558,230			3,558,230
Materials				58,200	58,200			58,200
Contract Costs				173,500	173,500			173,500
<b>Total Protective Services</b>				<b>3,789,930</b>	<b>3,789,930</b>			<b>3,789,930</b>

<b>General Expense</b>								
Insurance		1,228,234		2,000	1,230,234			1,230,234
Rent		500,161	119,003	117,000	736,164	10,390		746,554
Gas and Diesel Fuel		58,650		80,000	138,650			138,650
Collection Losses		288,751			288,751			288,751
<b>Total General Expenses</b>		<b>2,075,796</b>	<b>119,003</b>	<b>199,000</b>	<b>2,393,799</b>	<b>10,390</b>		<b>2,404,189</b>

<b>Rent for Leased Dwellings</b>								
Rent								
<b>Total Rent for Leased Dwellings</b>								

**Table 5-1b Uses of Funds – Consolidated Budget for FY 2007 (continued)**

	<b>Public Housing</b>	<b>MtW Section 8</b>	<b>CFP</b>	<b>MtW Total</b>	<b>Non-MtW Section 8</b>	<b>HOPE VI</b>	<b>HACP Total</b>
<b>Other Expenses</b>							
Replacement of Nonexpendable equipment	54,970		19,500	74,470			74,470
Property Betterments & Additions							
Capital Outlays			39,500,000	39,500,000			39,500,000
Housing Assistance Payments		37,707,700		37,707,700	3,292,300		41,000,000
<b>Total Other Expenses</b>	<b>54,970</b>	<b>37,707,700</b>	<b>39,519,500</b>	<b>77,282,170</b>	<b>3,292,300</b>		<b>80,574,470</b>

**Table 5-1c Reconciliation – Consolidated Budget for FY 2007**

	<b>Public Housing</b>	<b>MtW Section 8</b>	<b>CFP</b>	<b>MtW Total</b>	<b>Non-MtW Section 8</b>	<b>HOPE VI</b>	<b>HACP Total</b>
<b>Total Revenues</b>	<b>39,987,839</b>	<b>37,755,575</b>	<b>46,648,162</b>	<b>124,391,576</b>	<b>3,216,463</b>	<b>526,660</b>	<b>128,134,698</b>
<b>Total Expenditures</b>	<b>37,679,798</b>	<b>41,639,863</b>	<b>46,648,162</b>	<b>125,967,823</b>	<b>3,702,199</b>	<b>526,660</b>	<b>130,196,681</b>
<b>Net Income</b>	<b>2,308,041</b>	<b>(3,884,288)</b>	<b>0</b>	<b>(1,576,247)</b>	<b>(485,736)</b>	<b>0</b>	<b>(2,061,983)</b>

**Table 5-2 Operating Reserve Projections**

<b>Program</b>	<b>Beginning of Year January 1, 2007 Unaudited</b>	<b>Forecast End of Year December 31, 2007 Unaudited</b>
Public Housing	\$11,579,117	\$13,887,158
Section 8 MtW	\$3,804,798	(\$79,490)
<b>Total</b>	\$15,383,915	\$13,807,668

The Housing Authority of the City of Pittsburgh believes that the current reserve is not sufficient enough to allow the Authority to continue forward with all MtW planned activities. Some initiatives will be reduced or eliminated and additional funding sources will be sought.

**Discussion of Changes from previous year plans**

Significant items to note that have changed from the prior year budget presentation include the moving of several groups of cost items, including employee benefits, out of the General Expenditure category and into more appropriate specific line items. In addition, significantly reduced projected revenues result in significantly reduced overall expenditures in 2007 when compared with 2006.

The substantial changes to projected reserve levels result from a combination of planned and unplanned expenditures above revenue levels, with the largest amount resulting from expenditures above budgeted levels for Housing Choice Voucher Housing Assistance Payments. This resulted largely from delayed restraints on lease up, leading to leasing levels and expenses above budgeted amounts, and from challenges in tracking of portable obligations and expenditures, and substantial portable liabilities. HACP's aggressive lease up goals which led to this result were established in anticipation of existing the Moving To Work Program, and in response to the Office of Inspector General Audit recommendation to utilize accumulated reserves. The accumulated reserves resulted from the time consuming nature of ongoing and planned capital development projects that would continue beyond the anticipated end of the Moving To Work program. Attrition of voucher holders is projected to correct the over budget lease levels in 2007, and portable tracking and processing has been improved as one step in the re-organization of the Section 8 Department (see Chapter 8).

### **Unaudited Draft 2006 Expense Information**

Expense Category	Actual Expenses (Nov. 30, 2006)			
	Public Housing	Section 8	CFP	MTW Total
<b>Expenditures - Administration</b>				
Administrative Salaries	3,972,949	731,207	1,250,350	5,954,506
Legal Expense	40,294	13,243	66,812	120,349
Staff Training	71,052	28,866	14,110	114,028
Travel	147,643	35,261	33,094	215,998
Audit Fees	31,693	1,210	4,939	37,842
Other Admin Expense	4,580,353	515,452	1,652,916	6,748,721
<b>Total Admin Expense</b>	<b>8,843,984</b>	<b>1,325,239</b>	<b>3,022,221</b>	<b>13,191,444</b>

### **Expenditures – Tenant Services**

Tenant Services Salaries	631,928	816,025	0	1,447,953
Recreation, Publications & Other Services	43,377	46,777	0	90,154
Contract Costs, Training & Other	140,921	1,152,211	0	1,293,132
<b>Total Tenant Services Expenses</b>	<b>816,226</b>	<b>2,015,013</b>	<b>0</b>	<b>2,831,239</b>

### **Expenditures - Utilites**

Water	1,888,765	0	1,144	1,889,909
Electricity	1,798,061	0	15,004	1,813,065
Gas	4,258,167	0	11,567	4,269,734
Sewer / Other Utility Exp.	1,481,164	0	344	1,481,508
<b>Total Utilities Expense</b>	<b>9,426,157</b>	<b>0</b>	<b>28,059</b>	<b>9,454,216</b>

Expense Category	Actual Expenses (Nov 30, 2006)			
	Public Housing	Section 8	CFP	MTW Total
<b><u>Ordinary Maintenance &amp; Operations</u></b>				
Maintenance Salaries	6,231,492	335,046	0	6,566,538
Materials	928,431	24	0	928,455
Contract Costs	1,418,307	1,051	0	1,419,358
<b>Total Ordinary Maintenance &amp; Operations</b>	<b>8,578,230</b>	<b>336,121</b>	<b>0</b>	<b>8,914,351</b>

<b><u>Protective Services</u></b>				
Salaries	724,461	0	1,609,317	2,333,778
Materials	0	0	360,581	360,581
Contract Costs	0	0	47,133	47,133
<b>Total Protective Services</b>	<b>724,461</b>	<b>0</b>	<b>2,017,031</b>	<b>2,741,492</b>

<b><u>General Expense</u></b>				
Insurance	1,683,160	12,206	26,784	1,722,150
Employee Benefit Contributions	3,592,187	525,012	980,271	5,097,470
Collection Losses	389,477	0	0	389,477
Other General Expense	0	0	0	0
<b>Total General Expense</b>	<b>5,664,824</b>	<b>537,218</b>	<b>1,007,055</b>	<b>7,209,097</b>

<b><u>Rent for Leased Dwellings</u></b>				
Rent	250,560	100,838	185,640	537,038
<b>Total Rent for Leased Dwellings</b>	<b>250,560</b>	<b>100,838</b>	<b>185,640</b>	<b>537,038</b>



<b>Expense Category</b>	<b>Actual Expenses (Nov 30, 2006)</b>			
<b>Other Expenses</b>	<b>Public Housing</b>	<b>Section 8</b>	<b>CFP</b>	<b>MTW Total</b>
MtW Initiatives	0	0	36,233,474	36,233,474
Housing Assistance Payments	0	31,140,800	0	31,140,800
<b>Totals</b>	<b>0</b>	<b>31,140,800</b>	<b>22,935,102</b>	<b>54,075,902</b>

**6.0 CAPITAL PROGRAM – NEIGHBORHOOD STABILIZATION PROGRAM**

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**OVERVIEW.....1**

**HOPE VI.....3**

**COMPREHENSIVE REDEVELOPMENT.....4**

**PARTIAL REDEVELOPMENT.....5**

**REPLACEMENT SENIOR HOUSING AND OTHER.....6**

**NEIGHBORHOOD STABILIZATION PROGRAM WORK CHART.....7**

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**OVERVIEW**

HACP is committed to providing safe, decent, and sanitary housing to low-income residents of the City of Pittsburgh. In order to be successful in this goal, HACP must provide housing that not only gives residents a strong sense of safety and community, but also contributes to stabilizing the surrounding neighborhoods. In the mid-1990s, HACP began to improve whole communities, including the surrounding neighborhoods utilizing HUD’s HOPE VI program funding model. As a result, HACP has been able to completely change the appearance of public housing in three of HACP’s most severely deteriorated communities; Allequippa Terrace, Manchester and Bedford Additions through the demolition of the old non-viable public housing units and the development of new mixed-income communities. In addition to the HOPE VI program, HACP has utilized a variety other financing tools, such as tax credits and MtW flexibility to replace non-viable housing units and develop new mixed-income housing opportunities for HACP residents.

Over the next several years, HACP plans to complete redevelopment activities initiated in prior years and focus on initiating new redevelopment activities for the most severely deteriorated remaining communities, including:

**HOPE VI** – HACP will complete the HOPE VI activities for Manchester and Oak Hill and close these two grants out. For Bedford Additions, HACP will begin construction of the final phase in 2007 and anticipates close-out of the grant in early 2009.

**Comprehensive Redevelopment** – In 2007, HACP will continue planning and development activities for the comprehensive redevelopment of two of HACP’s most severely distressed public housing communities: Garfield Heights and Addison Terrace.

**Partial Redevelopment** – St. Clair Village and Northview Heights are also severely distressed public housing communities with extensive physical improvements needs, high crime rates and high vacancy rates. However, there is not sufficient funding available to also do comprehensive redevelopment at these two communities. HACP has determined that it is in the best interest of HACP and the residents of these communities to move forward with a phased in, partial demolition and partial new construction of units. HACP believes this approach will improve the safety, livability, and marketability of each community. Planning and development activities for these partial redevelopment plans will continue in 2007.

**Replacement Senior Housing** – HACP will continue to implement enhanced-services replacement housing for HACP’s most severely distressed senior high-rise buildings that have previously been approved for demolition. During 2007, HACP expects to complete the Fairmont and Lou Mason buildings, demolish the old Kelly Street highrise and initiate construction for the new Kelly Street building.

**Demolition/Disposition** – HACP will continue to evaluate demolition and disposition alternatives for non-viable communities and/or property that is no longer needed for public housing. Specific demolition and disposition activities planned for 2007 include: Broadhead Manor disposition, Auburn Towers (Hamilton-Larimer) demolition planning, East Hills demolition completion, and demolition and/or disposition of various scattered site units located throughout the city.

**Other Development Activities** – In 2007, the Sojourner MOMS project will begin construction. HACP is providing MtW reserve funds to support this much-needed and unique local housing and supportive services project.

Successful implementation of these activities will be contingent on being able to secure sufficient additional financial resources to supplement HACP’s available capital funding. HACP will be actively pursuing low income housing tax credits, leveraging of capital funds through the issuance of bonds, and other potential financial resources that will make the redevelopment activities possible. The following pages include additional narrative discussion of each development activity.

**HOPE VI SUPPORTED REDEVELOPMENT ACTIVITIES** – Additional progress or completion and close-out of the following remaining HOPE VI redevelopment grants:

### **Manchester**

Manchester was HACP's first HOPE VI funded community. Utilizing the HOPE VI funds provided by HUD, as well as other leveraged private funding, HACP has been able to transform this community and neighborhood by demolishing the 107 non-viable original public housing units and replacing them with 210 units of a mix of public and affordable rental housing units. In 2005, HACP initiated the close-out phase for this HOPE VI project. This final phase will include the construction of six additional public housing units, of which three will be UFAS compliant accessible rental units. In 2006, HACP received only 1 bid for the project, which was above allowable Total Development Cost limits. Designs have been revised and new bids are due in January, 2007. Construction is expected to begin in March and the units are planned to be completed by June of 2007. Additionally, HACP is converting 2-3 existing units located in the Chatham apartment building in order to make them UFAS compliant.

### **Oak Hill**

Once the largest and most distressed public housing site in Pennsylvania, Allequippa Terrace has been transformed into a modern, mixed-income neighborhood through the investment of more than \$110 million in public and private funds. More than 1,000 of the old public housing units were demolished and redeveloped into 670 units with a mix of public housing, tax credit, and market rate units. This project is now complete. HACP will be making final payments to the developer in 2007 and will close out this grant. HACP will also be evaluating conceptual plans for the demolition of the existing Wadsworth Hall and possible construction of a new community facility. Finally, HACP will be evaluating disposition and/or development alternatives for the Robinson and Waring Court parcels.

### **Bedford Additions**

HACP completed the 147 offsite rental units of Phase I between Bedford and Webster Avenue in 2004. In 2005, HACP began the demolition of the Bedford Additions in preparation for the construction of Phase II. All 460 units that were located on Whiteside Road and Francis Street (Bedford Additions) have been demolished. Phase II will consist of a total of 116 total units of which 58 units will be public housing units, 33 affordable units and 25 Market Rate units. Construction is anticipated to start in 2007. The final rental Phase III is anticipated to consist of approximately 88 public housing and affordable units. In 2006, HACP also closed on the twenty-nine (29) homeownership unit Phase I. Construction of the first eight homeownership units in July of 2006 and are expected to be completed by mid-2007.



**COMPREHENSIVE REDEVELOPMENT** – In 2007, HACP will continue development activities for the comprehensive redevelopment of two of HACP’s most severely distressed public housing communities, Garfield Heights and Addison Terrace.

**Garfield Heights**

Garfield Heights is a severely distressed, 601-unit development built in 1966. The development currently consists of 326 family units. The 275 unit senior high-rise tower failed its assessment of long-term viability in 1998. In 2003, HACP was awarded a HOPE VI demolition grant to provide funding for the demolition of the high-rise tower. In 2004, HACP relocated of the residents in the Garfield high- rise to the newly constructed North Aiken Apartments and other suitable housing. Demolition of the high-rise was completed in 2006.

The 326 unit family portion of the community is also distressed. This development has deteriorating systems, a poor site design, lack of defensible space and high rehabilitation costs and high crime rates. During 2004, HACP began the planning process for the comprehensive redevelopment of the 326 family units. In 2005, the HACP contracted for and conducted master planning activities, including resident involvement and the development of several plan alternatives. Requests for Qualifications were also issued seeking developers for both on-site and off-site replacement housing. The long range goal for this community is to lower the density of the existing Garfield site and replace the public housing community with a 275 unit mixed-income community. In 2006, HACP completed the planning process and approved a development team for Phase I. This phase includes a total of approximately 10 units off-site and 90 units on-site, consisting 50 public housing, 20 affordable and 20 market rate units, and a community center. Demolition of Phase I units is scheduled to begin during the second quarter of 2007. Construction is scheduled to begin early 2008.

**Addison Terrace/Addison Additions**

Addison Terrace/Additions is a severely distressed family community comprised of 736 units. The 1998 Viability Assessment determined that due to the age of the units and the poor building configuration, there would be no reasonable amount of rehabilitation that could make these units viable. In the same 1998 Viability Assessment, the 149 unit Louis Mason Jr. senior high-rise failed its assessment of long-term viability and is subject to demolition under the HUD Mandatory Conversion Rule (see Lou Mason below).

During 2004, HACP began the strategic planning process for the comprehensive redevelopment and demolition of the 730 family units. In 2005, HACP contracted for and conducted master planning activities, including resident involvement and the development of several plan alternatives. During 2007, HACP will evaluate the financial resources available and the timing for the implementation of the redevelopment and demolition plans.

**PARTIAL REDEVELOPMENT** – Planning and development activities for partial redevelopment at Northview Heights and St. Clair Village.

**Northview Heights**

HACP’s Northview Heights Community was constructed in 1963 and consists of 579 family dwelling units in 80 family buildings. These units are extremely isolated with limited community services available. Approximately 20% of these units are vacant, largely due to low market demand, high density, and crime. In addition, Northview contains a 91 unit elderly high-rise. In an effort to improve the long-term viability of the whole community, HACP is evaluating partial demolition/redevelopment alternatives for this community, including possible modernization of some existing units and new construction to accommodate UFAS requirements.

**St. Clair Village**

HACP’s St. Clair Village once had 680 family units, but failed the 1998 viability assessment. Demolition of the three story walk-ups in this community reduced the number of units to 456. These units are extremely isolated with limited community services available. Over 50% of these units are vacant, largely due to low market demand, high density, and crime. In an effort to improve the long-term viability of the whole community, HACP evaluated partial demolition/redevelopment alternatives for this community. During 2005, HACP began the strategic planning process for partial redevelopment. A plan for additional demolition combined with new construction and modernization has been devised to create a smaller and more viable community. In 2006, HUD approved HACP’s demolition application for 283 selected units. In 2007, HACP will begin the selective demolition and construction of new units.

**REPLACEMENT SENIOR HOUSING** – HACP will continue to develop enhanced-services replacement housing for it’s elderly residents. In 2007, the Fairmont Apartments and Lou Mason buildings will be completed and the Kelly Street midrise will be started.

**Fairmont**

The Fairmont Apartments is a 60-unit (50 public housing) enhanced-services elderly building being developed as a replacement housing resource for the Auburn Towers elderly high-rise. HACP and its development partner initiated planning and funding activities in 2004. Construction of the building began in 2005 and was completed in 2006. The building is now occupied. Final contract closeout payments will occur in 2007.

**Lou Mason**

The new Louis Mason replacement high-rise will be a 108-unit enhanced-services elderly building, with 90 public housing units. This will provide housing for the residents of the existing Lou Mason high-rise, which has been approved for demolition. In 2004, HACP and its development partner initiated planning and funding activities. Construction started in early 2006 and is expected to be completed by mid 2007. HACP will start relocating families upon completion of construction and complete the relocation process by the end of 2007. Demolition activities for the existing old building are anticipated to begin in late 2007.

### **Kelly Street High Rise**

The Kelly Street High Rise was originally constructed in 1969. Based upon the information in the HACP's 1998 Viability Assessment, the Housing Authority of the City of Pittsburgh pursued comprehensive modernization of the Kelly Street High Rise, which included site and common area improvements, enclosed balconies, central air conditioning and upgrades to electrical and mechanical systems and life safety features. Analysis of design development completed for modernization determined that a better use of funds would be to demolish the existing Kelly Street building and develop a brand new Kelly Street building rather than to modernize the current structure. This would also facilitate the leveraging of other funding sources. The replacement building is planned to be 108 units. HACP anticipates demolition to begin in 2007 and submission of a Pennsylvania Housing Finance Agency 4% tax credit and private activity bond application in late 2007. The anticipated construction start is early 2008 with a completion date in late 2009. A tax credit limited liability partnership (an 'LP') is planned to be formed consisting of a new Authority affiliate entity, likely a limited liability company (LLC), as the managing partner to oversee the development and construction process and tax-credit investor (limited partner) that will provide funds in exchange for tax credits.

**OTHER DEMOLITION/DISPOSITION** – Planning and implementation activities related to additional planned demolition and disposition activities.

### **Broadhead Manor**

Broadhead Manor once had more than 428 housing units in 56 buildings. In the mid-1990s, HACP demolished 364 of these units and remodeled the remaining 64 units. In September of 2004, 48 of the 64 units were flooded in the aftermath of Hurricane Ivan. During 2005, HACP explored alternatives for repair or redevelopment of the site. Repair of the 48 flooded units was determined to be infeasible, so redevelopment planning began in late 2005. In 2007, HACP will be working with residents to acquire units in the West End of the City of Pittsburgh to accommodate affected families. HACP will also proceed with the steps necessary to demolish the remaining 64 units and/or options for disposition of the property.

### **Auburn Towers (Hamilton-Larimer)**

Auburn Towers failed its HUD viability assessment in 1998. In 2002, HACP was awarded demolition funding for the building. HACP is currently utilizing the building as a relocation resource for the Kelly Street high-rise, which had to be completely vacated to allow for the completion of new construction. In 2007, HACP will begin relocation of residents to other HACP properties or other acceptable relocation alternatives. Design documents for the demolition will be completed in early 2007 and demolition is anticipated to begin in late 2007 and will be completed prior to the September 30, 2008 deadline for expenditure of the HOPE VI demolition grant funds.



**Lou Mason (Addison Terrace)**

The Lou Mason highrise at Addison Terrace failed its HUD viability assessment in 1998. A new enhanced-services mid-rise replacement building is currently under construction and scheduled to be completed by mid-2007. Demolition specifications have been completed and demolition work is scheduled to begin as soon as the existing residents are relocated to the new replacement building. In 2003, HACP was awarded a HOPE VI demolition grant for the demolition of the building. Demolition will begin in late 2007 and will be completed prior to the September 30, 2008 deadline for expending the grant funds.

**East Hills High Rise**

HACP began demolition design in 2005 of this previously vacated high-rise building. Demolition commenced in 2006 and will be completed in 2007.

**Scattered Sites Demolition**

During 2007, HACP will be evaluating demolition and/or disposition options for various scattered site units that have either been severely damaged by fire and/or are not structurally sound making the costs of rehab excessive and the units non-viable.

**OTHER DEVELOPMENT ACTIVITIES****Sojourner House**

During 2007, HACP will continue its collaboration with Sojourner MOMS and the Allegheny County Department of Human Services Office of Behavioral Health to develop supportive housing for dual-diagnosed (i.e. mental health and drug/alcohol issues) women and their children. HACP is providing funding (MtW Admin Reserves) to support the construction of these units. Sojourner House will be operated by Sojourner MOMS and will provide housing and supportive services to these families. All required approvals are expected in late 2006 with start of construction expected in 2007.

**ADDITIONAL INFORMATION**

The following Tables are included on the next few pages or in attachments to provide additional details regarding the above activities:

- Summary of all Neighborhood Stabilization Activities with Projected 2007 Expenditures
- HOPE VI Development Summary
- Comprehensive Redevelopment Summary
- Partial Redevelopment Summary
- Senior Housing Development Summary

**TABLE 6-1 FY 2007 NEIGHBORHOOD STABILIZATION PROGRAM**

<b>Summary of Neighborhood Stabilization Activities</b>				
<b>Site</b>	<b>Scope of Work</b>	<b>2007 HACP Expenditures</b>	<b>Total HACP Investment</b>	<b>Comments</b>
Manchester	Final Phase HOPE VI	\$1,700,000	\$1,700,000	HOPE VI phase 4B : Six units including three UFAS-compliant accessible units on three scattered sites. This project should be completed in mid 2007.
Oak Hill	Community Space / Project closeout	\$200,000	\$3,500,000	HACP is evaluating conceptual plans for the demolition of the existing Wadsworth Hall and possible construction of a new facility. HACP will also be evaluating disposition and/or development alternatives for Robinson and Waring Ct parcels.
Bedford Additions HOPE VI	Phase II Rental	\$7,000,000	\$12,000,000	Site prep work includes grading, removal of infrastructure, preparation of building pads. Unit mix will be 86 PH, 23 tax credit affordable and 20 market rate units. 2007 expenditures include final site preparation and start of construction costs.
Bedford Additions HOPE VI	Phase III Rental	\$2,500,000	\$8,900,000	Phase III rental of the Bedford HOPE VI will have approximately 55 units on-site and 33 units off-site. All are planned to be public housing and affordable. Construction is planned to start in late 2007.
Bedford Additions HOPE VI	Phase 1 Homeownership - 29 units	\$2,000,000	\$4,600,000	Units will be constructed in 3 stages of 8, 8, & 13 units, contingent upon market absorption. All twenty nine units will be affordable to households at or below 100% of AMI.
Garfield Phase I	Redevelopment	\$2,000,000	\$10,800,000	Phase I includes approximately 90 units on-site and 10 units off-site. 2007 Expenditures include demolition, predevelopment activities and start of construction activities.
Addison Terrace	Phase I Redevelopment	\$200,000	\$10,000,000	2007 Expenditures include planning activities.
Northview Heights	Demo / Redevelopment	\$300,000	\$6,500,000	2007 Expenditures include design for additional demolition , partial demolition and possible construction activities.

St. Clair	Partial Redevelopment	\$1,000,000	\$15,600,000	Total plan includes partial demolition, modernization of remaining units, and new construction. Projected 2007 expenditures relate to demolition and construction start.
Fairmont	Construction	\$200,000	\$3,600,000	Project includes street level storefront retail space financed separately. Construction was completed in 2006. Units are occupied. Final payments will be made in 2007.
Lou Mason	Dev. of 108 unit replacement building	\$4,000,000	\$9,600,000	Construction is underway for the new replacement building and should be completed by mid 2007. Demolition activities for the old building will begin once relocation is completed.
Kelly Street	Development of 108 units replacement building	\$2,000,000	\$10,000,000	Tax exempt bond financing and associated 4% tax credits will be submitted to the Pennsylvania Housing Finance Agency in 2007. Demolition is expected to begin mid 2007. Financial closing is expected by late 2007 and construction will start immediately after.
Broadhead	Replacement Units	\$1,000,000	\$3,400,000	2007 projected expenditures include acquisition and/or rehab of existing properties to provide housing for residents displaced from Broadhead flooding.
Sojourner House	Supportive Housing	\$500,000	\$1,300,000	Construction expected to begin in 2007.
East Hills Highrise	Demolition	\$300,000	\$1,400,000	Demolition started in 2006 and will be completed in 2007.
Scattered Sites	Demolition	100,000	\$100,000	Planned demolition and/or disposition of various scattered site units that are fire damaged and/or structurally unsound.

**Totals      \$25,000,000      \$103,000,000**

**7.0 CAPITAL PROGRAM – HOUSING PRESERVATION**

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**OVERVIEW..... 1**

**TABLE 7-1 FY 2007 HOUSING PRESERVATION CAPITAL PROGRAM SUMMARY UPDATE..... 2**

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**OVERVIEW**

In 2004, HACP performed a Physical Needs Assessment of all public housing properties. Based on this Physical Needs Assessment, annual REAC inspection reports, and input from site management, HACP projects that more than \$35 million dollars in capital improvements will be necessary over the next five years. Annual capital funding that HACP receives from HUD will not be sufficient to cover all of these needs. HACP is evaluating options for securing \$30 to \$40 million in additional funding in late 2007 or early 2008 to supplement the annual Capital funding from HUD and also cover additional funding required for planned development activities.

Also, in 2005 HACP entered into a Voluntary Compliance Agreement with HUD detailing actions that would be taken by HACP to comply with Section 504. Under this Agreement, HACP will be making certain numbers of dwelling units UFAS accessible each year. For 2007, HACP is required to make a minimum of 65 units accessible. HACP expects to meet or exceed this requirement in 2007.

Finally, in 2006 HACP performed a Lead Based Paint Assessment of certain properties and will begin implementing necessary abatement actions in 2007.

HACP plans to spend **\$13,000,000** in 2007 to address the items described above. Funding for the physical improvement plans outlined in this chapter for 2007 is in place. These improvements will benefit residents in 20 different HACP communities as detailed in the following pages.

An additional \$1,500,000 will be expended for maintenance vehicles, appliances, other dwelling and non-dwelling equipment, and contingencies.

**TABLE 7-1 FY 2007 HOUSING PRESERVATION CAPITAL PROGRAM SUMMARY UPDATE**

<b>Region I</b>			
<b>Site</b>	<b>Scope of Work</b>	<b>Projected 2007 Expenditures</b>	<b>Comments</b>
Addison Terrace/Additions	Renovations & Improvements	\$600,000	Planned improvements scheduled to begin in 2007 include electrical upgrades, entry stairs/doors, sitework, hardwire smoke detectors, community bldg roof. Improvements will be targeted based on need and redevelopment phasing plans.
Bedford Dwellings	Roofs, 504/UFAS, other misc.	\$1,000,000	504/UFAS compliance work will begin in 2007. In addition, there will be some exterior painting and sitework performed during 2007.
PA- Bidwell	Partial Comp Modernization	\$1,500,000	Planned improvements include kitchen & bathroom renovations, unit painting and flooring, and combining units to make UFAS compliant units. Work planned to begin by mid-2007 and be completed in 2008. Total project budget is \$4.3 million.
Pressley	Various Improvements	\$100,000	2007 work plans include sitework, paint & carpet common areas, and electrical code repairs/upgrades.

<b>Region II</b>			
<b>Site</b>	<b>Scope of Work</b>	<b>Projected 2007 Expenditures</b>	<b>Comments</b>
Allegheny Dwellings	504/UFAS Upgrades and safety Items	\$1,500,000	2007 work will focus on completing \$2 million in 504/UFAS renovations started in 2006. In addition, sitework and repairs of leaking basement are planned to begin in 2007. A new fire alarm system was installed in 2006 and final payments will be made in 2007.
Northview Heights	Roofs, electrical, and 504/UFAS	\$400,000	Required improvements at Northview include electrical repairs and various high rise code upgrades, security improvements, and roof replacement. These improvements, projected to total more than \$1 million, will begin by late 2007 and be completed in 2008. In addition, work will begin in late 2007 to make 5 units UFAS compliant.
Hamilton /Larimer	Exterior bldg repairs	\$100,000	Exterior building caulk/paint and siding as necessary.
Garfield Heights	Site Work	\$200,000	Sitework in the areas of the community not part of Phase I demolition.
Homewood North	504/UFAS, Other	\$1,200,000	Approximately \$3.6 million in UFAS work will begin by late 2007. In addition, some miscellaneous improvements to roofs and site will begin in 2007.

<b>Region III</b>			
<b>Site</b>	<b>Scope of Work</b>	<b>Projected 2007 Expenditures</b>	<b>Comments</b>
Arlington Heights	504/UFAS	\$700,000	HACP's in-house force account crews will begin work necessary to make 8 units fully UFAS compliant. In addition, work will be performed on the common area spaces and site to also make them UFAS compliant. Total cost is projected to be approximately \$1.4 million.
Murray Towers	Common Area Improvements, 504/UFAS	\$100,000	Common area paint and flooring. In addition, HACP will complete 504/UFAS compliance work started in 2006.
Glen Hazel Family	504/UFAS	\$200,000	HACP will complete 504/UFAS sitework and community space improvements started in 2006.
Glen Hazel High Rise	Partial Comprehensive Modernization 504/UFAS	\$3,000,000	Planned improvements include kitchen & bathroom renovations, unit painting and flooring, and UFAS renovations to 17 units. Total project budget is \$6.5 million. Work to begin in 2007 and be completed in 2008.
Mazza Pavilion	Roof, UFAS, Elevator	\$300,000	2007 plans include roof replacement, elevator repairs and completion of UFAS compliance work started in 2006.
Caliguiri Plaza	UFAS	\$300,000	2007 plans include completion of UFAS compliance and other mechanical work started in 2006.
Finello Pavilion	Partial Comprehensive Modernization	\$500,000	Approx. \$1.5 million in various improvements including kitchen & bathroom renovations, unit painting and flooring, and UFAS renovations. Work is planned to begin late 2007 and to be completed in 2008.
Morse Gardens	Windows, roof, UFAS, mech.	\$200,000	Planned improvements include partial window replacements, closeout of the roof, UFAS, and mechanical work started in 2006.
Carrick Regency	Roof, Common Areas, UFAS, mech.	\$200,000	2007 improvements will include roof replacement, common areas paint and flooring and completion of UFAS and mechanical work started in 2006.
Gualtieri Manor	UFAS, Boilers, Emer Gen., roof	\$100,000	In 2007, work on UFAS, Boiler, and emergency generators that began in 2006 will be completed. In addition, work on the roof will begin in 2007.

Scattered Sites	504/UFAS & Partial mod	\$300,000	504/UFAS, partial mod 4 units, other miscellaneous
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<b>HACP-Wide</b>			
<b>Site</b>	<b>Scope of Work</b>	<b>Projected 2007 Expenditures</b>	<b>Comments</b>
Police Station	Roof Replacement	\$100,000	Roof Replacements @ Police Station.
Authority-wide	Hazardous Materials Abatement	\$200,000	Remediation of Lead, Asbestos and other hazardous materials as necessary.
Authority-wide	A/E Services	\$200,000	A/E and professional services associated with the modernization projects.

**Grand Total    \$13,000,000**



**8.0 MANAGEMENT INFORMATION FOR LIPH AND SECTION 8 UNITS**

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**PUBLIC HOUSING UNITS.....1**

**LEASED SECTION 8 UNITS.....3**

**TABLE 8-1 VACANCY RATES PRESENT & PROJECTED.....7**

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**PUBLIC HOUSING UNITS**

**Occupancy Levels – October 1, 2005 to October 1, 2006**

From October 1, 2005 to October 1, 2006, LIPH occupancy declined by 115 units occupied units. Most of this loss may be attributed to ongoing construction and relocation projects. The modest occupancy increases projected in the FY 2006 MtW Plan did not occur largely due to extensive resident relocation efforts in all but two HACP communities (Addison Terrace and Northview) during FY 2006.

**Occupancy Levels – 2007**

In August 2006, the HACP will complete construction of the Fairmont elderly mid-rise (50 LIPH units). Prior to October 2007, the HACP will complete construction of Manchester IVB (6 family units) and the Lou Mason replacement mid-rise (90 elderly units).

Despite planned large-scale construction activity in almost all HACP communities in 2007, the HACP anticipates agency-wide occupancy levels to remain relatively stable through the year. Occupancy levels in HACP communities in 2007 will be affected negatively by a general increase in construction and relocation activity through the end of 2007. The negative impacts of construction-related occupancy loss will be countered by organizational improvements (site-based management and site-based waiting lists) more fully developed in 2007 and tending to result in occupancy increases. Occupancy projections by community for October 1, 2007 are shown in Table 8-1.

## **Rent Collections**

Rents uncollected in FY 2006 through October 1, 2006 for all HACP communities were 3.01% (through October 1, 2006) an improvement of .76% over the same period a year ago. The HACP attributes this decrease in rents uncollected to the following factors:

- The change from a 30-day notice to a 15-day notice for posting of eviction action processing of delinquent accounts. Under the previous 30-day notice, accounts could accrue two months of overdue rent charges by the time management could act on the delinquency. Changing to a 15 day notice will reduce the amounts owed on accounts when initial actions begins, allowing management, residents, and the local magistrates to act sooner before arrearages grow larger.
- Under the HACP's new site based management system, delinquency rates are calculated for each site on a monthly basis. Sites with high delinquency rates must plan and implement actions to reduce delinquencies. These efforts may include joint efforts by management and self-sufficiency staff to personally contact tenants with delinquent accounts to remind them of their obligation and to identify and help to address obstacles. It may also include evening office hours and the increased use of realistic payment plans for tenants who have become behind in their accounts.

The HACP target for rent collections in 2007 is to maintain the 3% uncollected level while we explore additional policy, operational, and procedural changes to further improve rent collections.

## **Work Order Turnaround**

From October 1, 2005 to October 1, 2006, the HACP Maintenance Department (including the maintenance teams at HACP privately managed communities) completed 53,326 routine work orders with an average turnaround time of 3.45 days. (Routine work orders do not include cyclical or vacant unit turnaround work orders.) During this same period, the HACP Maintenance Department (also including the maintenance teams at HACP privately managed communities) completed 2406 emergency work orders in less than 24 hours. A total of 14 emergency work orders were not either closed or abated within 24 hours.

## **Inspections**

The HACP is on schedule to complete all required FY 2006 annual inspections in both HACP-managed and HACP privately managed communities prior to December 31, 2006.

## Security

Security issues of crime and safety continue to be a significant issue in many HACP communities. Due to limited resources, the HACP Police Department has shrunk considerably over the last several years, and the projected revenues and expenditures of the site-based budgets in most cases will not support the cost of maintaining a full service police department.

In an effort to provide the highest quality security services in the most efficient and effective manner, the HACP will in 2007 pursue two restructuring initiatives relating to security.

### HACP Police Force

First, the HACP will pursue a merger of the HACP Police Department with the City of Pittsburgh Police Department. This consolidation will involve negotiations between the City and the Housing Authority, and will also involve negotiations with the Fraternal Order of Police, the union representing City of Pittsburgh Police Officers, and the Pittsburgh Housing Police Association, the union representing Housing Authority police officers. Inclusion of the unions is necessary in order to ensure that the HACP Officers, with their extensive experience and knowledge of HACP communities, are given the opportunity to apply for positions with the City of Pittsburgh police force.

The goal of this effort is to reduce costs to the HACP while providing improved effectiveness of police and above baseline police services to HACP residents.

These negotiations will result in an agreement for the City to provide documented above baseline services to HACP residents and properties in exchange for payments from the HACP to the City for a limited period of time. If the above baseline services are not provided and documented, payment will not be made and the agreement can be terminated.

In addition, the agreement may include the transfer of certain HACP police department equipment to the City in an appropriate manner. Any equipment to be transferred to the City will offset payments from HACP for above baseline services. Current value and appropriate disposition policies, guidelines and regulations will be followed to ensure HACP receives fair market value for any such equipment.

The agreement will also include provisions regarding continued information sharing between the police department and the HACP.

Two additional HACP security programs will be continued.

1. Use of advanced surveillance equipment. In 2005, the HACP installed 32 surveillance cameras at Addison Terrace, HACP's highest crime rate community. These cameras have resulted in numerous drug arrests and were instrumental in the solving of two homicides. In 2006 cameras were installed at Northview Heights. In 2007, cameras will be installed at Homewood North and Glen Hazel Heights. The use of the surveillance cameras has been an effective strategy to deter, prevent and prosecute crime occurring in these HACP communities. Negotiations with the city will include identifying mechanisms to continue the legal and effective use of this technology. Additional data will be collected during 2007 to complete a more detailed evaluation of the effectiveness of this strategy.
2. HACP Security Force - In 2007, the HACP will continue to provide Security Guards and Monitors at high-rise elderly/disabled buildings and at the guardhouses at Northview Heights. Currently supervised and managed by the HACP Police Department, the HACP will pursue two alternate approaches to future management and supervision. One approach is to establish supervisory structures to continue in-house provision of these services. The second approach is to contract out to a private entity for provision of these services. Analysis will be conducted of the relative costs, reliability, and effectiveness of these two approaches to determine whether to proceed with in-house or contracted security services.

We expect that these initiatives, combined with continued property management, lease enforcement, and human services initiatives, will reduce crime and help to promote safe communities for our residents in a cost effective and efficient.

### **LEASED (SECTION 8) UNITS**

The Section 8 Department's aggressive leasing initiative in FY 2005 and FY 2006 coupled with the flexibility incorporated through the MtW program has enabled the HACP to reach its 100% leasing goal in the Housing Choice Voucher Program. HACP's aggressive lease up goals which led to this result were established in anticipation of exiting the Moving To Work Program, and in response to the Office of Inspector General Audit recommendation to utilize accumulated reserves. The accumulated reserves resulted from the time consuming nature of ongoing and planned capital development projects that would continue beyond the anticipated end of the Moving To Work program.

With the achievement of full lease up of all HACP allocated vouchers in FY 2006, the focus of the Section 8 Department will shift in FY 2007 to organizational initiatives to deliver higher levels of customer service. In FY 2007, a management consultant will conduct a global review of departmental structure and processes to identify the most efficient and effective ways to deliver leased housing program functions. Programmatic changes resulting from the review will be implemented to increase productivity with the goal of reducing application processing times by at least 60%. It is anticipated that programmatic changes will include enhanced computer-generated reporting allowing monitoring of HCVP usage levels and a newly established quality control section to assure accuracy, program compliance and effective delivery of services.

### **Ensuring Rent Reasonableness:**

The HACP has adopted a rent reasonableness system, which has been used as a result of MtW flexibility that reduces the key comparability factors from eleven (11) to four (4). Those factors are location, quality, size, and type of unit. To conduct the comparability analysis, both total rent and tenant-paid utilities (based upon the current HCVP utility allowances) of at least two (2) comparable properties are used to establish the reasonable rent of the subject (assisted) property. However, staffing limitations and the lack of automation during the period of program growth had a negative impact upon the functionality of the system.

In response to our identifying the need to reallocate resources in the Section 8 Department and an on-site HUD review in FY2006 of the HACP's rent reasonable process, the HACP will implement a greatly enhanced and automated system to address the reviewer's findings and to improve both accuracy and program performance. The following is the HACP's plan to address the issues:

1. **Restructuring / Reorganizing of the Section 8 Department:**

The HACP has developed a revised organizational structure designed to streamline operations, assure program compliance, and increase customer service. The proposed structure, planned for implementation during the first quarter of FY2007, provides for a separate Contracting and Leasing Section, whose staff responsibilities will include conducting timely rent reasonableness comparisons prior to any effective date, gathering rental data on a regular basis so that information remains current, negotiating rents with landlords, providing accurate and complete documentation for the file, and related file maintenance. This process also removes the Housing Inspector from the negotiation of rents, but relies on his/her assessment of the subject property with respect to the key factors.

The proposed structure also incorporates a quality control section within the Section 8 Department that will have staffing sufficient to monitor critical program functions including rent reasonableness. Standards closely relating to those found under SEMAP Indicator #2 will be used in monitoring performance in this area.

## 2. Automation of Rent Reasonableness Data:

The new process will use an automated database to collect, retain and retrieve relevant information. Systems created during FY 2007 will assure that all key factors and current utility allowances will be used. Assistance in the initial implementation may be obtained through services provided by an outside firm, where needed, to expedite the data collection process. In addition, the automated system will include enhancements to forms designed to assure consistency and accuracy in documenting rent reasonableness determinations.

### **Plans Regarding Expanding Housing Opportunities - Exception Payment Standards Areas:**

Because the HCVP is fully leased as a result of the HACP's aggressive efforts during FY 2006, the Annual Budget Authority for the HCVP will limit the HACP's use of Exception Payment Standards for FY 2007 to only those instances relating to reasonable accommodations for persons with disabilities. However, the Section 8 Department will continue to market to landlords owning properties outside areas of poverty or minority concentrations as well as landlords with accessible homes through networking with landlord associations including ACRE-Pittsburgh and the Western Pennsylvania Real Estate Investors' Association. The HACP's housing search website, [www.apartmentsinpittsburgh.net](http://www.apartmentsinpittsburgh.net), will continue to be an important resource both within the city of Pittsburgh and for suburban areas to link participants of the HCVP with landlords owning properties in non-poverty areas. In addition, the HACP staff is committed to working with neighborhood groups within the city in an effort to foster relationships in the community and dispel misconceptions about the Housing Choice Voucher Program.

Materials provided to HCVP participants during briefing sessions and at other times have been designed to inform families of the availability and benefits of mobility opportunities and for improving access to such housing opportunities both within the HACP's jurisdiction, as well as outside.

As a result of the real estate conditions within the City of Pittsburgh and the surrounding metropolitan area, the availability of rental units has increased, and as a result, HCVP participants are now discovering more housing options.

### **Change in interim re-examination policy**

The HACP's change in its interim re-examination policy in the Housing Choice Voucher Program reinstates a previous requirement for families to complete a formal interim re-examination when reporting changes in income, assets and family composition between annual re-examinations that meet established criteria.. Specifically, the policy incorporates the following language:

Families must report all changes in family income, assets, size and composition when they occur. The HACP will conduct interim re-examinations between annual re-examinations in accordance with HUD requirements and the provisions of the Section 8 Administrative Plan. Interim re-examinations will be conducted by the HACP for any of the following:

- Any change resulting in a decrease of family income or tenant rent;
- Any increase in the family's gross income of more than \$100 monthly or \$1,200 annually; or
- Any change in family composition. Adjustments will be made to the tenant rent, where such change in family composition results in an increase in the family's gross income of more than \$100 monthly or \$1,200 annually; or where such change results in any decrease in gross income.

This change increases program integrity in the Housing Choice Voucher Program by requiring families to promptly report all changes in family income, assets, size and composition, and pay a proportionate amount of rent in instances where substantial increases in income occur. However, by setting a threshold of \$100 per month or \$1,200 per year, smaller raises in wages will not be considered in the determination of rent until the next regular annual re-examination, thus providing an incentive for families to continue to steadily increase household incomes. Additionally, the change in the interim re-examination policy will reduce overall Housing Assistance Payments ("HAP") expense by requiring families to pay a reasonable amount of rent at all times, not only at the time of the regular annual re-examination.

### **Adoption of revised minimum rent**

The revision of the HACP's "minimum, rent policy" in the Section 8 Housing Choice Voucher Program, raises the minimum rent charged to a family from \$10 per month to \$50 per month. However, specific HUD regulations require that a housing authority also grant an exemption from the minimum rent if the family is unable to pay the minimum rent due to a financial hardship. The current portion of the HACP's "minimum rent policy" relating to financial hardship will remain in full force and effect and is stated in the Section 8 Administrative Plan as follows:

In cases of family hardship, the HACP will grant an exemption from the minimum rental amount for any of the following:

- a. The family has lost eligibility for, or is awaiting an eligibility determination, for a federal, state or local assistance program, including a family that includes a member, who is an alien lawfully admitted for permanent

residence under the Immigration and Nationality Act, who would otherwise be entitled for public benefits but for Title IV of the Personal Responsibility and Work Opportunity Reconciliation Act of 1996;

- b. The family would be evicted as a result of the imposition of the minimum rent requirement;
- c. The income of the family has decreased because of changed circumstance, including loss of employment; or
- d. A death in the family has occurred.

The change in the HACP's Section 8 Housing Choice Voucher Program minimum rent is designed to reduce overall Housing Assistance Payments ("HAP") expense by requiring families to pay a reasonable amount of rent at all times, while providing an exemption to those families who are experiencing certain financial hardships.

**Description of Inspection Strategy:**

To monitor the inspection process and to ensure 100% regulatory compliance, the HACP will fully implement its automated HQS inspection module during the first quarter of FY 2007. The system will also enable the department to produce enhanced production reports necessary to effectively manage all inspections. The Section 8 Department will conduct 100% of all Annual and Pre-contract Housing Quality Standards (HQS) inspections required in FY 2007.

The HACP Supervisor of Housing Inspections conducts HQS quality control inspections on a regular basis. The sample size used under the MtW Plan is larger than that which is required under the standard Section 8 Management Assessment Program (SEMAP), thereby creating tighter controls on the quality of inspections conducted.

**Planned inspections completed FY 2006 by category:**

Annual HQS inspections: 6,757

Pre-contract HQS inspections: 936

HQS Quality Control Inspections: 216



## **HQS Enforcement**

The HACP will continue to select samples of files with failed HQS inspections to assure that where cited life-threatening deficiencies were discovered, correction was made within 24 hours from the inspection and, for all other cited HQS deficiencies, correction was made no more than 30 calendar days from the inspection (or any PHA approved extension); or, if HQS deficiencies were not corrected within the time required time frame, the HACP stopped Housing Assistance Payments beginning no later than the first of the month following the correction period. In addition, where the family caused the HQS deficiency, the HACP will continue to take prompt and vigorous action to enforce the family obligations. This same standard used for SEMAP that focuses on inspection integrity will be used by the HACP for its Housing Choice Voucher Program in FY 2007.

## **Production Tracking / Customer Service System:**

The HACP Section 8 Department will continue to develop a system to track new tenancies and related leasing documents in its Housing Choice Voucher Program. The system will rely on a new automated product which will enable staff to instantly identify the status of a new leases and provide immediate information to both voucher-holders and landlords. As a management tool, the system's ability to track production enhances the department's management capabilities.

## **Document Imaging:**

The Section 8 Department will initiate a document management program that includes document imaging. As part of an agency-wide plan, the Department hopes to benefit from intra-departmental efficiencies. By storing important records, such as Housing Assistance Payments (HAP) Contracts and other legal documents, the Section 8 Department will always have, at its fingertips, such resources required for day to day operations as well as for audits and HUD reviews. Imaging of certain terminated file documents will also reduce the need for hard copy storage both on and off-site.

**TABLE 8-1 - PUBLIC HOUSING CURRENT AND PROJECTED OCCUPANCY**

	FY 01 Physical Unit Count	Actual – October 1, 2006			Projected – October 1, 2007		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-1 Addison Terrace	781	691	578	84%	691	630	91%
1-2 Bedford Dwellings	420	420	362	86%	420	350	83%
1-3 Allequippa Terrace (1)	120	0	0	0%	0	0	0%
1-4 Arlington Heights	150	150	131	87%	150	134	89%
1-5 Allegheny Dwellings	282	282	226	80%	282	247	88%
1-7 Saint Clair Village (7)	680	456	194	43%	301	206	68%
1-8 Bedford Additions (2)	460	0	0	0%	0	0	0%
1-9 Northview Heights	882	592	470	79%	592	522	88%
1-10 Glen Hazel (Cove Place)	39	0	0	0%	0	0	0%
1-11 Hamilton Larimer (3)	324	324	102	31%	324	96	30%
1-12 Garfield Heights (4)	601	326	283	87%	326	209	64%
1-13 Addison Addition (5)	194	194	123	63%	45	40	88%
1-14 Kelly Street High Rise	165	132	0	0%	0	0	0%
1-15 PA Bidwell High Rise	130	130	87	67%	130	68	52%
1-17 Pressley High Rise	212	212	197	93%	212	205	97%
1-20 Homewood North	135	135	102	76%	135	105	78%
1-29 East Hills	157	157	0	0%	0	0	0%
1-31 Murray Towers	70	70	62	89%	70	68	97%
1-32 Glen Hazel Duplexes	104	104	101	97%	104	101	97%
1-33 Glen Hazel High Rise	111	111	82	74%	111	80	72%
1-40 Brookline Terrace	30	30	26	87%	30	30	100%
1-41 Allentown High Rise	104	104	99	95%	104	101	97%
1-44 South Oakland (Finello)	60	60	50	83%	60	52	87%
1-45 Morse Gardens	70	70	68	97%	70	64	91%
1-46 Carrick Regency	66	66	64	97%	66	65	98%

**TABLE 8-1 - PUBLIC HOUSING CURRENT AND PROJECTED OCCUPANCY (CONTINUED)**

	FY 01 Physical Unit Count	Actual – October 1, 2006			Projected – October 1, 2007		
		Physical Unit Count	Number Occupied	Percent Occupied	Physical Unit Count	Number Occupied	Percent Occupied
1-47 Gualtieri Manor	31	31	26	84%	31	31	100%
**Scattered Sites	256	251	186	74%	251	218	87%
1-57 Glen Hazel Accessible	6	6	6	100%	6	6	100%
1-62 Broadhead Manor (6)	64	64	10	16%	0	0	0%
1-64 New Pennley Place	38	39	39	100%	39	39	100%
1-66 Oak Hill “MROP”	99	80	75	94%	80	76	95%
1-68 Oak Hill Phase 1a	97	97	97	100%	97	96	99%
1-72 Manchester Phase 1	20	20	20	100%	20	20	100%
1-73 Christopher Smith	25	25	25	100%	25	25	100%
1-74 Manchester Phase 2	25	25	25	100%	25	25	100%
1-75 Manchester Phase 3	18	18	18	100%	18	18	100%
1-76 Oak Hill Phase 1b	101	101	100	99%	101	99	98%
1-78 Manchester Phase 4	23	23	23	100%	23	22	96%
1- XX Manchester Phase 4b	0	0	0	0%	6	6	100%
1-79 Oak Hill Phase 1c	14	96	93	97%	96	94	98%
1- 80 Silver Lake	0	75	73	97%	75	73	97%
1- 81 Oak Hill Phase 1d	0	56	56	100%	56	55	98%
1- 82 Bedford Hills Phase 1a	0	24	24	100%	24	24	100%
1- 83 Bedford Hills Phase 1b	0	50	49	98%	50	50	100%
1- 85 North Aiken	0	62	60	97%	62	60	97%
1-86 Fairmont	0	50	50	100%	50	50	100%
<b>Total</b>	<b>7166</b>	<b>6009</b>	<b>4461</b>	<b>74%</b>	<b>5358</b>	<b>4460</b>	<b>83%</b>

\*\* Scattered Sites include: PA1-22, PA1-38, PA1-39, PA1-42, PA1-43, PA1-50, PA1-51 & PA1-52. Scattered Sites to be sold include: PA1-22, PA1-38, PA1-39, PA1-50 & PA1-51. Additional disposition approvals may be sought for PA-42, PA-43 and PA-52. (1) Community demolished. (2) Community demolished. (3) 294 units approved for demolition. (4) 275 units demolished. (5) 149 units approved for demolition. (6) 64 units to be demolished or sold (7) 155 units awaiting demolition.

**9.0 RESIDENT PROGRAMS – SELF SUFFICIENCY**

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**OVERVIEW .....1**

**RESIDENT SELF SUFFICIENCY PROGRAMMING .....1**

**COMMUNITY PLANNING MODEL – COORDINATION WITH SITE BASED MANAGEMENT .....2**

**COMMUNITY PLANNING MODEL – RESIDENT COUNCIL .....3**

**YOUTH SERVICES FUND .....4**

**OTHER PROGRAMS .....5**

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**OVERVIEW**

In FY 2005, the HACP focused self-sufficiency program efforts on: 1. The expansion (i.e. increased enrollment) of the HACP’S LIPH and Section 8 self-sufficiency programs; 2. The implementation of a community planning model for the provision of resident self-sufficiency services and 3. The development of youth related programs including a Youth Services Investment Fund.

This work continued in FY 2006 as HACP integrated existing resident self-sufficiency program components developed during and prior to FY 2005 rather than initiating the development of additional program components.

In 2007, HACP will expand services in employment, strengthen the partnership with site-based management in HACP communities and further develop cooperation with other governmental human service agencies.

**Resident Self-Sufficiency Programming**

The HACP operates two parallel self-sufficiency programs: 1. the Section 8 family self-sufficiency program and 2. the voluntary LIPH self-sufficiency program. Together, the two parallel programs are the “Realizing Economic Attainment for Life” (REAL) Program. The objectives of the REAL program are to assist residents in becoming self sufficient through assessment, planning and referral to needed services. Built on links to public and private sector social service agencies, the REAL program pursues these goals by coordinating services from these social service agencies for resident families.

These services may include, but are not limited to: life skills, job readiness skills, drug and alcohol related services, mental and physical health services, training and education, child care, transportation, and employment placement.

As of June 30, 2006, the LPH REAL program had 768 enrollments with a 2006 goal of 580 and the Section 8 family self-sufficiency has 284 with a 2006 goal of 316. In FY 2006, the REAL program enhanced the Resident Employment Program to improve resident employment outcomes. The program enhancements included job search/readiness, GED, basic computer instruction, Section 3 orientation and assessment and entry-level certificate training programs offered through local agencies.

For FY 2007, the HACP will maintain self-sufficiency program enrollment at 700 in LIPH and 400 in Section 8. Also in 2007 HACP will focus on establishing a new client contact standard, initiate an agreement with Allegheny County Human Services for dedicated staff to serve HACP residents with Mental Health and CYF issues; add Asbestos Abatement, Drivers Education, Basic Construction, Certified Nursing Assistant training to the Resident Employment Program; and expand the number of Section 3 orientations and Job Fairs.

### **Community Planning model – Coordination with Site Based Management**

In July 2005, the HACP completed the organizational implementation of site based management in all HACP managed communities. The family self-sufficiency program community-planning model is an important component of the site based management effort. Under this model, family self-sufficiency program efforts will be focused on meeting needs identified at the individual community level. As part of this effort, family self-sufficiency service (FSS) coordinators are now located in the same offices as site managers. FSS coordinators work directly with site managers to attempt to alleviate re certification and rent payment issues before it is necessary to evict a resident. Co-location of FSS coordinators and site-based managers in the same offices contributes to the participation of FSS coordinators as members of each community's site based management team.

The Family self-sufficiency program Community Planning Model at the HACP encourages participation and active communication among all HACP community stakeholders including property management personnel, resident councils, HACP Family Self Sufficiency Coordinators, residents and outside social service providers. The Community Planning Model efforts initiated in FY 2005 will be completed in FY 2006.

In 2007, the above will continue with a concentrated effort on reducing unnecessary paperwork, making computer programs compatible and improving communication with Site Management staff.

2007 goals are as follows:

- Expand the Healthy Homes program to include a contact by Healthy Homes 60 days after lease-up and 48 hours after a failed home inspection.
- Work with tenant council on a Resident driven Welcome Wagon program, RAB, MOU and Scattered Sites election process.
- Develop joint training programs with site based staff to include community development and team building.
- In conjunction with site based staff, tenant council and service providers will hold annual community planning workshops to assess services, identify needs and prepare annual calendars. These meetings will include agencies that specialize in violence prevention.
- Create site based service clusters, which will include service coordinators and Resident Relations Specialists for each region.
- Shift resident support programs such as tenant council auditing, speech/deaf services, translation, mediation, community days and resident leadership institute to the resident participation line item.
- Upgrade the PCC Program to include the submission of an Annual Service Plan to the PCC membership.
- To increase the quality and frequency of the monitoring of programs utilizing HACP facilities.
- To work with Site Based Management to develop a plan and implement HUD self-sufficiency requirements (i.e. employment, training and volunteering by residents).

### **Community Planning Model – Resident Councils**

Under the HACP's Community Planning Model, HACP Resident Councils will have an expanded role in HACP communities:

- As part of the HACP's Community Planning Model, the HACP has begun to further develop Resident Councils as active partners in community management. In FY 2005, Resident Council members received computer training to enable them to use email and do simple word processing and to regularly produce newsletters for their communities and to use computers to keep records of their activities, plans for their communities and preparing annual plans and demographic studies
- In FY 2006, HACP expanded the capabilities of Resident Councils by providing training on how to responsibly operate with larger budgets. Community planning training for all HACP family community resident councils was completed in FY 2006.
- Utilizing the community planning training provided in FY 2006, all but four HACP family community resident councils completed annual plans and community demographic studies. These remaining four resident councils experienced delays due to membership turnover resulting from FY 2006 elections and are scheduled to complete community planning objectives including the production of annual plans by no later than March 31, 2007.
- In addition, because HACP feels that community planning is an essential component of resident council self-sufficiency, in FY 2007, the Resident Leadership Institute will focus on this activity at its yearly training and hire a consultant to work with resident councils on an individual basis.

In FY 2007, the Resident Leadership Institute will be fully operational and will include the following basic instructional modules:

- **Tenant Council Basics**
- HUD and the Resident Council
- Roberts Rules of Order
- By Laws and Elections
- Managing Tenant Funds
- Basic Bookkeeping
- Quicken Financial Software
- Auditing Requirements
- Budgeting
- Office Organization and Record keeping

#### **Community Development**

- Strategic Planning
- Marketing and Fundraising
- Customer Service
- Leadership Recruitment
- Grant Research and Proposal Writing
- Mediation/Team Building
- Community Organizing

#### **Empowerment**

- Incorporation in Pennsylvania
- Obtaining 501(c)3 Status
- Managing Data and Outcomes
- How to become a Resident Management Corporation
- Developing (ROB's) A Resident Owned Business
- Working with the Housing Authority

## **Youth Services Fund**

In July 2005, the HACP Board of Directors approved the expenditure of \$5,000,000 from MtW reserves to create a Youth Services Investment Fund (YSIF). The purpose of the fund is to improve the outcomes for HACP resident youth, ages 13-21, through investment in programs that result in academic success, career development and good citizenship. The goals of this fund are to provide financial support to evidence-based, outcome-oriented programs in public housing communities and to engage stakeholders for a sustained period to improve program quality, coverage and connections.

The fund has been established at The Pittsburgh Foundation, one of the largest community foundations in the country, with investment management services provided by Mellon Bank, N.A.

In 2006 the YSIF has awarded grants for (2) summer programs in the amount of \$220,000. These (2) summer programs focus on career exploration, community service and conflict resolution. The tenant councils in the communities served by the programs, assisted in the program design, development of community service projects and recruitment of participants. YSIF is currently soliciting proposals for a 2006/2007-program cycle. It is expected that the YSIF will award an additional \$500,000 prior to the close of 2006.

## **Domestic Violence-Related Policies**

The HACP Police Department advises all victims of domestic violence of The Pennsylvania Crime Victims Compensation Program and coordinates with REAL program personnel for necessary follow up to victims of domestic violence. REAL program personnel review police activity reports daily and service coordinators are assigned to make contact with persons and families listed in the report for domestic violence-related issues. The contact must be made within 72 hours of the incident and a REAL program supervisor decides if additional support is needed. The service coordinator during the initial contact provides the person with a business card, information on PAAR (Pittsburgh Action Against Rape) and WAAR (Women Against Abusive Relationships), provides an opportunity to enroll in the REAL program or addresses other needs (i.e. food, employment, etc.). In addition, HACP allows WAAR to use HACP facilities for counseling and for emergency housing when all shelters are full.

On weekends, support is available through the REAL on call program. Police or any HACP employee can contact REAL On Call and a service coordinator will contact the person/family to determine what support is required. REAL On Call personnel are on duty from 5:00 PM Friday to 8:00 AM Monday and have food coupons and bus passes if needed.



## **Other Programs**

During FY 2007, the HACP will continue to operate One Vision One Life and other already successful social service programs; including the Youth Sport Program, Northview Heights Arts Center, the Teen Street Team Program, the Clean Slate Program and the Senior Living Enhancement Project in conjunction with the Area Agency on Aging and the Pittsburgh Foundation.

The HACP will also continue to operate the Cupboard of Hope program, a program funded entirely by donations from HACP employees. The Cupboard of Hope program provides food to needy HACP residents. The program provided additional food to 47 families during the Thanksgiving and Christmas holidays as well as providing emergency food for 50 families. In addition HACP will explore partnering with agencies/groups involved in Urban Gardening. This effort will seek to expand/supplement farm stands operated by tenant councils.

In FY 2007, the focus will remain on youth 13-21 who reside in family communities. Also, the HACP will pursue expansion of youth sports activities to include supporting collaboration between agencies to provide summer day camp experiences for youth ages 5-12, providing opportunities for youth 13-18 to experience non-traditional activities such as tennis, fencing, golf, robotics, spoken word and two (2) fitness centers .

**10.0 REAL ESTATE PROGRAMS**

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**HOMEOWNERSHIP PROGRAM..... 1**

**HOMEOWNERSHIP PROGRAM**

This section is currently omitted while HACP works with the local field office of the U. S. Department of Housing and Urban Development to finalize the HACP Moving To Work Homeownership Program. A revised HACP 2007 Moving To Work Annual Plan Chapter 10, and appropriate attachments, will be submitted under separate cover.

**11.0 OTHER INITIATIVES**

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**SITE-BASED MANAGEMENT..... 1**

**SITE-BASED MANAGEMENT – PROJECT-BASED ACCOUNTING/BUDGETING (PBA/PBB) .....2**

**SITE-BASED MANAGEMENT MONITORING MEASURES..... 3**

**ASSET MANAGEMENT MONITORING MEASURES.....3**

**CREATION OF ENTITIES FOR DEVELOPMENT PURPOSES .....4**

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In FY 2003, the HACP began the planning process to de-centralize the organizational structure of the HACP and to implement site-based management in all HACP-managed communities. In FY 2004, the HACP hired consultants to assist the HACP in the transition to site-based management. The basic organizational changes necessary to implement site-management at the HACP were completed in July 2005. The HACP now operates all HACP-managed communities using a site-based management model. During 2006 and 2007, the HACP will continue to monitor performance and make necessary adjustments to streamline operations and improve performance.

**SITE-BASED MANAGEMENT**

Under the HACP’s site-based management organizational structure, site managers fully responsible for the day-to-day management of each respective HACP community manage each HACP community. Each site manager leads teams of site-based maintenance and property management personnel at each HACP community. Each site manager is directly responsible for maintenance, HUD regulatory compliance and leasing levels at their respective communities. The site managers are involved in all long-range modernization and development planning in their communities as well as involved in necessary coordination with social services provided to the residents of their communities. The performance of each site-manger is gauged by the performance of their respective communities as measured by a variety of HUD and HACP established criteria including HUD regulatory compliance, HUD performance measures, occupancy levels, rent delinquency rates, and additional measures as determined by the HACP.

The HACP's organizational structure under site-based management consists of largely autonomous site managers operating within 3 separate regional groupings of communities. Each regional group is the responsibility of a single regional Real Estate Asset Manager. The HACP's former Maintenance Department has been replaced by a combination of site-based maintenance staff and a Facilities Services Department that provides specialized maintenance services that would be impractical to provide at each community. These services include pest control, systems engineering, and additional specialized maintenance tasks. Each site manager has site-based maintenance personnel under their supervision to provide routine maintenance. The HACP's Occupancy Department continues to provide admissions processing for all HACP communities. Under site-based management, however, site managers are responsible for maintaining adequate occupancy levels in their communities.

#### **SITE-BASED MANAGEMENT – PROJECT-BASED ACCOUNTING/BUDGETING (PBA/PBB)**

Project-based accounting and project-based budgeting (PBA/PBB) are essential to the full operational implementation of site-based management. Under PBA/PBB, each site manager is responsible for creating and implementing an efficient and workable budget for their respective communities. Services provided by outside departments (Facilities Services, Resident Self-Sufficiency, Communications, etc.) are charged against the budget of recipient communities. The performance of the site manager in meeting budgetary requirements is one of the monitoring measures applied to each HACP-managed community.

The full implementation of PBA/PBB requires substantial redesign of the HACP's accounting systems. The HACP has contracted with qualified consultants to assist in the necessary redesign of HACP's accounting system and the development of initial site budgets. Draft 2006 budgets for each HACP community were created by the consultants using 2005 data. Site Managers, with assistance from Real Estate Asset Managers and the Finance department, developed specific site-based FY 2006 budgets late in 2005. For the first time, in 2006, the HACP is operating with site-based budgets rather than solely with department-based budgets. The budget process for 2007 begins in August 2006, and each site will be provided with year-to-date actual expense information to use in planning a 2007 budget.

In conjunction with the effort to implement PBA/PBB, the HACP has procured the services of additional consultants to re-engineer the HACP's procurement and inventory control systems. These systems will affect the process and authority site managers have to access goods and services; the levels and types of inventory maintained at each community and how records are kept among other

basic property management functions. In the initial phase of this effort, a complete inventory of all HACP materials was completed, and this was used to create a materials catalog listing all items purchased by the HACP. Streamlined requisitioning processes were developed and implemented including the use of blanket purchase agreements with expeditious delivery of materials on an as needed basis. Efforts to rationalize and standardize the item catalog to reduce redundancies and create consistency of materials used across the authority are now underway. A second planned full inventory combined with the new streamlined catalog should consolidate and extend operational improvements made to date. All of these efforts are anticipated to be completed in 2007.

### **SITE-BASED MANAGEMENT – SITE-BASED WAITING LISTS**

The HACP's site-based waiting list was implemented in July 2006. Information on the length of each site waiting list is included in Chapter 2. Initial demographic data has been recorded to establish baselines for tracking impacts of the site-based system. This baseline data will be presented in the 2006 Moving To Work Annual Report.

### **SITE-BASED MANAGEMENT – MONITORING MEASURES**

During FY 2005 the HACP maintained centralized monitoring of basic property management indicators including occupancy, rent collection, vacant unit turnaround and work orders among other indicators. Monthly, de-centralized, reporting by community was fully implemented in October 2005. Monthly Board reports have included community based information for each HACP community since January 2006. Late in FY 2006 and in FY 2007, HACP will begin to establish corrective action plans for under-performing sites.

### **ASSET MANGEMENT MONITORING MEASURES**

Beginning October 1, 2005, the HACP's three Real Estate Asset Managers began assuming oversight and performance monitoring of the HACP's privately managed communities. Contractors previously performing this function provided support and training to the Asset Managers and a newly hired Asset Management Financial Specialist during the first six months of 2006. Contracted assistance ended June 30, 2006, and monitoring responsibility for HACP's privately managed communities was successfully transferred to the HACP's in house staff. Privately managed properties are included in each of the HACP's three management regions and in all monthly reports to the Board of Commissioners.

## **COMPLIANCE WITH HUD ASSET MANAGEMENT REQUIREMENTS**

Under Moving To Work, HACP embarked on a strategy to implement site-based management and Asset Management 2 years prior to HUD's determination that this would be required of all housing authorities. HACP is closely following the development of guidelines for implementation of the new Operating Fund Rule and the Asset Management requirements that accompany that rule. At the same time, HACP continues to develop its own Asset Management policies, procedures, and standards. As those HUD guidelines are finalized, HACP will work with HUD to determine what adjustments, if any, are needed to HACP's site-based, asset management, project based budgeting and accounting policies, procedures, and practices to achieve any required compliance.

## **CREATION OF ENTITIES FOR DEVELOPMENT PURPOSES**

In FY 2006, HACP began the process to establish appropriate affiliate entities, such as affiliate non-profit corporations and/or limited liability partnerships (LP) in order to leverage tax credit investments and complete development or redevelopment initiatives. These strategies may be used for a variety of development efforts, including but not limited to the Kelly Street High Rise replacement. (The non-profit Kelly Street Corporation was established in 2006.) As development agreements and financing strategies are developed, these entities may also be used as part of redevelopment efforts at Garfield Heights, Northview Heights, St. Clair Village, Addison Terrace and additional HACP communities as deemed appropriate.

**12.0 SUMMARY OF HUD APPROVALS**

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**12.1 New Approvals Sought/Waivers for Continuing Successful MTW Programs ..... 1**

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**12.1 New Approvals Sought/ Waivers for Continuing Successful MTW Programs**

For FY 2007, the HACP is not seeking any new HUD approvals for alternative programs as an MtW agency.

HACP has requested termination of the Section 5(h) Homeownership Program Implementing Agreement dated December 9<sup>th</sup>, 1997, and is requesting that disposition approvals associated with that agreement be transferred to the HACP Moving To Work Homeownership Program. A list of affected units is attached.

HACP also may request disposition for homeownership approval for units in PA-42, PA-43, and PA-52 through appropriate disposition approval processes.

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## 2007 MtW PLAN HOPE VI Development Summary

	Manchester Phase IV	Oak Hill Wadsworth Hall	Bedford Phase II (Whiteside)	Bedford Phase III (Whiteside + Infill)	Bedford For-Sale
<b>HOPE VI</b>					
<b>Tax Credit App Submissions</b>	NA	NA	Awarded	April, 2007 (4%)	NA
<b>Development Team</b>					
HACP Development Manager	Laporte	Berkley	Eannarino	Eannarino	Eannarino
Developer / Construction Manager	HACP	HACP	MBS	MBS	MBS
<b>Required # of Demo Units</b>	0	0	220	0	0
<b>Planned Unit Mix</b>					
Public Housing Only Units	6				
Public Housing / Tax Credit Units			58	48	
Tax Credit Only Units			33	40	
Market Rate Units			25		
Other					29
<b>Total Planned Units:</b>	<b>6</b>	<b>NA</b>	<b>116</b>	<b>88</b>	<b>29</b>
<b>Projected Dev Costs</b>					
Projected Demo Costs	0	300,000	1,400,000		0
Projected Construction Costs	1,548,677	1,600,000	15,800,000	12,000,000	5,265,413
Projected Other Dev Costs	168,718	200,000	9,200,000	4,300,000	3,201,067
<b>Total Projected Dev Costs:</b>	<b>1,717,395</b>	<b>2,100,000</b>	<b>26,400,000</b>	<b>16,300,000</b>	<b>8,466,480</b>
<b>Total Per Unit Dev Costs - All Units</b>	286,233	NA	227,586	185,227	291,948
20,879,919					
<b>Funding Sources</b>					
Capital Fund Program	225,616		9,191,002	8,457,012	473,667
Replacement Housing Factor					
HOPE VI	1,491,779		2,788,917		869,321
HOPE VI Demo					
CFP Leveraged Bond Proceeds					
Emergency Flood Grant					
Program Income		2,100,000		442,988	3,257,012
Reserves					
<b>Subtotal HACP Sources:</b>	<b>1,717,395</b>	<b>2,100,000</b>	<b>11,979,919</b>	<b>8,900,000</b>	<b>4,600,000</b>
<b>HACP % of Total Sources</b>	100%	100%	45%	55%	54%
<b>HACP - Per Unit Public Hsg Costs</b>	286,233	NA	206,550	185,417	NA
Tax Credit Equity			12,557,081	6,400,000	
Other Private Debt			963,000	1,000,000	3,135,480
Other Non-HACP Grants, etc.			900,000		731,000
<b>Subtotal Non-HACP Sources:</b>	<b>0</b>	<b>0</b>	<b>14,420,081</b>	<b>7,400,000</b>	<b>3,866,480</b>
<b>Total Funding All Sources:</b>	<b>1,717,395</b>	<b>2,100,000</b>	<b>26,400,000</b>	<b>16,300,000</b>	<b>8,466,480</b>
<b>Activity Schedules</b>					
Procure Dev / Const. Mgmt Team	NA	TBD	Completed	Completed	Completed
Prepare Design Documents	04/06 - 06/06	TBD	Completed	Completed	Completed
Prepare / Submit Tax Credit App	NA	TBD	Completed	1/07 - 2/07	NA
Tax Credit Award Notice	NA	TBD	9/06	5/07	NA
Prepare Evidentiaries	NA	TBD	09/06 - 3/07	5/07 - 6/07	Completed
HUD Approval / Closing	11/06	TBD	3/07 - 6/07	6/07 - 9/07	Completed
Construction Start	03/07	TBD	7/07	10/07	7/06
<b>Construction Completion</b>	<b>06/07</b>	<b>TBD</b>	<b>10/2008</b>	<b>3/2009</b>	<b>7/09</b>



# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## 2007 MtW PLAN Comprehensive Redevelopment Summary

	Garfield Phase I	Garfield Phase II	Garfield Offsite	Addison Phase I	Addison Phase II
<b>Comprehensive Redevelopment</b>					
<b>Tax Credit App Submissions</b>	Apr 2007 (9%)	April 2009 (9%)	NA	Oct 2007 (9%)	Oct 2009 (9%)
<b>Development Team</b>					
HACP Development Manager	Laporte	Laporte	Laporte	Porter	Porter
Developer / Construction Manager	KBK	TBD	Garfield Jubilee	TBD	TBD
<b>Required # of Demo Units</b>	105	70	0	100	100
<b>Planned Unit Mix</b>					
Public Housing Only Units			10		
Public Housing / Tax Credit Units	50	30		50	50
Tax Credit Only Units	20	10		25	25
Market Rate Units	20	10		25	25
Other					
<b>Total Planned Units:</b>	<b>90</b>	<b>50</b>	<b>10</b>	<b>100</b>	<b>100</b>
<b>Projected Dev Costs</b>					
Projected Demo Costs	800,000	400,000	0	500,000	500,000
Projected Construction Costs	16,573,765	10,128,412	2,000,000	15,750,000	16,500,000
Projected Other Dev Costs	4,564,579	1,216,991	300,000	5,362,500	5,610,000
<b>Total Projected Dev Costs:</b>	<b>21,938,344</b>	<b>11,745,403</b>	<b>2,300,000</b>	<b>21,612,500</b>	<b>22,610,000</b>
<b>Total Per Unit Dev Costs - All Units</b>	243,759	234,908	230,000	216,125	226,100
<b>Funding Sources</b>					
Capital Fund Program	10,800,000	5,782,130	1,610,000		
Replacement Housing Factor					10,000,000
HOPE VI					
HOPE VI Demo					
CFP Leveraged Bond Proceeds					
Emergency Flood Grant					
Program Income				10,000,000	
Reserves					
<b>Subtotal HACP Sources:</b>	<b>10,800,000</b>	<b>5,782,130</b>	<b>1,610,000</b>	<b>10,000,000</b>	<b>10,000,000</b>
<b>HACP % of Total Sources</b>	49%	49%	100%	47%	46%
<b>HACP - Per Unit Public Hsg Costs</b>	216,000	192,738	161,000	200,000	200,000
Tax Credit Equity	11,138,344	6,107,609		11,238,500	11,757,200
Other Private Debt					
Other Non-HACP Grants, etc.					
<b>Subtotal Non-HACP Sources:</b>	<b>11,138,344</b>	<b>6,107,609</b>	<b>0</b>	<b>11,238,500</b>	<b>11,757,200</b>
<b>Total Funding All Sources:</b>	<b>21,938,344</b>	<b>11,889,739</b>	<b>1,610,000</b>	<b>21,238,500</b>	<b>21,757,200</b>
<b>Activity Schedules</b>					
Procure Dev / Const. Mgmt Team	Completed	4/08 - 8/08	Complete	5/07 - 12/07	7/08 - 12/08
Prepare Design Documents	9/06 - 3/07	9/08 - 3/09	3/07 - 9/07	2/08 - 8/08	2/09 - 8/09
Prepare / Submit Tax Credit App	12/06 - 4/07	12/08 - 4/09	NA	5/07 - 10/07	5/09 - 9/09
Tax Credit Award Notice	9/07	9/09	NA	3/08	3/10
Prepare Evidentiaries	8/07 - 12/07	8/09 - 12/09	NA	2/08 - 6/08	2/10 - 6/10
HUD Approval / Closing	12/07 - 2/08	12/09 - 2/10	9/07 - 12/07	06/08 - 08/08	6/10 - 8/10
Construction Start	3/08	3/10	4/08	09/08	9/10
<b>Construction Completion</b>	<b>3/2010</b>	<b>3/2012</b>	<b>4/09</b>	<b>9/2010</b>	<b>12/2012</b>

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## 2007 MtW PLAN Partial Redevelopment Summary

	Northview Phase I	St. Clair 69 New / 131 Rehab
Partial Redevelopment		
Tax Credit App Submissions	Jan 2008 (4%)	July 2007 (4%)
<b>Development Team</b>		
HACP Development Manager	Henry	Berkley
Developer / Construction Manager		
<b>Required # of Demo Units</b>		
	175	325
<b>Planned Unit Mix</b>		
Public Housing Only Units		131
Public Housing / Tax Credit Units	35	69
Tax Credit Only Units		
Market Rate Units		
Other		
<b>Total Planned Units:</b>	<b>35</b>	<b>200</b>
<b>Projected Dev Costs</b>		
Projected Demo Costs	700,000	1,300,000
Projected Construction Costs	5,775,000	19,660,000
Projected Other Dev Costs	866,250	2,949,000
<b>Total Projected Dev Costs:</b>	<b>7,341,250</b>	<b>23,909,000</b>
<b>Total Per Unit Dev Costs - All Units</b>	209,750	119,545
<b>Funding Sources</b>		
Capital Fund Program		609,512
Replacement Housing Factor		
HOPE VI		
HOPE VI Demo		411,618
CFP Leveraged Bond Proceeds		14,660,000
Emergency Flood Grant		
Program Income	4,000,000	
Reserves		
<b>Subtotal HACP Sources:</b>	<b>4,000,000</b>	<b>15,681,130</b>
<b>HACP % of Total Sources</b>	69%	66%
<b>HACP - Per Unit Public Hsg Costs</b>	114,286	78,406
Tax Credit Equity	1,835,313	7,927,870
Other Private Debt		
Other Non-HACP Grants, etc.		300,000
<b>Subtotal Non-HACP Sources:</b>	<b>1,835,313</b>	<b>8,227,870</b>
<b>Total Funding All Sources:</b>	<b>5,835,313</b>	<b>23,909,000</b>
<b>Activity Schedules</b>		
Procure Dev / Const. Mgmt Team	1/08 - 4/08	NA
Prepare Design Documents	11/06 - 6/07	6/06 - 12/06
Prepare / Submit Tax Credit App	10/07 - 01/08	10/06 - 2/07
Tax Credit Award Notice	4/08	5/07
Prepare Evidentiaries	1/08 - 5/08	4/07 - 6/07
HUD Approval / Closing	5/08 - 8/08	7/07 - 9/07
Construction Start	9/08	11/07
<b>Construction Completion</b>	<b>9/10</b>	<b>11/2009</b>

# HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

## 2007 MtW PLAN Senior Housing Development Summary

	Fairmont	Louis Mason, Jr.	Kelly Street
Senior Housing			
Tax Credit App Submissions	Awarded	Awarded	Sept 2007 (4%)
Development Team			
HACP Development Manager	Henry	Eannarino	Laporte
Developer / Construction Manager	Affirmative	MBS	HACP
Required # of Demo Units	0	0	132
Planned Unit Mix			
Public Housing Only Units			
Public Housing / Tax Credit Units	50	90	107
Tax Credit Only Units	10	18	
Market Rate Units			
Other			
Total Planned Units:	<b>60</b>	<b>108</b>	<b>107</b>
Projected Dev Costs			
Projected Demo Costs	0	0	1,000,000
Projected Construction Costs	8,212,152	11,400,000	13,040,381
Projected Other Dev Costs	3,348,665	5,476,218	1,956,057
Total Projected Dev Costs:	<b>11,560,817</b>	<b>16,876,218</b>	<b>15,996,438</b>
Total Per Unit Dev Costs - All Units	192,680	156,261	149,499
Funding Sources			
Capital Fund Program			10,024,229
Replacement Housing Factor	3,620,042		
HOPE VI			
HOPE VI Demo			
CFP Leveraged Bond Proceeds			
Emergency Flood Grant			
Program Income			
Reserves		9,603,218	
Subtotal HACP Sources:	<b>3,620,042</b>	<b>9,603,218</b>	<b>10,024,229</b>
HACP % of Total Sources	31%	57%	63%
HACP - Per Unit Public Hsg Costs	72,401	106,702	93,684
Tax Credit Equity	7,940,775	6,623,000	5,772,209
Other Private Debt			
Other Non-HACP Grants, etc.		650,000	200,000
Subtotal Non-HACP Sources:	<b>7,940,775</b>	<b>7,273,000</b>	<b>5,972,209</b>
Total Funding All Sources:	<b>11,560,817</b>	<b>16,876,218</b>	<b>15,996,438</b>
Activity Schedules			
Procure Dev / Const. Mgmt Team	Completed	Completed	HACP
Prepare Design Documents	Completed	Completed	6/06 - 2/07
Prepare / Submit Tax Credit App	Completed	Completed	4/07 - 7/07
Tax Credit Award Notice	Completed	Completed	10/07
Prepare Evidentiaries	Completed	Completed	9/07 - 11/07
HUD Approval / Closing	Completed	Completed	11/07 - 12/07
Construction Start	Completed	1/06	3/08
Construction Completion	<b>Completed</b>	<b>6/2007</b>	<b>12/2009</b>

## Units included in Section 5(h) Implementing Agreement of 1997

(showing those units still in the housing stock as of 3-5-2007)

**Disposition approvals for homeownership requested to be transferred from 5(h) program to Moving To Work program.**

### PA-28-P001-022

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-022	15210	1603 BALLINGER ST #1	
PA-28-P001-022	15210	1611 BALLINGER ST #2	
PA-28-P001-022	15206	254 AMBER ST #3	
PA-28-P001-022	15216	219 SEBRING AVE #4	
PA-28-P001-022	15206	252 AMBER ST #5	
PA-28-P001-022	15206	250 AMBER ST #6	
PA-28-P001-022	15206	248 AMBER ST #7	
PA-28-P001-022	15206	45 PENN CIRCLE WEST #8	
PA-28-P001-022	15206	5465 BROAD STREET #9	
PA-28-P001-022	15206	246 AMBER ST #10	
PA-28-P001-022	15235	254 TRAVELLA BLVD #11	
PA-28-P001-022	15206	33 PENN CIRCLE WEST #12	
PA-28-P001-022	15206	39 PENN CIRCLE WEST #16	
PA-28-P001-022	15206	43 PENN CIRCLE WEST #17	
PA-28-P001-022	15206	35 PENN CIRCLE WEST #18	
PA-28-P001-022	15214	411 CHAUTAUQUA ST #19	
PA-28-P001-022	15233	1217 SHEFFIELD ST #20	
PA-28-P001-022	15233	1219 SHEFFIELD ST #21	
PA-28-P001-022	15233	1216 HAMLIN ST #22	
PA-28-P001-022	15233	1218 HAMLIN ST #23	
PA-28-P001-022	15206	6535 ROWAN ST #24	
PA-28-P001-022	15216	2534 NEELD AVE #27	
PA-28-P001-022	15210	712 MONTTOOTH ST #28	
PA-28-P001-022	15210	714 MONTTOOTH ST #29	
PA-28-P001-022	15210	716 MONTTOOTH ST #30	
PA-28-P001-022	15210	718 MONTTOOTH ST #31	
PA-28-P001-022	15210	720 MONTTOOTH ST #32	
PA-28-P001-022	15210	722 MONTTOOTH ST #33	
PA-28-P001-022	15210	724 MONTTOOTH ST #34	
PA-28-P001-022	15210	726 MONTTOOTH ST #35	
PA-28-P001-022	15210	728 MONTTOOTH ST #36	
PA-28-P001-022	15210	730 MONTTOOTH ST #37	
PA-28-P001-022	15212	1429 SANDUSKY ST #38	
PA-28-P001-022	15212	1431 SANDUSKY ST #39	
PA-28-P001-022	15216	142 SEBRING ST #40	
PA-28-P001-022	15210	212 CLOVER ST #41	
PA-28-P001-022	15210	214 CLOVER ST #42	
PA-28-P001-022	15210	216 CLOVER ST #43	
PA-28-P001-022	15210	218 CLOVER ST #44	
PA-28-P001-022	15210	213 ROTHMAN ST #45	
PA-28-P001-022	15210	215 ROTHMAN ST #46	
PA-28-P001-022	15210	217 ROTHMAN ST #47	
PA-28-P001-022	15210	219 ROTHMAN ST #48	
PA-28-P001-022	15207	515 FRAYNE ST #49	

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-022	15207	517 FRAYNE ST #50	
PA-28-P001-022	15207	521 FRAYNE ST #51	
PA-28-P001-022	15207	523 FRAYNE ST #52	
PA-28-P001-022	15207	527 FRAYNE ST #53	
PA-28-P001-022	15207	529 FRAYNE ST #54	
PA-28-P001-022	15207	533 FRAYNE ST #55	
PA-28-P001-022	15207	535 FRAYNE ST #56	
PA-28-P001-022	15220	\1406 STEUBEN ST #57	
PA-28-P001-022	15226	2337 WOLFORD ST #58	
PA-28-P001-022	15212	3564 BRIGHTON RD #60	
PA-28-P001-022	15226	952 BAYRIDGE AVE #61	
PA-28-P001-022	15210	1602 FIAT ST #62	
PA-28-P001-022	15226	2069 WOODWARD AVE #63	
PA-28-P001-022	15216	1309 METHYL ST #64	
PA-28-P001-022	15201	112 SCHENLEY MANOR DR #65	
PA-28-P001-022	15212	1323 OAKHILL ST #66	
PA-28-P001-022	15226	1541 CHELTON AVE #67	
PA-28-P001-022	15210	221 WAYSIDE ST #68	
PA-28-P001-022	15216	1415 KENBURMA AVE #69	
PA-28-P001-022	15201	111 SCHENLEY MANOR DR #70	
PA-28-P001-022	15235	7314 SOMERSET ST #71	
PA-28-P001-022	15216	948 SHADYCREST RD #72	
PA-28-P001-022	15220	1245 CRANE AVE #73	
PA-28-P001-022	15217	3773 BEECHWOOD BLVD #74	
PA-28-P001-022	15208	6947 HAMILTON AVE #75	
PA-28-P001-022	15210	2113 ECCLES ST #76	
PA-28-P001-022	15210	2115 ECCLES ST #77	
PA-28-P001-022	15210	2119 ECCLES ST #78	
PA-28-P001-022	15210	2121 ECCLES ST #79	
PA-28-P001-022	15210	2125 ECCLES ST #80	
PA-28-P001-022	15210	2127 ECCLES ST #81	
PA-28-P001-022	15210	2133 ECCLES ST #82	
PA-28-P001-022	15210	2135 ECCLES ST #83	
PA-28-P001-022	15212	223 CARRINGTON ST #84	
PA-28-P001-022	15212	225 CARRINGTON ST #85	
PA-28-P001-022	15212	227 CARRINGTON ST #86	
PA-28-P001-022	15212	229 CARRINGTON ST #87	

### **PA-28-P001-038**

PA Number	Zip	Address
PA-28-P001-038	15207	922 JOHNSTON AVE #258
PA-28-P001-038	15207	926 JOHNSTON AVE #259
PA-28-P001-038	15207	930 JOHNSTON AVE #260
PA-28-P001-038	15207	934 JOHNSTON AVE #261
PA-28-P001-038	15207	940 JOHNSTON AVE #262
PA-28-P001-038	15207	944 JOHNSTON AVE #263
PA-28-P001-038	15207	948 JOHNSTON AVE #264
PA-28-P001-038	15207	950 JOHNSTON AVE #265
PA-28-P001-038	15207	970 JOHNSTON AVE #270
PA-28-P001-038	15207	978 JOHNSTON AVE #272

PA Number                      Zip                      Address                      All Units Pittsburgh, PA

**PA-28-P001-039**

PA Number	Zip	Address
PA-28-P001-039	15214	211 W.BURGESS ST #2
PA-28-P001-039	15226	738 WOODBOURNE AVE #3
PA-28-P001-039	15210	700 LILLIAN ST #4
PA-28-P001-039	15226	1405 BROOKLINE BLVD #5
PA-28-P001-039	15216	1512 ROCKLAND AVE #6
PA-28-P001-039	15201	4290 COLERIDGE ST #7
PA-28-P001-039	15216	2724 STRACHAN ST #8
PA-28-P001-039	15206	27 PENN CIRCLE WEST #9
PA-28-P001-039	15211	447 SWEETBRIAR ST #10
PA-28-P001-039	15211	449 SWEETBRIAR ST #11
PA-28-P001-039	15211	453 SWEETBRIAR ST #12
PA-28-P001-039	15211	455 SWEETBRIAR ST #13
PA-28-P001-039	15206	1470 OBERLIN ST #14
PA-28-P001-039	15204	3828 MERLE STREET #15
PA-28-P001-039	15226	2010 PIONEER AVE #16
PA-28-P001-039	15211	116 WILBERT ST #17
PA-28-P001-039	15216	1318 ORANGEWOOD AVE #18
PA-28-P001-039	15210	2159 WHITED ST #19
PA-28-P001-039	15210	2161 WHITED ST #20
PA-28-P001-039	15226	958 NORWICH ST #21
PA-28-P001-039	15216	2367 SARANAC AVE #22
PA-28-P001-039	15216	2344 PALM BEACH AVE #23
PA-28-P001-039	15226	1676 PIONEER AVE #24
PA-28-P001-039	15216	2393 SARANAC AVE #25
PA-28-P001-039	15204	3740 MERLE ST #26
PA-28-P001-039	15206	6622 APPLE ST #27
PA-28-P001-039	15226	517 ROSSMORE AVE #28
PA-28-P001-039	15210	2073 WALTON AVE #29
PA-28-P001-039	15201	1159 WOODBINE ST #30
PA-28-P001-039	15204	802 STANHOPE ST #31
PA-28-P001-039	15221	8331 VIDETTE ST #32
PA-28-P001-039	15216	1630 DAGMAR AVE #33
PA-28-P001-039	15208	114 N DALLAS AVE #34
PA-28-P001-039	15226	2216 WOODWARD ST #35
PA-28-P001-039	15204	2728 STAFFORD ST #36
PA-28-P001-039	15204	2730 STAFFORD ST #37
PA-28-P001-039	15221	1969 ROBINSON BLVD #38
PA-28-P001-039	15226	707 DUNSTER ST #39
PA-28-P001-039	15204	2736 MERWYN AVE #40
PA-28-P001-039	15204	2738 MERWYN AVE #41
PA-28-P001-039	15210	315 ROCHELLE ST #42
PA-28-P001-039	15212	1233 HODGKISS ST #43
PA-28-P001-039	15212	1219 MARSHALL AVE #44
PA-28-P001-039	15212	3851 HIAWATHA ST #45
PA-28-P001-039	15204	1302 HILLSBORO ST #46
PA-28-P001-039	15204	1304 HILLSBORO ST #47
PA-28-P001-039	15204	3176 LADOGA ST #48
PA-28-P001-039	15201	118 SCHENLEY MANOR DR #49
PA-28-P001-039	15208	112 N DALLAS AVE #50

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-039	15208	7152 MCPHERSON BLVD #51	
PA-28-P001-039	15219	512 MORGAN STREET #52	
PA-28-P001-039	15204	1253 BERRY ST #53	
PA-28-P001-039	15214	3527 COLBY ST #55	
PA-28-P001-039	15206	537 MELLON STREET #56	
PA-28-P001-039	15206	5461 CLARENDON PL #57	
PA-28-P001-039	15206	7216 MINGO ST #59	
PA-28-P001-039	15201	4307 COLERIDGE ST #60	

## PA-28-P001-050

PA Number	Zip	Address
PA-28-P001-050	15216	1605 CANTON AVE #1
PA-28-P001-050	15216	1607 CANTON AVE #2
PA-28-P001-050	15216	1609 CANTON AVE #3
PA-28-P001-050	15216	1611 CANTON AVE #4
PA-28-P001-050	15216	1613 CANTON AVE #5
PA-28-P001-050	15216	1615 CANTON AVE #6
PA-28-P001-050	15207	4634 MONONGAHELA ST #7
PA-28-P001-050	15207	4632 MONONGAHELA ST #8
PA-28-P001-050	15207	4630 MONONGAHELA ST #9
PA-28-P001-050	15207	4628 MONONGAHELA ST #10
PA-28-P001-050	15207	4626 MONONGAHELA ST #11
PA-28-P001-050	15207	4624 MONONGAHELA ST #12
PA-28-P001-050	15207	4622 MONONGAHELA ST #13
PA-28-P001-050	15207	4620 MONONGAHELA ST #14
PA-28-P001-050	15207	4618 MONONGAHELA ST #15
PA-28-P001-050	15207	4616 MONONGAHELA ST #16
PA-28-P001-050	15207	4732 SYLVAN AVE #17
PA-28-P001-050	15207	4730 SYLVAN AVE #18
PA-28-P001-050	15207	147 ALLUVIAN ST #19
PA-28-P001-050	15207	149 ALLUVIAN ST #20
PA-28-P001-050	15207	151 ALLUVIAN ST #21
PA-28-P001-050	15207	153 ALLUVIAN ST #22
PA-28-P001-050	15207	155 ALLUVIAN ST #23
PA-28-P001-050	15207	157 ALLUVIAN ST #24
PA-28-P001-050	15207	315 FLOWERS AVE #25

## PA-28-P001-051

PA Number	Zip	Address
PA-28-P001-051	15204	1212 STANHOPE ST #1
PA-28-P001-051	15204	1212 1/2 STANHOPE ST #2
PA-28-P001-051	15204	1214 STANHOPE ST #3
PA-28-P001-051	15204	1214 1/2 STANHOPE ST #4
PA-28-P001-051	15204	1111 FAULKNER ST #5
PA-28-P001-051	15204	1113 FAULKNER ST #6
PA-28-P001-051	15204	1115 FAULKNER STREET #7
PA-28-P001-051	15204	1117 FAULKNER ST #8
PA-28-P001-051	15204	2703 SACRAMENTO AVE #9
PA-28-P001-051	15204	324 WYCKOFF AVE #10
PA-28-P001-051	15204	326 WYCKOFF AVE #11
PA-28-P001-051	15204	2649 GLASGOW ST #14

PA Number	Zip	Address	All Units Pittsburgh, PA
PA-28-P001-051	15204	2651 GLASGOW ST #15	
PA-28-P001-051	15204	2700 SACRAMENTO AVE #16	
PA-28-P001-051	15204	2702 SACRAMENTO AVE #17	
PA-28-P001-051	15204	2704 SACRAMENTO AVE #18	
PA-28-P001-051	15204	2706 SACRAMENTO AVE #19	
PA-28-P001-051	15204	2708 SACRAMENTO AVE #20	
PA-28-P001-051	15204	2710 SACRAMENTO AVE #21	
PA-28-P001-051	15204	1208 FAULKNER ST #22	
PA-28-P001-051	15204	1210 FAULKNER ST #23	
PA-28-P001-051	15204	1212 FAULKNER ST #24	
PA-28-P001-051	15204	1214 FAULKNER ST #25	