

Housing Authority of the City of Pittsburgh

Moving to Work Demonstration Year 9 (FY 2009) Annual Report

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**A. Fulton Meachem, Jr., Executive Director
200 Ross Street, 9th Floor
Pittsburgh, PA 15219**



OVERVIEW: THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH MOVING TO WORK DEMONSTRATION 2009

Summary: FY 2009 MtW (Moving to Work) Demonstration

Introduction

On January 1, 2001 (the start of the MtW demonstration), the HACP served 9145 households through rental housing assistance (Section 8 and LIPH combined). On January 1, 2010, the number of households served by the HACP through these two programs was 9,092 households, essentially the same number as were served at the start of the MtW demonstration program. When families served via HACP's homeownership and redevelopment initiatives are added (see Chapter 2), the total served by HACP in 2009 is 9595. HACP has planned for and expects combined LIPH and HCV occupancy to increase in 2010, increasing the total number of families served.

Although this is the fourth year of decline in the HCV and LIPH program combined, (from 9,361 on January 1, 2009 to 8,092 on January 1, 2010) the rate of decline continues to decrease (269 in 2009 vs. 430 during 2008 vs. 850 during 2007). This decline is largely due to attrition in the number of Section 8 voucher holders from 2007 through 2009. A secondary factor is the disruption and relocation required by demolition and redevelopment activities in HACP's older communities, and modernization and UFAS unit conversion activity in other HACP communities.

The decline in LIPH occupancy of 103 families (in contrast to HACP's projected increase), is attributable to a number of factors. These include the demolition and redevelopment

activities referenced above and discussed further in Chapter 6, the modernization and UFAS conversion activity referenced above and discussed further below and in Chapter 4, and the obsolescence of a significant portion of the HACP's housing inventory. Occupancy at specific HACP sites is also discussed in Chapter 8.

As occupancy in some older HACP communities declines, the occupancy rate in HACP mixed finance communities built since the mid-1990's (1016 units total) continues to remain consistently near 100%. The current high occupancy in mixed income communities combined with the significant increase in Section 8 voucher holders since 2001 clearly indicates a sizeable and, as yet, not fully met demand for de-concentrated, low income housing in Pittsburgh.

Operational Improvements

In 2009, HACP continued the process that began in 2005 of implementing an asset management system for all HACP communities. This strategy was the result of efforts by the HACP to use MTW Program flexibility to evaluate the entire organizational structure of the HACP. The decision to decentralize the HACP's organizational structure and convert to a site-based asset management system was first presented in the 2003 Annual Plan. By 2006, as indicated by a variety of

monitoring measures including REAC inspection scores, rent collections and resident response, the implementation of the asset management system at HACP appeared to be initially successful.

In 2009, HACP further consolidated gains made in the asset management system by further developing policies, procedures and monitoring measures integral to the system.

In 2009, HACP continued to operate with site-based budgets rather than solely with centralized, department-based budgets, continuing to improve on a system first implemented in 2006. HACP also improved systems for tracking and charging staff and materials costs to communities for work performed by centralized functions, and on the HACP materials ordering and supply program. Public Housing Management Software upgrade implementations continued in 2009, with additional elements planned for 2010.

Also in 2009, HACP continued its site-based waiting list system implemented in 2006 for all HACP communities. The site-based waiting list system continued to increase the unit acceptance rate for applicants offered units.

In 2009, HACP also continued implementation of modifications made to its Admissions and Continued Occupancy Policy (ACOP) and public housing lease in 2007. These changes include a working preference for admissions to housing programs and a requirement for able bodied non-elderly residents of public housing to either work, participate in Family Self-Sufficiency Programming, or be charged a rental amount of at least \$150.00 per month.

Capital Planning – Neighborhood Stabilization and Housing Preservation

During FY 2009, the Housing Authority City of Pittsburgh continued to use MtW fiscal flexibility to further long term development efforts for older, outmoded HACP communities. In FY 2009, the HACP expended \$18,893,225 for development and redevelopment activities. See Chapter 6 for discussion of development and redevelopment activities in HACP communities. These amounts are in addition to funds leveraged by HACP investment, HACP funds totaling \$19,512,727 expended for capital improvement projects, and private funds expended for energy improvements in HACP communities via the Energy Performance Contract. See Chapter 7 for a more detailed discussion of these activities.

In FY 2009, the HACP continued closeout activities on the Manchester Hope VI development and the Allequippa Terrace Hope VI project (Oak Hill Phase I). HACP also completed development of Bedford Hill Phase III and continued work on the homeownership phase of Bedford Hill. HACP also continued the re-development of the Garfield Heights community, completing construction of Phase 1, initiating construction on Phase II, and submitting a tax credit application for Phase III.

Activities at three additional older, HACP communities took three different paths.

At Addison Terrace, complete redevelopment is still considered the best long term option for that community. Occupancy was maintained at a status quo level. Potential future funding sources to support the high costs of

redevelopment were explored. HACP is also anticipating the results of a new Hill District master planning process that got underway in 2009.

At Northview Heights, HACP proceeded with renovations to create 26 UFAS and 26 standard units, completed substantial site and community space work to meet UFAS requirements, and initiated Energy Service Contract based improvements, including the installation of geothermal heating and air conditioning that is expected to reduce energy costs and improve marketability. ESCO based improvements were also initiated at most other HACP properties, including geothermal heating and cooling at Homewood North and Arlington Heights.

At St. Clair, assessment and analysis of various options continued during 2009, including additional consultation with resident leadership and residents. No scenarios could be identified in which continued operation of the development was viable. A demolition application for the 131 units not previously approved for demolition was submitted. Relocation processes were initiated.

In addition to managing the extensive capital development projects noted above, the HACP expended \$19,512,727 for modernization and UFAS conversion projects in existing HACP communities, as noted above, and obligated additional funds on these activities. (See Chapter 7 for additional information on HACP modernization activities.)

During FY 2009, the HACP completed 73 additional fully UFAS compliant accessible housing units, of which 68 count

towards HACP's VCA objectives. As of December 31, 2009, HACP had completed and certified 229 UFAS units as per the VCA's UFAS unit plan, 16 short of the 245 units required. Eight additional units were completed and certified early in 2010, bringing the total to 237. The only remaining UFAS units benchmarked for 2009 are 8 scattered site units currently under construction. Please see Chapter 4 for more detailed information regarding UFAS units and the VCA.

Resident Self-Sufficiency and Homeownership

In 2009, HACP continued to utilize MtW flexibility through its efforts to further develop resident self-sufficiency programs and improve integration of HACP social service programs with both internally and externally provided resident services. Specifically, HACP continued to develop and expand its Realizing Economic Attainment for Life (REAL) Family Self-Sufficiency Program, including its Resident Employment Program component. Implementation of the Community Planning Model, further development of programs targeting youth, and improved collaboration with the Allegheny County Department of Human Services and the Pennsylvania Department of Public Welfare across all program areas were also significant focus areas in 2009.

HACP Resident Self-Sufficiency and Youth Programs achieved the majority of program performance goals set for 2009. See Chapter 9 for additional information on HACP resident self-sufficiency programs.

In 2009 the HACP also continued to successfully utilize MtW flexibility to provide incentives and support to families wishing

to become homeowners. Despite the unprecedented declines in the housing market in 2009, 12 additional families became homeowners and many others began or continued the process of preparing for homeownership. See Chapter 10 for a discussion of the HACP Homeownership Program in FY 2009.

The following pages include data and discussion of specific elements of HACP's 2009 activities and performance.

2.0 CHARACTERISTICS OF HOUSEHOLDS SERVED

Overview

The tables that follow provide occupancy, income, race and disabilities data for HACP residents (public housing and Section 8) by year during the HACP's MtW demonstration program. The data is summarized as follows:

Families served:

- Overall HACP occupancy of rental assistance units decreased from 9145 households on January 1, 2001, at the start of the MtW program, to 9,092 households on January 1, 2010, a decrease of 0.6% or 53 units in the number of low-income households served.
- During 2009 HACP closely monitored leasing levels to maintain in excess of 9145 households served, and adjusted as the year progressed, slightly increasing the voucher lease up as the public housing leasing was running slightly below projections. However, on December 1, 2009, another Authority, without prior notice to HACP, absorbed over 200 HACP port-out HCV (Section 8) vouchers. HACP was not able to increase occupancy to compensate for the loss of the absorbed vouchers in the 30-day period remaining until the end of the fiscal year, resulting in total numbers slightly below projections.
- On January 1, 2010, HACP's newest community, Garfield Commons Phase I had 48 of 50 units occupied. This community has not completed the EIOP approval process and the 48 occupied units in Garfield Phase I were not included in the HACP occupied unit count for 2009. Garfield Commons Phase I is expected to be approved for EIOP with an EIOP date of December 31, 2009 adding an additional 48 occupied units to the HACP household count for 2009 (bringing the total HACP LIPH household count to 4059 vs. 4011 on January 1, 2009).
- Non-rental assistance households served by HACP – Since 2001, HACP has constructed in excess of 800 LIPH units in mixed finance/privately managed communities. In support of these communities, to date (March 2010), 461-tax credit, market rate and homeownership units (216 tax credit only units, 229 market rate units and 16 homeownership units) have also been constructed in these communities as a direct or indirect result of HACP funding and support. (Garfield Commons is not included in this count.) HACP served the households in these 461 non-LIPH units by providing funding and/or development assistance to make the construction of these units possible. Further, since 2004, 42 families from HACP's homeownership program purchased homes utilizing soft-second mortgage financing provided by the HACP. These families continue to live in housing made affordable to them by HACP assistance, and are still eligible for HACP foreclosure prevention assistance, should that become necessary. Even if the market rate units are not included, HACP MTW activities make affordable housing possible for 274 families. With the affordable market rate units included, and additional 503 families are served.
- Including all families served (LIPH units, HCV units, mixed finance units, new construction homeownership units, and units purchased with soft-second mortgage assistance), HACP served 9595 families on January 1, 2010.
- From May 2009 through December 2009, 780 applicants from the existing HCV (Section 8) waiting list became HCV

(Section 8) program residents. This completed the processing of the existing waiting list prior to reopening the HCV (Section 8) waiting list in 2010. The HCV (Section 8) waiting list was reopened from February 28 to March 15, 2010 resulting in over 9,000 new HCV (Section 8) applications

- The length of the LIPH waiting lists increased from January 1, 2009 to January 1, 2010 by 1362 applicants (from 2715 applicants to 4077). Wait list lengths by community and bedroom size are shown on pages 2-6 to 2-11.
- On January 1, 2010, 95% of the households (LIPH and HCV - Section 8) served by the HACP had incomes under 51% of the Area Median Income (AMI) using 2009 AMI definitions versus 94% in 2001 using 2000 AMI definitions.
- The racial composition of HACP's total resident population (LIPH and HCV - Section 8) has remained relatively constant through MtW Year 9 varying at most by about 4% in major racial groups. See page 2-4 for data.
- Tables 2-6, 2-7 and 2-8 (pages 2-12 to 2-14) show the occupancy by bedroom size, racial composition and income distribution respectively of disabled HACP LIPH and HCV (Section 8) households. Disabled households are defined as

those households in which the leaseholder has a verified SSI disability. Note that these tables do not include all households requiring accessibility accommodations for the mobility, vision or hearing impaired. They also do not represent the number of accessible units in HACP's housing inventory.

- LIPH Leasing Levels: Although HACP did not achieve the increased LIPH occupancy projected, the rate of decline slowed (decline of only 103 units in 2009), and specific unanticipated factors had significant impact on occupancy. They include modifications to scope and timeline of construction and demolition activities at Northview Heights and Garfield Heights, as described in more detail in Chapter 8. Below projected occupancy at these two properties accounted for 156 units below projections. Smaller discrepancies at other properties are less significant and thus are not specifically addressed here. HACP is confident that change of direction, as projected in 2009 and reflected in slower leasing decline rates, will take place in 2010. Please see Chapter 8 for additional discussion.

Table 2-1 – Unit Sizes of Households Served, Jan. 1, 2001 - Jan. 1, 2009 - Jan. 1, 2010

Public Housing

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	568	550	637	1434	1131	1148	1427	960	849	300	228	203	84	50	42	3813	2919	2879
Elderly	1146	1111	1042	287	84	90	0	0	0	0	0	0	0	0	0	1433	1195	1132
Total	1714	1661	1679	1721	1215	1238	1427	960	849	300	228	203	84	50	42	5246	4114	4011

HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	669	1151	1143	1418	1640	1558	1119	1487	1431	207	313	295	27	60	63	3440	4651	4490
Elderly	325	429	427	118	137	136	15	27	25	1	2	2	0	1	1	459	596	591
Total	994	1580	1570	1536	1777	1694	1134	1514	1456	208	315	297	27	61	64	3899	5247	5081

Total Public Housing and HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	1237	1701	1780	2852	2771	2706	2546	2447	2280	507	541	498	111	110	105	7253	7570	7369
Elderly	1471	1540	1469	405	221	226	15	27	25	1	2	2	0	1	1	1892	1791	1723
Total	2708	3241	3249	3257	2992	2932	2561	2474	2305	508	543	500	111	111	106	9145	9361	9092

HACP - LIPH and Section 8 Occupancy 01/01/01 to 01/01/10

	01/01/01	01/01/02	01/01/03	01/01/04	01/01/05	01/01/06	01/01/07	01/01/08	01/01/09	01/01/10
LIPH Family	3813	3489	3612	3573	3437	3280	3135	3017	2919	2879
LIPH Elderly	1433	1355	1313	1248	1219	1218	1269	1211	1195	1132
HCV Family	3440	3891	3973	4496	4786	6076	5649	4954	4651	4463
HCV Elderly	459	472	555	581	560	592	588	609	596	600
Totals	9145	9207	9453	9898	10002	11166	10641	9791	9361	9092

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/02, 1/1/03, 1/1/04, 1/1/05, 1/1/06, 1/1/07, 1/1/08, 1/1/09, 1/1/10

Table 2-2 – Income of Households Served, Jan. 1, 2001 - Jan. 1, 2009 – Jan. 1, 2010

Public Housing

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Number	3867	3044	2997	1047	703	748	273	312	194	53	55	72	5246	4114	4011
Percent	74%	74%	75%	20%	17%	19%	6%	8%	5%	1%	1%	2%	100%	100%	100%

HCV (Section 8)

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Totals		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Number	2723	4075	3847	980	1008	1044	192	159	185	4	5	4	3899	5247	5081
Percent	70%	78%	76%	25%	19%	21%	5%	3%	4%	0.1%	0.1%	0.1%	100%	100%	100%

Total Public Housing and HCV (Section 8)

	Under 30% AMI			30% to 50% AMI			51% to 80% AMI			81% or Greater			Totals		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Number	6590	7119	6844	2027	1711	1792	471	471	379	57	60	77	9145	9361	9092
Percent	72%	76%	75%	22%	18%	20%	5%	5%	4%	1%	1%	1%	100%	100%	100%

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/09, 1/1/10

Table 2-3 – Pittsburgh Area (Allegheny County) Median Family Income Levels by Family Size - 2009

	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
30% of Median	\$13,150	\$15,000	\$16,900	\$18,750	\$20,250	\$21,750
50% of Median	\$21,900	\$25,000	\$28,150	\$31,250	\$33,750	\$36,250
80% of Median	\$35,000	\$40,000	\$45,000	\$50,000	\$54,000	\$58,000
Median	\$43,750	\$50,000	\$56,250	\$62,500	\$67,500	\$72,500

Table 2-4– Race / Ethnicity of Households Served, Jan. 1, 2001 - Jan. 1, 2009 – Jan. 1, 2010

Public Housing

	Black			White			Hispanic			Asian			Other			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	3636	2668	2550	165	85	284	2	34	41	2	3	3	8	6	9	3813	2796	2887
Elderly	1008	997	1009	399	296	92	22	17	17	1	5	4	3	3	2	1433	1318	1124
Total	4644	3665	3559	564	381	376	24	51	58	3	8	7	11	9	11	5246	4114	4011

HCV (Section 8)

	Black			White			Hispanic			Asian			Other			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	2336	3700	3584	800	896	842	7	40	39	3	1	8	294	17	5	3440	4602	4478
Elderly	183	354	361	265	233	220	2	3	4	1	0	3	8	3	15	459	645	603
Total	2519	4054	3945	1065	1129	1062	9	43	43	4	1	11	302	20	20	3899	5247	5081

Total Public Housing and HCV (Section 8)

	Black			White			Hispanic			Asian			Other			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	5972	6368	6134	965	981	1126	9	74	80	5	4	11	302	23	14	7253	7450	7365
Elderly	1191	1351	1370	664	529	312	24	20	21	2	5	7	11	6	17	1892	1911	1727
Total	7163	7719	7504	1629	1510	1438	33	94	101	7	9	18	313	29	31	9145	9361	9092

Source: HACP MIS archived rent roll profile of 1/1/01, 1/1/09, 1/1/10

Table 2-5 – Number of Households on the Wait List, Jan. 1, 2001 - Jan. 1, 2009 – Jan. 1, 2010

Public Housing

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	109	1236	1720	86	783	1259	45	294	545	8	108	140	4	20	18	252	2441	3682
Elderly	18	256	372	0	14	21	0	3	2	0	1	0	0	0	0	18	274	395
Total	127	1492	2092	86	797	1280	45	297	547	8	109	140	4	20	18	270	2715	4077

HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	585	829	9	592	571	2	275	207	3	63	39	1	0	7	1	1515	1653	16
Elderly	93	72	1	8	18	0	1	7	0	0	2	1	0	0	0	102	99	2
Total	678	901	10	600	589	2	276	214	3	63	41	2	0	7	1	1617	1752	18

Total Public Housing and HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	694	2065	1729	678	1354	1261	320	501	548	71	147	141	4	27	19	1767	4094	3698
Elderly	111	328	373	8	32	21	1	10	2	0	3	1	0	0	0	120	373	397
Total	805	2393	2102	686	1386	1282	321	511	550	71	150	142	4	27	19	1887	4467	4095

HACP - LIPH and HCV (Section 8) Wait List 01/01/01 to 01/01/10

	01/01/01	01/01/02	01/01/03	01/01/04	01/01/05	01/01/06	01/01/07	01/01/08	01/01/09	01/01/10
LIPH Family	252	411	445	1107	2079	1531	1915	2172	2441	3682
LIPH Elderly	18	52	80	90	374	132	250	310	274	395
HCV Family	1515	830	337	1661	4433	1982	4325	3407	1653	16
HCV Elderly	102	35	21	77	364	108	237	163	373	2
Totals	1887	1328	883	2935	7250	3753	6727	6052	4467	4095

Source: HACP Occupancy Department

Table 2-5A – Number of Households on the Wait List by Community and Bedroom Size – January 1, 2009 - January 1, 2010

Family Communities

1-1 Addison Terrace	Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total			
(Includes Addison Addition 1-13)	Standing Units		0		188		381		130		23		12		734			
	Waiting List 09-10		0	0	122	150	23	28	3	6	10	32	8	4	0	0	166	220

1-2 Bedford Dwellings	Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total			
	Standing Units		0		122		240		49		0		0		411			
	Waiting List 09-10		0	0	184	269	28	27	22	39	0	0	0	0	0	0	234	335

1-4 Arlington Heights	Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total			
	Standing Units		0		30		113		0		0		0		143			
	Waiting List 09-10		0	0	163	235	19	37	0	0	0	0	0	0	0	0	182	272

1-5 Allegheny Dwellings	Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total			
	Standing Units		0		72		200		0		0		0		272			
	Waiting List 09-10		0	0	206	281	21	15	0	0	0	0	0	0	0	0	227	296

1-7 St. Clair Village	Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total			
	Standing Units		0		0		64		252		31		10		357			
	Waiting List 09-10		0	0	0	0	16	0	3	0	8	0	2	0	0	0	29	0

Table 2-5A – Number of Households on the Wait List by Community and Bedroom Size – January 1, 2009 – January 1, 2010

1-9 Northview Heights	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	0	36	352	74	24	0	486
Waiting List 09-10	0 0	0 0	15 20	1 6	5 17	2 6	0 0	23 49

1-12 Garfield Family	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	0	0	59	26	4	0	89
Waiting List 09-10	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0

1-20 Homewood North	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	0	38	58	30	0	9	135
Waiting List 09-10	0 0	0 0	39 55	7 22	6 17	0 0	1 2	53 96

1-22 and 1-39 Scattered Sites	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	0	49	203	27	6	0	285
Waiting List 09-10	0 0	0 0	175 171	73 72	53 43	13 12	0 0	314 298

(Includes 1-22, 1-39, 1-42, 1-50, 1-51, 1-52 1-88 & 1-90)

1-32 Glen Hazel (Family)	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	16	34	58	20	0	0	128
Waiting List 09-10	0 0	190 266	79 102	40 54	25 27	0 0	0 0	334 449

(Includes Glen Hazel 1-32, 1-38 and 1-57)

1-62 Broadhead Manor	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	0	48	16	0	0	0	64
Waiting List 09-10	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0

Table 2-5A – Number of Households on the Wait List by Community and Bedroom Size – January 1, 2009 – January 1, 2010

Elderly Communities

1-9 Northview (Elderly)	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	33	55	0	0	0	0	88
Waiting List 09-10	0 0	7 10	0 0	0 0	0 0	0 0	0 0	7 10

1-15 PA-Bidwell	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	120	10	0	0	0	0	130
Waiting List 09-10	0 0	7 20	0 1	0 0	0 0	0 0	0 0	7 21

1-17 Pressley St.	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	15	180	16	0	0	0	0	211
Waiting List 09-10	0 0	27 19	1 1	0 0	0 0	0 0	0 0	28 20

1-31 Murray Tower	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	37	29	2	0	0	0	0	68
Waiting List 09-10	0 0	101 81	5 6	0 0	0 0	0 0	0 0	106 87

1-33 Glen Hazel High Rise	Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
Standing Units	0	90	7	0	0	0	0	97
Waiting List 09-10	0 0	7 19	1 1	0 0	0 0	0 0	0 0	8 20

Table 2-5A – Number of Households on the Wait List by Community and Bedroom Size – January 1, 2009 – January 1, 2010

1-40 Brookline		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Mazza)	Standing Units	0	30	0	0	0	0	0	30
	Waiting List 09-10	0 0	0 0	0 0	0 0	0 0	0 0	0 0	0 0

1-41 Allentown		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Caliguiri)	Standing Units	0	104	0	0	0	0	0	104
	Waiting List 09-10	0 0	17 22	0 0	0 0	0 0	0 0	0 0	17 22

1-42 South Oakland		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Finello)	Standing Units	0	111	0	0	0	0	0	60
	Waiting List 09-10	0 0	82 63	0 0	0 0	0 0	0 0	0 0	82 63

1-45 Morse Gardens		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	0	70	0	0	0	0	0	70
	Waiting List 09-10	0 0	96 90	2 2	0 0	0 0	0 0	0 0	98 92

1-46 Carrick Regency		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	0	66	0	0	0	0	0	66
	Waiting List 09-10	0 0	59 53	0 0	0 0	0 0	0 0	0 0	59 53

1-47 Gualtieri Manor		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	4	27	0	0	0	0	0	31
	Waiting List 09-10	0 0	39 32	0 0	0 0	0 0	0 0	0 0	39 32

Table 2-5A – Number of Households on the Wait List by Community and Bedroom Size – January 1, 2009 – January 1, 2010

Mixed Finance

1-64 New Pennley Place		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	0	21	16	2	0	0	0	39
	Waiting List 09-10	0 0	252 477	157 347	52 96	0 0	0 0	0 0	461 920

1-66 Oak Hill		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-66, 1-68, 1-76, 1-79 and 1-81)	Standing Units	0	196	139	85	10	0	0	430
	Waiting List 09-10	0 0	283 237	173 161	56 71	8 13	0 0	0 0	520 482

1-72 Manchester		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-72, 1-74, 1-75 and 1-78)	Standing Units	0	24	20	18	4	0	0	86
	Waiting List 09-10	0 0	26 16	39 32	33 31	10 6	0 0	0 0	108 85

1-73 Christopher Smith		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	0	25	0	0	0	0	0	25
	Waiting List 09-10	0 0	6 0	0 0	0 0	0 0	0 0	0 0	6 0

1-80 Silver Lake		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
	Standing Units	0	75	0	0	0	0	0	75
	Waiting List 09-10	0 0	33 57	0 0	0 0	0 0	0 0	0 0	33 57

1-82 Bedford Hills & The Legacy		Eff.	1-Bdrm	2-Bdrm	3-Bdrm	4-Bdrm	5-Bdrm	6-Bdrm	Total
(Includes 1-82, 1-83, 1-87, 1-89 and 1-91)	Standing Units	0	122	88	46	14	0	0	270
	Waiting List 09-10	0 0	292 585	186 452	63 227	25 42	0 0	0 0	566 1306

Table 2-5A – Number of Households on the Wait List by Community and Bedroom Size - January 1, 2009 - January 1, 2010

1-85 North Aiken		Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total	
Standing Units		0		60		2		0		0		0		0		62	
Waiting List 09-10		0	0	15	22	0	2	0	0	0	0	0	0	0	0	15	24

1-86 Fairmont		Eff.		1-Bdrm		2-Bdrm		3-Bdrm		4-Bdrm		5-Bdrm		6-Bdrm		Total	
Standing Units		0		50		0		0		0		0		0		50	
Waiting List 09-10		0	0	17	29	0	0	0	0	0	0	0	0	0	0	17	29

Table 2-6 – Unit Sizes Of Households Containing Disabled Residents – January 1, 2009 - January 1, 2010

Public Housing

	Eff / 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10
Family	166	189	275	276	204	169	69	55	15	15	729	704
Elderly	653	687	63	70	0	0	0	0	0	0	716	757
Total	819	876	338	346	204	169	69	55	15	15	1445	1461

HCV (Section 8)

	Eff / 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10
Family	758	761	448	438	249	228	62	61	13	13	1530	1501
Elderly	304	336	110	120	23	22	1	2	1	1	439	481
Total	1062	1097	558	558	272	250	63	63	14	14	1969	1982

Total Public Housing and HCV (Section 8)

	Eff / 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10	01/09	01/10
Family	924	950	723	714	453	397	131	116	28	28	2259	2205
Elderly	957	1023	173	190	23	22	1	2	1	1	1155	1238
Total	1881	1973	896	904	476	419	132	118	29	29	3414	3443

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

The HACP uses the definitions of disabilities used by the Social Security Administration. All households counted in Table 2-6 are public housing or HCV (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 2-7– Race / Ethnicity of Disabled Households Served - Jan. 1, 2008 – Jan. 1, 2009 – Jan. 1, 2010

Public Housing Disabled Households

	Black			White			Hispanic			Asian			Other			Total		
	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10
Elderly	480	703	648	132	2	39	7	9	12	2	1	3	1	1	2	622	716	704
Family	509	503	538	20	205	200	5	13	13	1	5	4	0	3	2	535	729	757
Total	989	1206	1186	152	207	239	12	22	25	3	6	7	1	4	4	1157	1445	1461

HCV (Section 8) Disabled Households

	Black			White			Hispanic			Asian			Other			Total		
	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10
Elderly	244	1034	1021	156	467	452	3	14	13	1	5	5	1	10	10	405	1530	1501
Family	1050	267	298	493	164	174	14	4	5	6	1	1	12	3	3	1575	439	481
Total	1294	1301	1319	649	631	626	17	18	18	7	6	6	13	13	13	1980	1969	1982

Total Race / Ethnicity of Disabled Households Served - Jan. 1, 2006

	Black			White			Hispanic			Asian			Other			Total		
	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10
Elderly	724	1737	1669	288	469	491	10	23	25	3	6	8	2	11	12	1027	2246	2205
Family	1559	770	836	513	369	374	19	17	18	7	6	5	12	6	5	2110	1168	1238
Total	2283	2507	2505	801	838	865	29	40	43	10	12	13	14	17	17	3137	3414	3443

Source: HACP MIS archived rent roll profile of 1/1/08, 1/1/09, 1/1/10

Note: A Disabled Household is a public housing or HCV (Section 8) household in which the leaseholder has a verified SSI disability lowering rent payments. Disabled members of the family who are not the designated head of household are not included.

Table 2-8– Income of Disabled Households Served – Jan. 1, 2008 - Jan. 1, 2009 – Jan. 1, 2010

Public Housing Disabled Households

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10
Number	923	1190	1188	198	200	225	34	44	37	2	11	11	1157	1445	1461
Percent	80%	82%	81%	17%	14%	15%	3%	3%	3%	0%	1%	1%	100%	100%	100%

HCV (Section 8) Disabled Households

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10
Number	1609	1653	1625	341	291	332	28	25	24	2	0	1	1980	1969	1982
Percent	81%	84%	82%	17%	15%	17%	1%	1%	1%	0%	0%	0%	100%	100%	100%

Total Income (Public Housing and Section 8) of Disabled Households Served - Jan. 1, 2008 – Jan. 1, 2009 – Jan. 1, 2010

	Under 30% AMI			30% to 50% AMI			51% to 80%			81% or Greater			Total		
	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10	01/08	01/09	01/10
Number	2532	2843	2813	539	491	557	62	69	61	4	11	12	3137	3414	3443
Percent	81%	83%	82%	17%	14%	16%	2%	2%	2%	0%	0%	0%	100%	100%	100%

Note: A Disabled Household is a public housing or HCV (Section 8) household in which the leaseholder has a verified SSI disability lowering rent payments. Disabled members of the family who are not the designated head of household are not included.

3.0 ADMISSIONS AND OCCUPANCY POLICIES

Changes to Eligibility and Admissions Policies

HACP did not make any changes to its Eligibility and Admissions Policies in 2009.

Changes to the Lease and to Rent Policy

HACP did not make any new changes to the Lease and Rent Policy in 2009. In FY 2008, the HACP modified its lease and ACOP to create a policy that provides incentives to work or prepare for work. Under this policy all heads of household who are not elderly or disabled and are not working will be charged a monthly minimum rent of one hundred fifty dollars (\$150.00). Heads of household who are not working and are paying less than \$150.00 per month will be required to participate in a Family Self-Sufficiency program. If they choose not to participate in a Family Self-Sufficiency Program, they will be charged \$150.00 per month in minimum rent.

For administrative purposes, this has been presented as a new minimum rent of \$150 per month with the following exceptions:

- Tenant actively participating in HACP, Department of Public Welfare, or other approved self-sufficiency program.
- Tenant is age 62 or older.
- Tenant is blind or otherwise disabled and unable to work.

- Tenant is engaged in at least 15 hours of work per week making at least minimum wage.
- Tenant has applied for a hardship exemption.

All other elements of rent calculation remain unchanged. Families exempt from minimum rent requirements may be charged rent less than \$150.00 per month but not less than \$25.00 per month. Families may request a hardship exemption from any rent amount.

These new policies were expected to have a number of positive impacts on the HACP and HACP residents, including, but not limited to, increased rent collections by the HACP, reduction in crime, an increased level of active participation in the HACP self-sufficiency program and, of course, added incentive for residents to become self-sufficient.

Only a limited evaluation is possible at this time, as the new policy has only been in effect for a limited period of time. However, HACP can report the following:

- HACP has again experienced an increase in enrollments in the Family Self-Sufficiency Program (see Chapter 9).
- Rent collections –To date, the effect of the rent policy on rent collections has been negligible.
- Crime impact of the rent policy –HACP believes that one result will be a reduction in crime in HACP communities. This impact is expected to be a long range and slowly evolving impact, and any reductions in crime in 2009 cannot be directly linked to this policy. See Chapter 8 for more information on HACP’s security initiatives.

- HACP did not receive any hardship exemption requests in 2009
- An increase in the number of head of households reporting as disabled was investigated in 2009 and was found to be a database-related issue and not a result of the policy.

Baselines for measuring the impact of the rent policy are included in the 2010 Annual Plan.

In addition, in an effort to further reduce crime in HACP communities, the eviction notification period for lease violations that threaten the health and safety of other resident families and/or HACP employees was reduced to 15 days, the minimum allowable under the laws of the Commonwealth of Pennsylvania. This was expected to speed the process for removing criminals from HACP communities and improve the safety and quality of life for HACP families.

In 2009, HACP revised its recertification requirements so that families on fixed incomes, primarily families with a member who is elderly or is a person with a disability, may only be required to complete a full recertification every second year rather than every year. This change was expected to reduce administrative costs and reduce unnecessary office visits by residents. Implementing this change in the Section 8 program, and including all families, was challenging and exposed a need to upgrade HACP's software to accommodate this change in policy. Therefore, implementation of the recertification every second year policy was not implemented for the low income public housing program in 2009. It will remain under consideration in 2010.

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 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, who may then choose to participate in the HACP homeownership program to purchase their unit, or may choose to continue to rent the unit.

No HACP scattered site residents purchased their unit in 2009.

Demographic Changes in HACP Communities Following the Implementation of Site-Based Waiting Lists

In July 2006, the HACP implemented site-based waiting lists at all communities managed directly by the HACP. (The HACP also has mixed finance communities managed by private management companies and these communities have always used site-based waiting lists.) See Table A-1 and Table A-2 in Appendix A of this report for data comparing income and racial/ethnicity composition of HACP households on July 15, 2006 (immediately prior to the implementation of site-based waiting lists) and on January 1, 2010, approximately 3-1/2 years after the implementation of site-based waiting lists.

Generally, site-based waiting lists have had minimal impact on the racial/ethnic composition of HACP family communities. During the July 15, 2006 to January 1, 2010 time period, only

the Arlington Heights family community changed more than 4% in the percentage of any larger racial/ethnic group within the community. During this period, the black households in Arlington Heights increased by 5% and white households declined by 5%. Hispanic households in Scattered Sites declined by 6%, but this represents a decline of only 14 households. The HACP does not consider these changes to constitute an adverse impact of site-based waiting lists, but will continue to monitor demographic data in these communities.

In HACP elderly communities, during this same period, there was a more pronounced racial shift in five of HACP's newer and senior communities. In HACP's elderly communities of Murray Tower, Caligiuri, Morse Gardens, Carrick Regency and Gultieri Manor, the percentage of black residents increased by at least 11% (19% at Carrick Regency) creating greater racial balance in these communities. Racial demographics at other elderly communities remained relatively stable.

Income distribution in HACP communities also remained relatively stable during this time period. In all HACP communities (family and elderly) the percentage of households with incomes less than 50% of AMI remained above 85% with the exception of two communities, Scattered Sites (1-22/1-39) and Glen Hazel Low Rise. Scattered Sites remained stable with 79% of households under 50% AMI throughout the period. Glen Hazel Low Rise increased from 83% of households under 50 % AMI to 85% under 50 % AMI.

4.0 CHANGES IN THE HOUSING STOCK

Discussion

In 2009, HACP demolished 132 units in Garfield Heights, as planned, as part of the redevelopment of that community. HACP sold no HACP units as part of the HACP Homeownership Program during 2009. UFAS conversions completed in 2009 resulted in a net reduction of 3 units in the Northview elderly high rise, 15 Northview family units, 2 units in Addison Terrace and 9 units in Bedford Dwellings.

During 2009, HACP completed construction of 2 mixed finance communities: Bedford Hills Phase III (48 LIPH units) and Garfield Commons Phase I (50 LIPH units). Bedford Hills Phase III completed the End of Initial Operating Phase (EIOP) process during 2009. As a result, Bedford Hills Phase III unit counts are included in the “Units in Inventory” tables in this chapter. (Bedford Hills Phase II – 58 LIPH units – completed the EIOP process in 2008, although this was not confirmed until 2009.) Garfield Commons Phase I (50 units) is currently completing the EIOP process with an anticipated EIOP date of December 31, 2009. Given that approval of the EIOP date (December 31, 2009) for Garfield Commons Phase I is still pending, units in this community are not included in 2009 “Units in Inventory” tables in this chapter.

Also in 2009, HACP did not begin planned demolition of St. Clair Village. During 2009, continued consultation with St. Clair Village residents occurred, relocation of residents began, and a demolition application for remaining 131 units not previously approved for demolition was submitted. HACP also continued

efforts to secure necessary approvals and complete disposition of Broadhead Manor.

HACP Accessible Units

In 2009, HACP made substantial progress on its VCA UFAS unit and non-housing program accessibility plan. In fact, during 2009 an additional 73 HACP units were certified as UFAS compliant. Of the 73 units, 68 count towards meeting HACP VCA objectives. It should be noted that the majority of 2009 benchmarked UFAS units were completed timely during 2009, including many family sized 3, 4, and 5 bedroom units. To date, 283 units have been certified as UFAS compliant in HACP’s housing stock. At the end of 2009, HACP was on target to complete an additional 40 UFAS units in 2010 - for a total of 323 UFAS units by the end of 2010 - resulting in 6.8% of the LIPH housing stock as UFAS compliant in 2010.

Specific benchmarks in the VCA are:

- Complete a total of 245 UFAS units as per the UFAS unit plan by December 31, 2009.
- Complete a total of 264 UFAS units as per the UFAS unit plan by June 15, 2010.

Status of units due prior to December 31, 2009

As of December 31, 2009, HACP had completed and certified 229 UFAS units as per the UFAS unit plan, 16 short of the 245

units required. However, the HACP has already certified 8 VCA UFAS units in 2010: Garfield Commons - 3 units (benchmark October 2009); 4307 Coleridge – 1 unit (benchmark December 2008); Addison Terrace – 3 units (benchmark December 2009) and N.Aiken – 1 unit (benchmark December 2009). With the certification of these 8 units, the only VCA units that were benchmarked for completion in 2008 or 2009 that are outstanding are 8 scattered site units (currently under construction) benchmarked for December 2009.

These 8 UFAS scattered site units are being completed using the Turnkey Development model. Development proposals for these 8 units were initially submitted to HUD in April 2009 to meet the December 2009 timeframe. Contracts with three developers to complete these 8 UFAS homes were signed in January 2010 and notices to proceed were issued to the developers. HACP will hold regular construction meetings and the third party UFAS certifier will regularly inspect work to help assure that the final product is compliant and acceptable for purchase as soon as possible in 2010.

Units due in 2010

In addition to the 8 scattered site turnkey units described above, HACP is due to complete an additional 19 VCA UFAS units in 2010, for a total of 27 VCA UFAS units to be completed in 2010 to satisfy HACP's UFAS unit and non-housing program accessibility plan as described in the VCA. The 19 units breakdown as follows: 10 scattered site units replacing the units at St. Clair Village (replacement unit locations approved by HUD 11/2009), 2 units in Hamilton Larimer, and 7 UFAS units in Oak Hill (a mixed income community). A brief update on the status of the VCA UFAS for 2010 is as follows:

10 Units – Scattered site units to replace St. Clair Village units - In November of 2009, HUD approved HACP completing 10 scattered site units in the same bedroom size composition as units planned for St. Clair Village in consideration of HACP's St. Clair Village approved demolition application for 226 units and demolition application submission for the final 131 units. These 10 scattered site units will be acquired using the Turnkey Development model. Of the 10 units, 6 units are the subject of contracts with developers and are under construction. HACP expects to have development proposals for the remaining 4 units submitted to the local HUD office expeditiously and has been working closely with its procured developers to complete these development proposals to assure high quality proposals so that high quality, UFAS compliant homes are available for HACP to purchase in 2010.

2 Units Hamilton Larimer – Design work was completed in 2009, and contracts have been awarded, notices to proceed issued and construction begun early in 2010 on the 2 units plus non-housing accessibility site work that is scheduled for on time June 2010 completion.

7 Units Oak Hill - HACP has been working closely with its development partner to assure completion of 7 units at Oak Hill in 2010.

Table 4-1 – Units in the Inventory - January 1, 2001 - January 1, 2009 – January 1, 2010

Public Housing

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	1102	641	704	2653	1432	1463	1894	1440	1347	403	289	268	121	88	65	6173	3890	3847
Elderly	1429	1214	1143	423	103	104	0	0	0	0	0	0	0	0	0	1852	1317	1247
Total	2531	1855	1847	3076	1535	1567	1894	1440	1347	403	289	268	121	88	65	8025	5207	5094

HCV (Section 8)

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	669	1151	1143	1418	1640	1558	1119	1487	1431	207	313	295	27	60	63	3440	4651	4490
Elderly	322	429	427	118	137	136	15	27	25	1	2	2	0	1	1	456	596	591
Total	990	1580	1570	1526	1777	1694	1134	1514	1456	208	315	297	27	61	64	3896	5247	5081

Total Units in the Inventory - January 1, 2001 - January 1, 2009 – January 1, 2010

	Eff/1 Bedroom			2 Bedroom			3 Bedroom			4 Bedroom			5+ Bedrooms			Total		
	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10	01/01	01/09	01/10
Family	1771	1792	1847	4071	3072	3021	3013	2927	2778	610	602	563	148	148	128	9613	8541	8337
Elderly	1751	1643	1570	541	240	240	15	27	25	1	2	2	0	1	1	2308	1913	1838
Total	3522	3435	3417	4612	3312	3261	3028	2954	2803	611	604	565	148	149	129	11921	10454	10175

Source: HACP MIS archived rent-roll profile 1/1/01, 1/1/09, 1/1/10

Table 4-2 - Change in the Inventory - January 1, 2001 through January 1, 2010

	2009 to 2010										
	1/1/2001	1/1/ 2002	1/1/ 2003	1/1/ 2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	1/1/2010	Change
Public Housing											
Conventional	7600	6203	6114	6114	6024	5626	5005	4667	4218	4057	-161
Mixed Finance	425	504	543	655	791	791	841	931	989	1037	+48
HCV Section 8	3896	4272	4528	5077	5346	6668	6237	5563	5247	5081	-166
Total	11,921	10,979	11,185	11,846	12,161	13,085	12,083	11,161	10,454	10,175	-279

Table 4-3 -Components of Change in the Mixed Finance Inventory - January 1, 2001 through January 1, 2010

	2009 to 2010											
	Development	1/1/2001	1/1/ 2002	1/1/ 2003	1/1/ 2004	1/1/2005	1/1/2006	1/1/2007	1/1/2008	1/1/2009	1/1/2010	Change
PA-1-64	New Pennley Place	38	38	38	39	39	39	39	39	39	39	--
PA-1-66	Oak Hill MROP	0	99	80	80	80	80	80	80	80	80	--
PA-1-68	Oak Hill 1A	97	97	97	97	97	97	97	97	97	97	--
PA-1-72	Manchester I	20	20	20	20	20	20	20	20	20	20	--
PA-1-73	Christopher Smith	25	25	25	25	25	25	25	25	25	25	--
PA-1-74	Manchester II	25	25	25	25	25	25	25	25	25	25	--
PA-1-75	Manchester III	18	18	18	18	18	18	18	18	18	18	--
PA-1-76	Oak Hill 1B	101	101	101	101	101	101	101	101	101	101	--
PA-1-78	Manchester IVA	0	23	23	23	23	23	23	23	23	23	--
PA-1-79	Oak Hill 1C	0	56	96	96	96	96	96	96	96	96	--
PA-1-80	Silver Lake	0	0	0	75	75	75	75	75	75	75	--
PA-1-81	Oak Hill 1D	0	0	20	56	56	56	56	56	56	56	--
PA-1-82	Bedford Hills 1A	0	0	0	0	24	24	24	24	24	24	--
PA-1-83	Bedford Hills 1B	0	0	0	0	50	50	50	50	50	50	--
PA-1-85	North Aiken	0	0	0	0	62	62	62	62	62	62	--
PA-86	Fairmont	0	0	0	0	0	0	50	50	50	50	--
PA-87	The Legacy	0	0	0	0	0	0	0	90	90	90	--
PA-89	Bedford II	0	0	0	0	0	0	0	0	58	58	--
PA-91	Bedford III	0	0	0	0	0	0	0	0	0	48	+48
Total		324	502	543	655	791	791	841	931	989	1037	+48

Table 4-4 - Units Projected to be/Actually in inventory - January 1, 2010

Public Housing	Eff/ 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Family	649	704	1423	1463	1278	1347	270	268	67	65	3687	3847
Elderly	1221	1143	96	104	0	0	0	0	0	0	1317	1247
Total	1870	1847	1519	1567	1278	1347	270	268	67	65	5004	5094

Section 8	Eff/ 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Family	1135	1143	1576	1558	1340	1431	280	295	70	63	4401	4490
Elderly	350	427	121	136	24	25	3	2	1	1	499	591
Total	1485	1570	1697	1694	1364	1456	283	297	71	64	4900	5081

Total	Eff/ 1 Bedroom		2 Bedrooms		3 Bedrooms		4 Bedrooms		5+ Bedrooms		Total	
	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual	Projected	Actual
Family	1784	1847	2999	3021	2618	2778	550	563	137	128	8088	8337
Elderly	1571	1570	217	240	24	25	3	2	1	1	1816	1838
Total	3355	3417	3216	3261	2642	2803	553	565	138	129	9904	10175

Table 4-4 - Summary - Projected vs. Actual Units in Inventory - January 1, 2010

	Projected	Actual
Public Housing		
Conventional	3987	4057
Mixed Finance	1037	1037
HCV Section 8	4900	5081
Total	9,904	10,175

Table 4-5 - Summary - Mixed Finance Communities - Projected vs. Actual Units in Inventory - January 1, 2010

	Development	Projected	Actual
PA-1-64	New Pennley Place	39	39
PA-1-66	Oak Hill MROP	80	80
PA-1-68	Oak Hill 1A	97	97
PA-1-72	Manchester I	20	20
PA-1-73	Christopher Smith	25	25
PA-1-74	Manchester II	25	25
PA-1-75	Manchester III	18	18
PA-1-76	Oak Hill 1B	101	101
PA-1-78	Manchester IVA	23	23
PA-1-79	Oak Hill 1C	96	96
PA-1-80	Silver Lake	75	75
PA-1-81	Oak Hill 1D	56	56
PA-1-82	Bedford Hills 1A	24	24
PA-1-83	Bedford Hills 1B	50	50
PA-1-85	North Aiken	62	62
PA-86	Fairmont	50	50
PA-87	The Legacy	90	90
PA-89	Bedford II	58	58
PA-91	Bedford III	48	48
Total		1037	1037

5.0 SOURCES AND USES OF FUNDS

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Chart Descriptions

Table 5-1 presents the FY 2009 HACP sources of funds. The three MtW funding sources, Public Housing, Section 8/Housing Choice Voucher and Capital Funds, are displayed showing the actual amounts of revenue received. A brief narrative that highlights variances and provides an explanation follows the table.

Table 5-2 presents the uses of funds in a similar fashion. Major expense categories are displayed, and the table is followed by a narrative highlighting the main causes of variance.

Table 5-3 summarizes the revenues and expenditures for the HACP for the 2009 fiscal year.

Table 5-4 provides a summary of the agency’s unrestricted net assets from the beginning of the year to the end of the year.

Table 5-1 Sources of Funds - Unaudited Actuals FY 2009

Description	COCC	Non-Dept	AMPS	HCVP	CFP/RHF	HOPE VI / ARRA / OTHER	Totals Ops
Subsidy		12,543,051.84	24,220,835.16				36,763,887
Subsidy-Fees	4,394,508.15						4,394,508.15
Subsidy-Capital							-
Subsidy-Transfer							-
Dwelling Rent			7,424,430.01				7,424,430.01
Excess Utilities			22,996.60				22,996.60
Non-Dwelling			13,008				13,008
Other	11,050.33	228,037.74	546,988.03	147,082.11			933,158.21
Sect 8-Fees	1,104,792.03						1,104,792.03
Sect 8-MtW				41,655,094			41,655,094
Sect 8-Non-MtW-HAP				1,932,986			1,932,986
Sect 8-Non-MtW-Admin Fees				318,954.64			318,954.64
CFP-Fees	1,224,761.70						1,224,761.70
CFP-Soft					10,733,241.29		10,733,241.29
CFP-Hard					3,043,437.65		3,043,437.65
RHF-Soft					14,852,373.39		14,852,373.39
HOPE VI/Other - Soft						4,112,030.74	4,112,030.74
HOPE VI/Other - Hard						10,140,932.66	10,140,932.66
Fee for Service-Legal	601,023.54						601,023.54
Fee for Service-MIS	462,453.13						462,453.13
Fee for Service-FSS	2,405,162.44						2,405,162.44
Frontline Revenue	4,004,820.64						4,004,820.64
Total Revenues	14,208,571.96	12,771,089.58	32,228,257.80	44,054,116.75	28,629,052.33	14,252,963.40	146,144,051.82

Note on Sources: (1) Other Income includes late fees, legal fees, maintenance charges and other tenant and miscellaneous charges.
 (2) All Actual numbers are based on Unaudited December 31, 2009 numbers, and are still subject to change.

5.1 PLANNED VS. ACTUAL FUNDING VARIANCE EXPLANATION

This discussion of funding variances is intended to provide additional information on significant variances and key funding sources. *It is not a comprehensive discussion of all revenue variances.* The major variances are as follows:

Operating Subsidy

The 2009 MtW Plan called for \$39,714,063 Operating Subsidy. The actual subsidy received was \$36,763,707 or \$2,950,356 less than anticipated. This is due to a lower than anticipated funding received from HUD.

Dwelling Rent

The 2009 MtW Plan anticipated \$8,991,242 in rental income. Actual rent receipts for 2009 were \$7,424,430.01 or \$1,566,811.99 under the anticipated amount, as a result of fewer public housing apartments occupied than anticipated during the course of 2009.

Non-Dwelling Rent

Non-dwelling rent was budgeted at \$185,700. The actual revenue was \$13,008 creating a variance of \$172,692 below its projected amount. This is due to contracts expiring and not being renewed.

Site Based Management

Various Fees and costs associated with site-based management, including property management fees, asset management fees, bookkeeping fees, Fee-for Service charges from departments, and frontline costs resulting in a revenue of \$11,867,967.90 or \$4,312,268.90 above the anticipated amount of \$7,555,699. Frontlines were not included in the original budgeted revenue and accounted for \$4,004,820.64 of the variance. Frontlines are now treated as revenue to COCC.

Section 8 Housing Choice Voucher

The budget projected \$45,377,051 in Section 8 revenue for FY 2009. Actual income received was \$44,054,366.75. The decrease was the result of lower than anticipated HUD funding as well as admin fees earned by HACP.

Capital Funding

The 2009 MtW Plan projected \$52,040,367 grant revenue. Actual Capital Fund / RHF grant revenue was \$28,629,052.33. Hope VI, ARRA, and other grant revenue came to 14,252,963.40. Creating a variance of \$9,158,351.27. The variance was due to actual capital work progressing slower than anticipated.

Table 5-2 Uses of Funds - Unaudited Actuals FY 2009

Description	COCC	Non-Dept	AMPS	HCVP	CFP/RHF	HOPE VI /ARRA /OTHER	HACP Totals
Administrative							
Salaries	4,667,881.96		1,064,038.51	1,016,556.28		175,811.65	6,924,288.40
Benefits	1,414,949.95		373,780.41	394,655.84			2,183,386.20
Fee for Service – Legal / Other	215,071.57		288,046.77	145,639.05			648,757.39
Staff Training / Travel	121,308.93		9,417.18	18,412.69			149,138.80
Property Management Fees		102,810.58	3,668,596.57	680,412	1,224,761.70		5,676,580.85
Bookkeeping Fee			407,842.50	425,257.50			833,100
Asset Management Fee			214,381				214,381
Auditing Fees	31,403.99		28,462.67	29,033.34			88,900
Telephone	180,980.82		277,398.57	19,787.38			478,166.77
Office Supplies	102,594.31		51,260.78	45,914.64			199,769.73
Postage & Duplicating	54,276.09		93,318.65	56,334.26			203,929
Computer Equipment	68,806.34		20,324.66	6,521.55			95,652.55
Office Furniture & Equip	25,372.08		43,715.68	6,455.11			75,542.87
Equipment Rental & Maint	39,955.97						39,955.97
Advertising & Marketing	195,145.84		10,240.42	6,074.61			211,460.87
Office Rent	494,557.62			98,821.19			593,378.81
Other Sundry	1,491,418.49	66,173.47	425,446.34	103,046.53			2,086,084.83
Front-line Rent Collect/TARS			23,569.33				23,569.33
Front-line Occupancy			951,837.97				951,837.97
Front-line Other Depts			719,577.80	151,246.23			870,824.03
Administrative Total	9,103,723.96	168,984.05	8,671,255.81	3,204,168.20	1,224,761.70	175,811.65	22,548,705.37

Description	COCC	Non-Dept	AMPS	HCVP	CFP/RHF	HOPE VI /ARRA /OTHER	HACP Totals
Tenant Services							
Salaries	673,797.72		2,692.94	189,090		30,302.70	895,883.36
Benefits	270,317.01					13,726.28	284,043.29
Recreation,Publication,Other	594,565.25		27,025.63	4,421		387,663.40	1,013,675.28
Contracts & Training							-
Front-line			2,291,588.26				2,291,588.26
Tenant Services Total	1,538,679.98		2,321,306.83	193,511	-	431,692.38	4,485,190.19
Utilities							-
Water	2,531.80	41.78	1,662,683.75				1,665,257.33
Electricity	6,934.79		2,009,897.27				2,016,832.06
Gas	10,956.63		3,213,682.89				3,224,639.52
Sewer	1,864.88	189.06	1,800,330.19				1,802,384.13
Utilities Total	22,288.10	230.84	8,686,594.10	-	-	-	8,709,113.04
Maintenance							-
Labor	1,576,456.65		3,872,419.01				5,448,875.66
Benefits	599,867.22		1,555,925.98				2,155,793.20
Materials	166,200.28	135,090.69	1,171,933.96	36			1,473,260.93
Maintenance Equipment							-
Outside Contracts	51,558.68	540	783,950.54				836,049.22
Fee for Service - FSS	24,528.18		2,380,634.26				2,405,162.44
Maintenance Total	2,418,611.01	135,630.69	9,764,863.75	36	-	-	12,319,141.45
Protective Services							-
Labor	125,343.40						125,343.40
Benefits	42,828.58						42,828.58
Materials	192.60						192.60
Contract Cost					2,643,699.27		2,643,699.27
Protective Services	168,364.58	-	-	-	2,643,699.27	-	2,812,063.85

Description	COCC	Non-Dept	AMPS	HCVP	CFP/RHF	HOPE VI /ARRA /OTHER	HACP Totals
General							
Compensated Absences	1,206,971.89		1,011,270.48	185,216.85			2,403,459.22
Insurance	217,821.30	18,289.54	1,455,839.24	1,122.69			1,693,072.77
Bad Debt - Tenants		11,095.92	358,002.48	.05			369,098.45
Interest on notes payable			320,349.01				320,349.01
Other General		1,522,170.32	3,433,439.42	181.75			4,955,791.49
Housing Assistance Payments				29,160,200.18			29,160,200.18
General Total	1,424,793.19	1,551,555.78	6,578,900.63	29,346,721.52	-	-	38,901,971.12
Other Financial Items							-
Casualty Losses		2,216	575,968.39				578,184.39
Bed Debt Mortgages							-
Extraordinary Maintenance			120,119.37				120,119.37
Depreciation Expense							-
Capital Expenditures					24,760,491.36	13,645,459.37	38,405,950.73
Operating Transfers In							-
Operating Transfers Out							-
Other Financial Items Total	-	2,216	696,087.76	-	24,760,491.36	13,645,459.37	39,104,254.49
Total Uses	14,676,460.82	1,858,617.36	36,719,008.88	32,744,436.72	28,629,052.33	14,252,963.40	128,880,539.51
Net Budgeted Profit/(Loss)	(467,888.86)	10,912,472.22	(4,490,751.08)	11,309,680.03	0	0	17,263,512.31

5.2 REVISED BUDGET VS ACTUAL EXPENSE VARIANCE EXPLANATION

This discussion of budget vs. expense variances is intended to provide additional information on significant variances. *It is not a comprehensive discussion of all budget vs. actual variances.* The major variances are as follows:

Administration

The budget for FY 2009 Salary & Benefits (revised) were \$10,458,246 and actual expenses were \$9,107,674.60. The amount under budget is \$1,350,571.40 and is attributable to compensated absences being recorded under general expenses based upon GAAP requirements.

Tenant Services

The budget for FY 2009 Total Tenant Services was \$2,370,601, and actual expenses were \$4,097,526.79. This is an overage of \$1,726,925.79. The variance relates to the change in accounting for Tenant Service frontline expenses.

Maintenance

Total maintenance expenditures were budgeted at \$12,225,619, while actual expenses were \$12,319,141.45, or \$93,522.45 over budget. This was the result of an increase in hours worked by site staff.

Utilities

Utilities were budgeted for \$12,369,590 and actual expenses were \$8,709,113.04 or \$3,660,476.96 under budget. The amount under budget is due to more conservation measures at the communities and less than projected increases in utility rates.

Protective Services

Protective Services Salaries were budgeted at \$234,464 and actual expenses were \$168,171.98 or \$66,292.02 under budget. The Non-Personnel Protective Services Contracts were budgeted at \$2,600,000 and actual expenses were \$2,643,699.27 or over budget by \$43,699.27. This is mostly due to increased usage of the protective services contracts.

General Expense (excluding HAP)

General Expenses were budgeted at \$1,949,554 and actual expenses were \$9,555,249.60, or \$7,605,695.60 over budget. This is a result of compensated absences and private management subsidy moving from administration to general expense. Also, MTW flexibility was utilized by creating a grant expense that funded development activities.

Housing Assistance Payments (HAP)

HAP payments were budgeted at \$36,500,000 and actual expenditures were \$29,160,200.18, or \$7,339,799.82 under budget. This was due to higher than projected attrition rates that resulted in greater than planned reductions in voucher leasing levels.

Capital Funding

The 2009 MtW Plan projected \$52,040,367 grant revenue. Actual Capital Fund / RHF grant revenue was \$28,629,052.33. Hope VI, ARRA, and other grant revenue came to 14,252,963.40. Creating a variance of \$9,158,351.27. The variance was due to actual capital work progressing slower than anticipated.

Table 5-3 Reconciliation - Consolidated Unaudited Actuals for FY 2009

Income Statement	BUDGET	PUBLIC	HCVP	CFP/RHF	MTW	HOPE VI ARRA OTHER	HACP	HACP
		HOUSING			TOTAL		TOTAL	VARIANCE
Total Revenues	158,312,341	59,207,919.34	44,054,116.75	28,629,052.33	131,891,088.42	14,252,963.40	146,144,051.82	(12,168,289.18)
Total Expenditures	158,168,437	53,254,087.06	32,744,436.72	28,629,052.33	114,627,576.11	14,252,963.40	128,880,539.51	29,287,897.49
Surplus (Deficit)	143,904	5,953,832.28	11,309,680.03	0	17,263,512.31	0	17,263,512.31	17,119,608.31

Table 5-4 Reconciliation - Unaudited Unrestricted Net Assets for FY 2009

Unrestricted Net Assets		PUBLIC	MTW	CFP	MTW	HOPE VI	HACP
		HOUSING	SEC 8		TOTAL	ARRA OTHER	TOTAL
Unrestricted Net Assets	1/1/2009	24,701,396	16,090,181	0	40,791,577	510,017	41,301,594
Change In Net Assets	01/01-12/31	10,738,987	10,812,831	0	21,551,818	-23,151	21,528,667
Unrestricted Net Assets	12/31/2009	35,440,383	26,903,012	0	62,343,395	486,866	62,830,261

The Housing Authority of the City of Pittsburgh’s unrestricted net assets level is adequate for the purposes of annual operation of its programs. This assessment assumes availability and approval of various funding streams and financing options, and the continued slowed pace of redevelopment activity. If the HACP were to attempt acceleration of redevelopment activity, or if anticipating funding and financing levels are reduced, the net assets levels would not be adequate.

6.0 CAPITAL PROGRAM – NEIGHBORHOOD STABILIZATION PROGRAM

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OVERVIEW

HACP is committed to providing safe, decent, sanitary and affordable 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 Low Income Housing Tax Credits (LIHTC) and MtW flexibility to replace non-viable housing units and develop new mixed-income housing opportunities for HACP residents.

In 2009 HACP continued to pursue Bond Financing and/or other debt financing mechanisms to leverage public housing Capital Fund dollars and/or other funding allocations to support planned development and modernization activities. An examples of such financing initiatives include the leveraging of capital funds to secure financing to be utilized towards the implementation of the energy performance contract with Honeywell International. The debt service of the financing will be entirely covered by the projected energy savings achieved as a result of the initiative. HACP also successfully used a Capital Fund Financing mechanism to provide funding for a portion of the Garfield Redevelopment through a loan from Fannie Mae.

During 2008 HACP procured the services of Honeywell International to implement the recommendations of the Investment Grade Audit (IGA), conducted by the same firm under a separate procurement in 2007. Under the Energy Services Agreement (ESA), HACP anticipates to realize approximately \$3.2 Million annually in energy related savings over the next 12 years. Under the ESA, Honeywell will perform extensive retrofitting and upgrading of electric, water, heating, cooling and other energy conservation measures (ECMs), including the installation of a geothermal heating and cooling system at three HACP communities. These are Arlington, Homewood North and the Northview Family Community. Overall, energy efficiency investments will total over \$25,000,000.00.

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.

HOPE VI – HACP expects to complete the HOPE VI activities for Manchester and Oak Hill and close out these two grants. Efforts to initiate Phase II at Oak Hill continued in 2009, as have additional pre-development activities as a result of the successful award of LIHTC tax credits from the Pennsylvania Public Housing Financing Agency (PHFA) in May 2008. At Bedford Additions, HACP began construction of the final phase in March 2008 and completed construction in the spring of 2009. Official close-out of the grant is now expected in 2010.

Comprehensive Redevelopment – In 2009, HACP continued planning and development activities for the comprehensive redevelopment of Garfield Heights, a severely distressed public housing community. The second phase (Phase II) of the Garfield Heights redevelopment was successfully awarded LIHTC tax credits by PFHA in May 2008. As a result, HACP commenced construction in 2009. HACP’s partner also submitted a LIHTC application for Phase III during 2009. HACP also continued efforts in 2009 to identify potential funding sources for the future redevelopment of Addison Terrace.

Partial Redevelopment/Assessment of Repositioning Strategies –At Northview Heights, recent trends support HACP’s belief that policy changes and management improvements can improve the conditions at this property resulting in a viable and stable community. HACP dedicated a significant amount of the energy performance contract with Honeywell International towards upgrades and retrofitting of the Northview Heights family community. In addition to the upgrade and retrofitting of water closets, lighting and refrigerators, HACP invested heavily in a modern and environmentally friendly geothermal heating and cooling system for our residents. Significant modernization work was also completed at Northview Heights, mostly relating to UFAS accessibility improvements as described in Chapter 7. This work included renovations to create 26 UFAS units, which also resulted in 26 renovated standard units, and led to substantial improvements to community and common areas and the site. Further work on this property is planned for future years. In 2009, HACP also conducted further evaluation and concluded that complete demolition of the St. Clair Village Community was the only reasonable course of action at this time for this property, and submitted a demolition application for all remaining units at this site.

Replacement Senior Housing – HACP did not initiate any additional Senior Housing developments in 2009, but continues to assess market conditions for Kelly Street replacement and other senior housing development opportunities.

Demolition/Disposition – HACP will continue to evaluate demolition and disposition alternatives for non-viable communities and/or properties that are no longer needed for public housing. HACP intends to demolish an 8 unit building at Homewood North upon receiving approval from HUD. The building in which the units reside has significant structural problems due to underground stream water eroding the foundation of the building. HACP will also evaluate demolition and/or disposition of various scattered site units that may require modernization work that costs substantially more than the property is worth, and vacant properties located throughout the city. As noted above, HACP also submitted an application for approval of demolition of all remaining units at St. Clair Village.

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

Manchester

The Manchester HOPE VI project is complete.

Oak Hill

Once the largest and most distressed public housing site in Pennsylvania, Allequippa Terrace has been transformed into a modern mixed-income community, with a mix of 670 public housing, tax credit, and market rate units. Over \$110 million in public and private funds were invested in the Oak Hill Phase I community. With the award of LIHTC in the May 2008, Oak Hill Phase II commenced predevelopment construction activity in 2009. The first planned Phase II development area is the Wadsworth Development, which includes renovation of the Wadsworth Hall Community Center and development of 45 low income and 41 market rate units. When completed, Oak Hill Phase II will include a total of seven development areas comprising 450 mixed income units, plus retail, office and recreational facilities.

Bedford Additions

The final rental Phase III consisting of 88 public housing and affordable units, started construction in the spring of 2008, and was completed in the spring of 2009. Tax-exempt bond financing and 4% tax credit allocation awarded in November 2007 support this project. In 2007 HACP and its partners completed construction of the first 8 of 29 projected homeownership units off site (stage 1), and started construction of the eight stage 2 units. In 2008, HACP completed the construction of the stage 2 units (8 units) and started the construction of seven stage 3 units. In 2009, HACP continued work on the stage 3 units, but they are still under construction,

having been slowed by deteriorating market conditions. Construction of the final six stage 4 units is anticipated to commence upon completion of the stage 3 units.

COMPREHENSIVE REDEVELOPMENT – In 2009 HACP continued development activities for the comprehensive redevelopment of the severely distressed Garfield Heights public housing community. Comprehensive redevelopment of Addison Terrace continues to be part of the long term plan of the HACP, but no additional activity, expenditure, or obligation occurred in 2009.

Garfield Heights

In 2007, the Housing Authority of the City of Pittsburgh completed relocation of all Phase I residents to the surrounding community and/or other Housing Authority communities. In September 2007, the Pennsylvania Housing Financing Agency's tax-credit application was awarded \$11,180,900 in tax-credits. Demolition of Phase I units was completed in June 2008. Construction of the on-site units was completed in 2009 and the development was placed in service (the formal EIOP date has not yet been confirmed).

In addition, HACP's development partner was awarded, in May 2008, another allocation of tax credits for Phase II of the Garfield Heights redevelopment. Phase II will consist of 45 mixed income units (25 public housing, 10 tax credit, and 10 market rate), and required demolition of 40 of the remaining original family units. In order to prepare for both Phase II and the planned Phase III, HACP demolished the entire Phase II and III area of 127 units. Construction of Phase II has begun and is expected to be completed by December of 2010. Tax credit application to support Phase III is pending with the Pennsylvania Housing Finance Agency.

Addison Terrace/Addison Additions

The HACP continued to operate Addison Terrace and did not incur any additional expenditures relating to redevelopment in 2009. HACP will continue to pursue discussions with Hill District stakeholders, City of Pittsburgh planners and other parties to include consideration of Addison Terrace redevelopment strategies in emerging efforts to develop a Master Plan for Hill District development.

PARTIAL REDEVELOPMENT/OPERATIONAL IMPROVEMENT/ASSESSMENT OF REPOSITIONING STRATEGIES – In previous plans, HACP identified planning and development activities for partial redevelopment at Northview Heights and St. Clair Village. HACP is pursuing alternate strategies for these properties as discussed above.

Energy Performance Contract

In 2007, HACP procured the services of Honeywell International to conduct a comprehensive Investment Grade Audit (IGA) of our facilities with a view of identifying and implementing various energy conservation measures (ECMs). In the Spring of 2008, the IGA was completed and in late 2008, under a separate procurement, Honeywell International was selected to implement the recommendations of the IGA. Over the subsequent fourteen months, HACP has invested over \$25 Million agency-wide in various ECMs such as water (toilets, aerators, etc), lighting (interior, exterior and common tenant spaces), installation of limiting thermostats and replacement of obsolete refrigerators. In addition to the aforementioned, HACP invested a majority of the EPC into the installation of a new geothermal heating and cooling system in three of our communities, namely Arlington Heights, Homewood North and Northview Heights family community. The geothermal heating and cooling investment in these three communities was approximately \$20 Million of the \$25 million total and will result in not only a significant cost savings to HACP, but also a marked improvement in air quality as well as provision of integrated cooling where it did not exist before. In addition to reducing energy costs and improving quality of life, this is expected to improve the marketability of these units.

REPLACEMENT SENIOR HOUSING – In 2009 HACP continued to explore opportunities for development of a Kelly Street Replacement facility, but no additional expenditures occurred related to these efforts in 2009.

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

Broadhead Manor

In September of 2004, 48 of the 64 units at Broadhead Manor 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. On site development was determined to be infeasible due to site limitations and low market demand for this isolated, largely industrial, location. In 2007, HACP began working with residents to acquire units, primarily in the West End of the City of Pittsburgh, to accommodate affected families as an alternative to on-site development. This strategy to acquire replacement housing continued in 2008,. The replacement housing strategy included the acquisition or modification of acquired units to comply with UFAS accessibility requirements. HACP proceeded in 2009 to explore steps necessary for disposition of the Broadhead Manor property. HACP is in preliminary discussions with some local parties who have expressed interest in the site.

Scattered Sites Demolition/Disposition

During 2009, HACP continued evaluating demolition and/or disposition options for various scattered site units and properties 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; and/or units that require modernization work whose estimated costs are excessive in comparison to the value of the property; and/or disposition of vacant properties which are not suitable for future construction by the HACP or its development partners. This work proceeded in 2009 with formal applications on some units and sites to be submitted in 2010.

ADDITIONAL INFORMATION

The following Table provides additional details regarding the above activities:

TABLE 6-1 FY 2008 NEIGHBORHOOD STABILIZATION PROGRAM

Summary of Neighborhood Stabilization Activities				
Site	Scope of Work	Projected 2009 HACP Expenditures	Actual 2009 HACP Investment	Comments
Oak Hill	Phase II Wadsworth	\$3,000,000	0	Initiative Partnership raised tax credit equity in support of a mixed finance development of 86 market rate units and redevelopment of the community center. Various factors contributed to delays, and closing was expected in early 2010.
Bedford Additions HOPE VI	Phase III Rental	\$250,000	\$2,125,314.50	Phase III rental of Bedford HOPE VI will have approximately 55 units on-site and 33 units off-site. All are planned to be public housing and affordable. 2009 costs include bond escrow costs.
Bedford Additions HOPE VI	Phase 3 Homeownership - 29 units	\$125,000	\$0	Stages 1 and 2 have completed for a total of 16 units. Stage 3 i began construction in 2009 and is presently under construction. No HACP funds directly provided. \$772,303 of sale proceeds from prior stages invested in stage 3.

Garfield Phase I	Redevelopment	\$9,500,000	\$14,887,805	Phase I includes 90 units on-site (50ph, 20 affordable, 20 market rate) and a new community center. 2009 expenditures include infrastructure, site preparation and completion of residential construction activities. The projected investment number does not include a \$3,000,000 bridge loan that will be repaid upon completion of construction.
Garfield Heights Phase II	Redevelopment	\$3,000,000	\$1,880,106	Phase II includes 45 units on-site (25ph, 10 affordable, and 10 market rate). 2009 expenditures include infrastructure and site preparation completion. The projected investment number includes infrastructure, site preparation and residential construction.
Garfield Phase II	Demolition and Abatement	\$762,000	\$0	Estimated cost to demolish units in preparation for the Phase II Mixed Income Development. Demolition completed in the spring of 2009. Actual 2009 expenditures are included in the amount above under redevelopment.

Totals \$16,637,000 \$18,893,225.

7.0 CAPITAL PROGRAM – HOUSING PRESERVATION

The HACP was successful in implementing several Housing Preservation Program goals for 2009. Limited funding forced prioritization of modernization and housing preservation activities. The American Recovery and Reinvestment Act Capital Fund Recovery Formula Grant award allowed the authority to move forward with some projects without the need for a financing program.

The majority of work completed in 2009 related to the completion of fully compliant UFAS Accessible housing units, and other improvements to buildings, common areas, and sites that were required by or incorporated into UFAS compliance work.

Major modernization work primarily for the purpose of UFAS compliance proceeded at Northview Heights, Addison Terrace,

and Homewood North. Other projects included balcony repair, work on mechanical systems including elevators and a fire alarm system, and completion of a variety of UFAS and other projects begun in prior years.

Substantial design work was also completed for additional UFAS units at Hamilton Larimer and rehabilitation of the Mazza Pavilion.

See also Chapter 6 for information on HACP's development activities.

Table 7-1A FY 2008 Housing Preservation Capital Program Summary Update

In the tables on the following pages, the *2009 Planned Expenditures* reflects the amount that HACP projected would be expended during 2009 and the *Actual Expenditure 2009* reflects actual payments, regardless of when the obligation of funds occurred. This chart reports on all planned and implemented modernization work for 2009.

Region I					
Site	Scope of Work	2009 Planned Expenditures	2009 Actual Expenditures	Variance 2009 Planned vs Actual Expenditures	Comments
Addison Terrace	504/UFAS	\$835,185.00	\$917,381.88	-\$82,197	Work was substantially completed in 2009 to create three (3) fully accessible and certified UFAS units and community space in the Addison community. Bids were under budget.
Addison Terrace	Rec Center Roof Replacement	\$87,300.00	\$0.00	\$87,300	The Addison Recreation Center roof is now scheduled to be replaced in 2010.
Bedford Dwellings	504/UFAS	\$980,000.00	\$1,181,847.91	-\$201,848	Work started in 2008 to convert thirty-(30) units into twenty one-(21) 504/UFAS compliant units. Six (6) units were completed in 2008. Completion of 2 units scheduled for 2008, plus 13 units scheduled to be completed in 2009, were completed in 2009.
Bedford Dwellings	Fire Alarms	\$974,200.00	\$891,011.71	\$83,188	Work on fire alarm systems was substantially completed in 2009.
PA Bidwell	Balcony Repair	\$150,284.00	\$103,290.00	\$46,994	Work to repair deteriorating balconies was substantially completed in 2009
Region II					
Site	Scope of Work	2009 Planned Expenditures	2009 Actual Expenditures	Variance 2009 Planned vs Actual Expenditures	Comments
Northview Heights High Rise	UFAS	\$316,650.00	\$179,550.09	\$137,100	HACP commenced work in 2008 to make 5 units UFAS compliant in the high-rise, and the work was completed in 2009.
Northview Heights High-rise	Roof Replacement	\$225,000.00	\$0.00	\$225,000	Roof replacement is now scheduled to be completed in 2010.
Northview Heights Family Community	504/UFAS	\$6,462,965.00	\$10,564,938.48	-\$4,101,973	HACP commenced, and substantially completed, work to make 26 units UFAS compliant in 2009. The 504/UFAS work is inclusive of the work in the units, spaces for service providers, the recreation center, management office, site work and accessible routes to the various programs in the Northview community. HACP will also perform work on an additional 26 non-UFAS units to be completed in early 2010. The total number of units under this project is 52. The total project cost is approximately \$10 Million.
Homewood North	504/UFAS	\$1,500,000.00	\$1,612,665.91	-\$112,666	HACP commenced and substantially completed work to make 7 units UFAS compliant in 2009.
Homewood North	Demolition of Building 12	\$48,000.00	\$0.00	\$48,000	The building has structural deficiencies that can not be cost-effectively repaired. Delays in the demolition approval process resulted in this work being postponed until 2010.

Region III					
Site	Scope of Work	2009 Planned Expenditures	2009 Actual Expenditures	Variance 2009 Planned vs Actual Expenditures	Comments
Glen Hazel High-rise	Renovations & Improvements	\$367,818	\$435,944	-\$68,126	The Glen Hazel High-rise renovations and improvements work was completed in 2008. Closeout was completed in 2009.
Morse Gardens	Elevator	\$259,819	\$134,262	\$125,557	Work to refurbish and upgrade the elevators started in 2008 and was completed in 2009.
Morse Gardens	504/UFAS	\$28,361	\$198,854	-\$170,493	Perform work to convert 4 units into UFAS compliant units at the Morse Gardens Senior Facility. The total project cost is \$479,465. The work was completed in 2008 with punchlist and closeout completed in 2009.
Finello Pavillion (South Oakland)	504/UFAS	\$331,920	\$507,652	-\$175,732	Perform work to convert 6 units into UFAS compliant units at Finello Pavillion (four as per the UFAS Unit Plan, plus two additional). The total project cost is \$948,900. The work was completed in 2008 with punchlist and closeout completed in 2009.
Finello Pavilion	Elevator	\$227,970	\$251,528	-\$23,558	Work to refurbish and upgrade the elevators started in 2008 and was completed in 2009.
Finello Pavilion	Retaining Wall and Chiller Replacement	\$73,000	\$0	\$73,000	Work to replace the retaining wall was largely completed in 2009, but no funds have been expended as HACP works through a dispute with the contractor. The chiller was replaced via the ESCO.
Gualtieri Manor (Beechview)	Elevator	\$100,000	\$0	\$100,000	Work to refurbish and upgrade the elevators was planned for 2009. The project had to be re-bid, delaying start of the work until 2010.
Mazza Pavilion	Design/Build	\$250,000.00	\$142,930.37	\$107,070	Services was completed to assess the mold problem found in the building and make recommendations on a course of action, and design of construction work was completed in 2009. Construction work will start in 2010.
Scattered Sites	504/UFAS	\$1,928,278	\$580,277	\$1,348,001	funds expended, largely for work from prior years, to improve Broadhead acquisition units and to complete work on HACP scattered site units being converted to UFAS standards. Start of construction on acquisition units delayed due to lengthy approval process, so closing and payment for the turnkey units will take place in 2010.
Scattered Sites	Demolition	\$100,000	\$0	\$100,000	Planned demolition and/or disposition of various scattered site units that are fire damaged and/or structurally unsound are still pending HUD's approval.
St. Clair Village	Demolition	\$600,000	\$260,848	\$339,152	Relocation started in 2009, and design for construction was also prepared. Abatement and demolition will be undertaken in 2010 for units approved for demolition.

HACP-Wide

Site	Scope of Work	2009 Planned Expenditures	2009 Actual Expenditures	Variance 2009 Planned vs Actual Expenditures	Comments
Authority-wide	Hazardous Materials Abatement	\$200,000	\$31,238	\$168,762	Remediation of Lead and other hazardous materials as necessary will continue in 2010.
Authority-wide	A/E Services	\$1,000,000	\$352,532	\$647,468	A/E and other professional services associated with modernization projects, including 504/UFAS conversion work. Note that in many cases A/E costs for UFAS and other work are included in the project totals above.
Authority-wide	Physical Needs Assessment	\$0	\$162,519	-\$162,519	Originally part of A/E estimate. Work completed in 2009.
Authority-wide	A/E Services	Not seperately budgeted in Annual Plan.	\$269,044	\$269,044	Other work across the authority as needed, including costs for various UFAS finishing work, third party certifiers, relocation costs, etc. and other numerous small necessary construction items.
Authority-wide	A/E Services	Not seperately budgeted in Annual Plan.	\$734,413	\$734,413	Includes engineering assistance provided by contracted consultants and frontline costs for Development and Modernization department.

Grand Total **\$17,046,750.00** **\$19,512,727** **(\$2,465,977)**

*** Note: Reported costs are based on un-audited financial statements. ESCO costs are based upon Development Department records from ESCO contactor.**

Additional Work Funded by Energy Savings Contract

Authority-wide	Energy Performance Contract - Energy Conservation Measures	\$20,000,000	\$17,109,956	\$2,890,044	Started work in 2008 on Energy Conservation Measures (ECMs) including water/sewer conservation, lighting, envelope improvements, roofs and insulation, temperature controls, HVAC improvements including introduction of geothermal heating and cooling systems in various HACP communities and properties. The cost of this project will be repaid from energy savings and energy savings guarantee by the ESCO. The total project cost is \$25 Million and the work was substantially completed in 2009 and the project will be closed in 2010.
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8.0 MANAGEMENT INFORMATION FOR ASSISTED UNITS

Leased (Section 8) Units

During 2009, the HACP's HCV (Section 8) Program was reduced by 166 households from 5247 HCV households on January 1, 2009 to 5081 on January 1, 2010. In May 2009, HACP began processing applications for remaining HCV (Section 8) applicants on the closed HCV (Section 8) Waiting List, issuing new vouchers to eligible applicants and exhausting the existing waiting list. The waiting list remained closed to new applicants in 2009 and was reopened to new applicants in February 2010. This occurred later than planned, as revisions to the Administrative Plan were needed to allow for lottery based position assignment on the list. The time needed to prepare the amendment, complete the public comment process, and secure Board approval delayed the reopening of the list.

Local preferences were modified in 2008 to add a working preference, including persons with disabilities and elderly persons. As in 2008, this did not have any significant impact in 2009.

Ensuring Rent Reasonableness

In 2009 HACP completed implementation of the automated rent reasonableness system put in place in 2008, improving the accuracy and performance of the rent reasonableness system and improving consistency and accuracy in documenting rent reasonableness determinations.

Expanding Housing Opportunities into Exception Payment Standards Areas:

The Annual Budget Authority for the HCV (Section 8) Program continued to limit the HACP's use of Exception Payment Standards for FY 2009 to only those instances relating to reasonable accommodations for persons with disabilities. However, the HCV (Section 8) Department continued outreach efforts 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. In addition, HACP staff continued to work with neighborhood groups within the City of Pittsburgh to foster relationships in the community and dispel misconceptions about the Housing Choice Voucher Program and its participants.

Leased (Section 8) Units Inspections

HACP completed all required inspections in 2009.

Category:	FY 2008 Completed Inspections	FY 2009 Completed Inspections
Annual HQS inspections	7885	5,183
Pre-contract HQS inspections	1651	2,023
HQS Quality Control Inspections:	912	1,380

HQS Enforcement

The HACP randomly selected files from which samples of files were pulled to conduct quality control inspections on HQS inspections. The purpose of the quality control inspections was to assure that staff enforced the HQS requirements. The quality control inspections in 2009 were conducted by a third party vendor, McCright and Company. McCright conducted quality control inspections for in excess of twenty percent (20%) of units on the HCV/Section 8 Program.

A system was implemented requiring documentation of correction of life-threatening deficiencies within 24 hours from the 1st inspection to ensure these matters are addressed as required. Correction for non life-threatening deficiencies were also documented with a correction date of no more than 30 calendar days from the 1st inspection, or an HACP approved extension. If HQS deficiencies were not corrected within the required time frame, the HACP continued its process of stopping the Housing Assistance Payment when the unit failed its final inspection (beginning no later than the first of the month following the correction period).

The HACP continues to work with McCright and Company. Quality control inspection results are used to identify training opportunities for HACP inspectors.

Landlord Responsibility Program

In 2008, HACP implemented a Landlord Responsibility Program to create additional mechanisms to ensure accountability from property owners. The Landlord

Responsibility Program has three components: Landlord Orientations; Criminal Background Checks; and property tax payment reviews.

In addition to the components outlined above, in fiscal year 2009, HACP published its first edition of a Landlord/Tenant Newsletter. The purpose of the newsletter is to provide both landlords and tenants with information that is helpful to both the landlord and the tenant regarding the HCV/Section 8 Program. The next edition of the newsletter will focus on HQS Inspections and publish the schedule of landlord days and landlord orientation.

HACP Owned and Managed Units

LIPH Occupancy – January 1, 2010 occupancy vs. Occupancy Projections in the HACP 2009 MtW Plan

HACP occupancy projections in the 2009 MtW plan can be divided into 3 basic groups: HACP-managed family communities, HACP-managed elderly communities and mixed finance communities. HACP projected a mixed finance community occupancy of 1012 occupied units on January 1, 2010. Actual occupancy in mixed finance communities was 1016 or 4 units over the projected occupancy. Projected occupancy for HACP-managed elderly communities was 794 occupied units out of 945 units. On January 1, 2010, 760 HACP-elderly units were occupied or 4% less than projected in the 2009 Plan. HACP-family community occupancy was projected to be 2461 units on January 1, 2010. Actual

occupancy was 2235 units or 9% (226 units) under the projection. Major discrepancies in the projections were as follows:

- Garfield family – projected occupancy of 133 – actual occupancy of 89 – difference 60 units. Garfield is in the process of demolition and redevelopment. HACP originally anticipated demolition of the area needed for construction of Phase II of Garfield Commons, but subsequently determined to demolish both the Phase II and Phase III areas simultaneously, accelerating relocation and resulting in greater occupancy reduction than anticipated.
- Northview – projected occupancy of 462 units – actual occupancy of 366 units – difference 96 units. Extensive UFAS-related construction was completed at Northview in 2009 affecting 66 units in 15 buildings and resulting in the loss of 15 family units. HACP initially prepared to relocate families to vacate units where work to create 1st floor UFAS units and 2nd floor standard units out of existing townhouses was to take place, it was subsequently determined that vacating all the units in the affecting buildings would be preferable. This resulted in the need to vacate an additional 30 units, and added to the relocation needs (and thus units held). In addition, although geothermal work was completed, the ongoing construction related to UFAS conversions, and the delay in completing grounds work associated with both the geothermal installation and the UFAS site work, make the property difficult to lease. As the UFAS units are leased, upstairs standard units completed, and site work and reseeding completed with the onset of spring, HACP anticipates significant recovery of occupancy.

Rent Collections

See Table 8-4 for Rent Collection data from FY 2001 through FY 2009.

Rents uncollected for FY 2009 were 4.69%, a decrease in rent collections of 0.95% from FY 2008 (3.74%). During FY 2009, rent collections in HACP-managed communities decreased by 0.39% over FY 2008 (4.51% rents uncollected in FY 2009 vs. 4.12% rents uncollected in FY 2008) and rent collections in HACP privately managed communities decreased by 3.71% (5.22% rents uncollected in FY 2009 vs. 1.51% rents uncollected in FY 2008.) The significant reduction in rent collections in HACP privately managed communities (3.71%) will be investigated. The HACP attributes the continued decline in rent collections in HACP-managed communities, again, to more aggressive use of the EIV system to identify rental fraud resulting in back charges added to HACP resident accounts. It is again possible that the general decline in the national economy is still reflected in HACP rent collections.

Work Order Turnaround

During FY 2009, the HACP completed 52,977 total routine work orders with an average completion time of 3.78 days (vs. 3.91 days average completion time in FY 2008). (Routine work orders do not include cyclical or vacant unit turnaround work orders.) During this same period, the HACP completed or abated 2,648 emergency work orders for the year in less than 24 hours. Only 5 emergency work orders took more than 24 hours to complete (versus 31 in FY2008). Four of the emergency work orders that took more than 24 hours to complete were in one privately managed community and one

of the work orders was in a HACP-managed community. HACP will follow up with the private management company and HACP property management as necessary.

The HACP continues to carefully monitor emergency work order completion times. HACP property managers are also required to accurately record the completion times for all work orders, including emergency work orders. Emergency work orders requiring more than 24 hours to complete are reviewed with property managers by supervisory personnel (Regional Asset Managers). Performance in completing emergency work orders is considered in property managers' annual job performance assessments. As a result of these measures, HACP had only 5 of 2,648 emergency work orders that were not completed or abated within 24 hours.

HACP MTCS Reporting Rates

During 2009, HACP continued to review and improve HACP MtW 50058 submissions. In June 2007, HACP's MTCS (50058) LIPH reporting rate was at 65.88. Following the conversion to a MtW 50058 (including purging and repopulating the HUD PIC database), additional monitoring of HACP property management staff, and additional training, HACP's current MTCS reporting rate, as of February 28, 2010 is 94.74%. HACP recognizes that the current reporting rate falls very slightly short of the HUD requirement of 95%. The HACP believes that, given the success of current efforts, a 95% reporting rate or greater is achievable in 2010.

Annual Inspections

The HACP completed 100% of its unit and systems inspections for FY 2009.

Results of FY 2009 PHAS/REAC Physical Inspections

HACP FY 2009 PHAS/REAC physical inspections have not been completed at HACP as of March 23, 2010. Two community scores have not been received by HACP (for PA-Bidwell, and Garfield Heights). Garfield Heights is currently scheduled for re-inspection on April 27, 2010. Table 8-3 provides PHAS/REAC physical inspections scores by community for FY 2000, 2001, 2003, 2004, 2005, 2006, 2007, 2008 and 2009. An HACP agency-wide inspection score for FY 2009 remains unavailable, but based upon scores received to date the score will be approximately a 65.5 vs. the 65.9 received in 2008.

Safety and Security

As of May 18, 2007 an agreement was signed with the City to dissolve the Housing Authority Police Department. As part of this agreement, the Pittsburgh Police Department was required to provide 200 man hours of "above baseline" police services in HACP communities each week. Above baseline services are defined as those services (surveillance, Saturation Detail,, etc.) that go beyond a simple response to an emergency 911 call. Since 2007, the HACP Public Safety Department has carefully monitored all Pittsburgh police activity relevant to HACP communities. During each shift, every patrolling city police officer is required to complete a daily activity log describing criminal incidents that occurred during the shift. By

arrangement with the Pittsburgh Police Department, the HACP receives copies of ALL of these logs. HACP Public Safety staff review these reports and HACP-related criminal activity is highlighted. HACP also works with the city police as necessary to be certain that criminal activity in HACP communities is fully investigated. If criminal incident reports indicate that an HACP resident was involved in violent crime or drug-related activity, termination notices for the resident are prepared. HACP Public Safety Department staff continues to notify HACP property managers of identified criminal activity issues in HACP communities. HACP continues to work with the City Police, to ensure that HACP Communities receive the same level of Law Enforcement resources and service as other communities within the City of Pittsburgh.

Abandoned cars – Each Pittsburgh city police zone has an officer specifically assigned to removing abandoned cars. If a car has been abandoned on HACP property, HACP property managers, working with the abandoned car officer, are usually able to have the car removed in 3 – 4 days.

HACP Security Initiatives include:

Cameras – The Pittsburgh Housing Authority Public Safety Department trains City of Pittsburgh Police Officers, on a continuous basis, on the use of surveillance cameras within our Communities. Officers continue to use these cameras to view real time activity, conduct special investigation and to solve crimes.

Currently, HACP is working with the City of Pittsburgh to have the HACP camera system integrated into police patrol

cars around the city allowing the police to use the system as a proactive tool.

In 2009, HACP requested funding authorization from the HACP board to allow HACP to hire a consultant to design a security system including cameras as well as to create a specification to be included in a request for proposals for installation and implementation of the design and plan. This plan will include Bedford Dwellings, Arlington Heights and Allegheny Dwellings as well as updates other communities already using cameras. Cameras continue to be an effective tool in police investigations and everyday police work.

Tip Line & Silent Complaint Forms

The Housing Authority continues to use a tip line and silent complaint forms to facilitate HACP resident involvement in community security. Silent Complaint forms and information about the tip line continue to be given out at all community and resident meetings. Silent Complaint forms are also available at all management offices. The Silent Complaint Forms and Tip Line continue to be convenient anonymous tools for HACP residents to use to report criminal activity in their communities.

Exclusion List – So that HACP residents can enjoy a peaceful, affordable, well-maintained community, HACP must remove those individuals who wish to engage in criminal activity or disruptive behavior from HACP Communities. The HACP continues to maintain an HACP Exclusion List. This list identifies non-residents that are not permitted on HACP property. This list is shared with all public safety entities, as

well as HACP staff and residents to use as a tool in securing HACP communities.

Guards – In 2007 HACP moved from in-house security guards to hiring an outside contractor. HACP residents have benefited from the professionalism of the contracted guards. Currently HACP continues to have guards at all HACP senior buildings as well as HACP gatehouses at Northview Heights Estates. The HACP continues to enforce a policy of showing identification for all guests at HACP’s gatehouse at Northview Heights Estates, as well as all high-rise buildings. On a daily basis, as part of the contracted guard agreement, HACP continues to receive a written account of activity that occurs at all guard locations. From these reports, the HACP assesses any inappropriate activity that has occurred and takes immediate remedial action. Remedial action may include mediation, warning letters or eviction.

In 2009, HACP consolidated all guard services into a single out-sourced contract (Victory Guards) and HACP ended the service of the 4 high-rise security guards directly employed by HACP.

Victory Reports (reports obtained from contracted Victory guards) - HACP received 1,827 Victory reports during 2009. From the reports, HACP was able to send 188 warning letters, and schedule 163 conferences for mediation. Also due to the Victory Reports, HACP was able to perform 11 evictions, and 3 exclusions. Many of the Victory Reports pertain to medical calls, and through the reports, HACP is able to track how often medics arrive for certain residents. From that HACP is able to refer that resident to the disability office for a

Reasonable Accommodation, or refer them to RSS for additional services.

Police Reports - HACP received 315 police reports from 2009, which predominantly led to additions to the exclusion list and evictions/voucher termination. HACP excluded 102 people from HACP property based on these reports. From the police reports, HACP was able to proceed with 69 evictions from LIPH. As drugs are usually the catalyst for additional crimes, out of these 69 evictions, 34 of them were drug related. In addition, HACP was able to refer 53 people for Section 8 voucher termination, and out of the 53 referrals, 28 of them were drug related.

Through the combined efforts and reporting, from both the Victory guards and Pittsburgh police, HACP has improved the safety and quality of life for our residents, guests of residents, and HACP staff.

Community Meeting and interaction with the City Police

In 2009, quarterly meetings occurred with the Chief of Police and his designated staff. Monthly meetings were also held with all City Zone Commanders or their designees as well as their staff at each Public Safety Community Meetings. Housing Staff and Residents attended the community meetings to meet one-on-one with the Police Commander and Community Relations Officer in charge of that area. They continue to have direct communication to bring to the table issues that affect them on a day-to-day basis. In addition, HACP staff and residents attended two (2) City Wide Public Safety Meetings during 2009.

Table 8-1a.1 Family Communities – Number of Units and Occupancy

	January 1, 2001			January 1, 2007			January 1, 2008			January 1, 2009			January 1, 2010		
	Total Units	Number/ % Occupied		Total Units	Number/ % Occupied		Total Units	Number/ % Occupied		Total Units	Number/ % Occupied		Total Units	Number/ % Occupied	
1-1 Addison Terrace	781	575	75%	691	569	82%	691	507	73%	736	544	74%	734	528	72%
1-2 Bedford Dwellings	420	372	88%	420	372	89%	420	361	86%	420	352	84%	411	372	91%
1-4 Arlington Heights	516	104	20%	150	132	88%	143	131	92%	143	130	91%	143	135	94%
1-5 Allegheny Dwellings	282	240	85%	282	235	83%	270	241	89%	272	235	86%	272	238	88%
1-7 St. Clair Village	680	278	41%	456	173	38%	357	165	46%	357	165	46%	357	53	15%
1-8 Bedford Addition	460	386	84%	0	0	0%	0	0	0%	-	-	-	-	-	-
1-9 Northview Heights	687	488	71%	501	382	76%	501	365	73%	501	346	69%	486	290	60%
1-10 Glen Hazel Cove Place	39	35	90%	0	0	0%	0	0	0%	-	-	-	-	-	-
1-11 Hamilton-Larimer	30	14	47%	30	28	93%	30	29	97%	-	-	-	-	-	-
1-12 Garfield Family	326	276	85%	326	252	77%	221	186	84%	221	86	39%	89	73	82%
1-13 Addison Addition	45	44	98%	45	40	89%	45	39	87%	-	-	-	-	-	-
1-20 Homewood North	135	120	88%	135	103	76%	135	104	77%	135	111	82%	135	98	73%
1-22 Scattered Sites	82	77	94%	81	62	77%	81	72	89%	156	114	73%	156	139	89%
1-32 Glen Hazel Low Rise	104	97	93%	104	101	97%	104	103	99%	128	126	98%	128	123	96%
1-38 Glen Hazel Homes	15	14	93%	10	0	0%	10	2	20%	8	1	11%	8	3	38%
1-39 Scattered Sites	59	55	93%	57	45	79%	57	49	86%	129	105	81%	129	107	83%
1-42 Renova	18	16	89%	18	17	94%	18	17	94%	-	-	-	-	-	-
1-43 Scattered Sites	4	4	100%	4	3	75%	4	4	100%	-	-	-	-	-	-
1-50 Scattered Sites	25	23	92%	25	19	76%	25	22	88%	-	-	-	-	-	-
1-51 Scattered Sites	25	23	92%	23	13	57%	23	22	96%	-	-	-	-	-	-
1-52 Scattered Sites	30	30	100%	30	22	73%	28	27	96%	-	-	-	-	-	-
1-57 Glen Hazel Disabled	6	6	100%	6	6	100%	6	6	100%	-	-	-	-	-	-
1-62 Broadhead Manor	64	57	89%	64	8	13%	64	1	2%	64	0	0%	64	0	0%
1-88 Manchester IVB	0	0	0%	0	0	0%	6	6	100%	-	-	-	-	-	-
1-90 Broadhead Acquisitions	0	0	0%	0	0	0%	13	8	62%	-	-	-	-	-	-
Total	4833	3334	69%	3458	2582	75%	3252	2467	76%	3270	2315	71%	3112	2159	69%

Note: "Total Units" includes all HACP standing units including units that are offline awaiting demolition.

Notes on PA and AMP numbers. 1-8 Bedford Additions demolished as part of Bedford Hope VI project. 1-10 Cove Place demolished. 1-13 combined into AMP 1-1. 1-42 Renova and 1-57 Glen Hazel disabled combined into AMP 1-32. 1-11 Hamilton-Larimer, and 1-22, 1-39, 1-43, 1-50, 1-51 and 1-52 Scattered Sites, plus 1-88 Manchester IVB and 1-90 Broadhead Acquisitions reconfigured and combined into AMP 1-22 Scattered Sites South and AMP 1-39 Scattered Sites North.

Table 8-1a.2 Family Communities – January 1, 2010 – Projected vs. Actual Occupancy

	<u>Projected</u>			<u>Actual</u>		
	Total Units	Number/%	Occupied	Total Units	Number/%	Occupied
1-1 Addison Terrace	736	529	72%	734	528	72%
1-2 Bedford Dwellings	420	407	97%	411	372	91%
1-4 Arlington Heights	143	136	95%	143	135	94%
1-5 Allegheny Dwellings	270	265	98%	272	238	88%
1-7 St. Clair Village	186	0	0%	357	53	15%
1-9 Northview Heights	504		78%	486	290	60%
1-12 Garfield Family	221	133	60%	89	73	82%
1-20 Homewood North	135	118	87%	135	98	73%
1-22 Scattered Sites	156	152	98%	156	139	89%
1-32 Glen Hazel Low Rise	128	127	97%	128	123	96%
1-38 Glen Hazel Homes	9	6	67%	8	3	38%
1-39 Scattered Sites	129	126	98%	129	107	83%
1-62 Broadhead Manor	64	0	0%	64	0	0%
Total	3101	1999	64%	3112	2159	69%

Table 8-1b.1 Senior Communities – Number of Units and Occupancy

	January 1, 2001			January 1, 2007			January 1, 2008			January 1, 2009			January 1, 2010		
	Total Units	Number/ % Occupied		Total Units	Number/ % Occupied		Total Units	Number/ % Occupied		Total Units	Number/ % Occupied		Total Units	Number/ % Occupied	
1-9 Northview Heights	190	70 36%		91	78 86%		91	88 97%		91	80 88%		88	76 86%	
1-11 Auburn Tower	294	146 49%		294	71 24%		294	0 0%		-	-		-	-	
1-12 Garfield Elderly	275	116 42%		0	0 0%		0	0 0%		-	-		-	-	
1-13 Addison Elderly	149	102 68%		149	86 58%		149	0 0%		-	-		-	-	
1-14 Kelly St.	165	89 55%		132	0 0%		0	0 0%		-	-		-	-	
1-15 PA-Bidwell	130	107 82%		130	79 61%		130	93 72%		120	93 78%		120	98 82%	
1-17 Pressley St.	212	186 88%		211	197 93%		211	199 94%		211	198 94%		211	193 91%	
1-29 East Hills	157	52 33%		0	0 0%		0	0 0%		-	-		-	-	
1-31 Murray Tower	70	68 97%		68	66 97%		68	65 96%		68	66 97%		68	64 94%	
1-33 Glen Hazel High Rise	111	94 85%		111	81 73%		111	70 63%		97	84 87%		97	94 97%	
1-40 Brookline	30	26 87%		30	26 87%		30	25 83%		30	0 0%		30	0 0%	
1-41 Caligiuri	104	101 97%		104	103 99%		104	103 99%		104	103 99%		104	100 96%	
1-44 Finello Pavilion	60	58 97%		60	49 82%		60	47 78%		60	54 90%		60	55 92%	
1-45 Morse Gardens	70	67 96%		70	68 97%		70	67 96%		70	64 91%		70	69 99%	
1-46 Carrick Regency	66	62 94%		66	62 94%		66	61 92%		66	66 100%		66	60 91%	
1-47 Gualtieri Manor	31	26 84%		31	27 87%		31	30 97%		31	28 90%		31	27 87%	
Total	2114	1370 65%		1547	993 64%		1415	848 60%		948	836 88%		945	836 88%	

Note: "Total Units" includes all HACP standing units including units that are offline awaiting demolition.

Notes on PA and AMP numbers: 1-11 Auburn Towers, 1-12 Garfield Elderly High Rise, 1-13 Addison Lou Mason Jr. Elderly High Rise, and 1-29 East Hills High Rise demolished. Many units replaced in senior mixed finance buildings including Silver Lake, Christopher Smith, North Aiken, Fairmont, Legacy, and units within Oak Hill and Manchester.

Table 8-1b.2 Senior Communities – January 1, 2010 – Projected vs. Actual Occupancy

	Projected			Actual		
	Total Units	Number/ % Occupied		Total Units	Number/ % Occupied	
1-9 Northview Heights	88	69	78%	88	76	86%
1-15 PA-Bidwell	120	116	97%	120	98	82%
1-17 Pressley St.	211	207	98%	211	193	91%
1-31 Murray Tower	68	66	97%	68	64	94%
1-33 Glen Hazel High Rise	97	92	95%	97	94	97%
1-40 Brookline	30	0	0%	30	0	0%
1-41 Caligiuri	104	102	98%	104	100	96%
1-44 Finello Pavilion	60	51	85%	60	55	92%
1-45 Morse Gardens	70	66	94%	70	69	99%
1-46 Carrick Regency	66	64	97%	66	60	91%
1-47 Gualtieri Manor	31	30	97%	31	27	87%
Total	945	863	91%	945	836	88%

Note: "Total Units" includes all HACP standing units including units that are offline awaiting demolition.

Table 8-2a Mixed Finance Units – Number of Units and Occupancy

	January 1, 2001			January 1, 2007			January 1, 2008			January 1, 2009			January 1, 2010		
	Total Units	Number/ Occupied	%	Total Units	Number/ Occupied	%	Total Units	Number/ Occupied	%	Total Units	Number/ Occupied	%	Total Units	Number/ Occupied	%
1-3 Allequippa	84	84	100%	-	-	-	-	-	-	-	-	-	-	-	-
1-64 New Pennley Place	38	38	100%	39	39	100%	39	39	100%	39	39	100%	39	37	95%
1-66 Oak Hill MROP	99	99	100%	80	77	96%	80	75	94%	430	415	97%	430	423	98%
1-68 Oak Hill Phase 1A	97	97	100%	97	97	100%	97	97	100%	-	-	-	-	-	-
1-72 Manchester I	20	20	100%	20	18	90%	20	20	100%	86	82	95%	86	80	93%
1-73 Christopher Smith	25	25	100%	25	24	96%	25	25	100%	25	20	80%	25	23	92%
1-74 Manchester II	25	25	100%	25	25	100%	25	25	100%	-	-	-	-	-	-
1-75 Manchester III	18	18	100%	18	18	100%	18	18	100%	-	-	-	-	-	-
1-76 Oak Hill Phase 1B	101	101	100%	101	100	99%	101	99	98%	-	-	-	-	-	-
1-78 Manchester IVA	23	23	100%	23	23	100%	23	21	91%	-	-	-	-	-	-
1-79 Oak Hill Phase 1C	0	0	0%	96	93	97%	96	96	100%	-	-	-	-	-	-
1-80 Silver Lake	0	0	0%	75	74	99%	75	69	92%	75	75	100%	75	74	99%
1-81 Oak Hill Phase 1D	0	0	0%	56	56	100%	56	53	95%	-	-	-	-	-	-
1-82 Bedford Phase 1A	0	0	0%	24	24	100%	24	24	100%	74	74	100%	74	74	100%
1-82 Bedford Phase 1B	0	0	0%	50	50	100%	50	50	100%	-	-	-	-	-	-
1-85 North Aiken	0	0	0%	62	61	98%	62	62	100%	62	61	98%	62	59	95%
1-86 Fairmont	0	0	0%	50	50	100%	50	50	100%	50	49	98%	50	50	100%
1-87 The Legacy	0	0	0%	0	0	0%	90	90	100%	90	90	100%	90	90	100%
1-89 Bedford II	0	0	0%	0	0	0%	0	0	0%	58	58	100%	58	58	100%
1-91 Bedford III	0	0	0%	0	0	0%	0	0	0%	0	0	0%	48	48	100%
Total	530	530	100%	841	829	99%	931	913	98%	989	963	97%	1037	1016	98%

Notes on PA and AMP numbers: 1-3 Allequippa (remaining original units) demolished as part of Allequippa Terrace/Oak Hill Hope VI. 1-66, 1-68, 1-76, 1-79, 1-81 combined into AMP 1-66 Oak Hill. 1-72, 1-74, 1-75, 1-78 combined into AMP 1-72 Manchester. 1-82 Bedford 1A and 1-82 Bedford 1B combined into AMP 1-82 Bedford 1.

Table 8-2.b Mixed Finance Units – January 1, 2010 – Projected vs. Actual Occupancy

	<u>Projected</u>			<u>Actual</u>		
	Total Units	Number/% Occupied		Total Units	Number/% Occupied	
1-64 New Pennley Place	39	38	97%	39	37	95%
1-66 Oak Hill	430	420	98%	430	423	98%
1-72 Manchester	86	82	95%	86	80	93%
1-73 Christopher Smith	25	23	92%	25	23	92%
1-80 Silver Lake	75	75	100%	75	74	99%
1-82 Bedford Phase 1	74	74	100%	74	74	100%
1-85 North Aiken	62	60	98%	62	59	95%
1-86 Fairmont	50	49	98%	50	50	100%
1-87 The Legacy	90	87	97%	90	90	100%
1-89 Bedford II	58	56	97%	58	58	100%
1-91 Bedford III	48	48	100%	48	48	100%
Total	1037	1012	98%	1037	1016	98%

Table 8-3 FY 2000 - 2008 REAC Inspection Scores

	2000	2001	2003	2004	2005	2006	2007	2008	2009
1-1 Addison Terrace	46c	78c	69c	54c	69c	61c	51c	66c	39c
1-2 Bedford Dwellings	70c	86c	62c	46c	70b	61c	60c	48c	45c
1-4 Arlington Heights	64c	89b	81b	60b	73c	83c	55c	98b	84c
1-5 Allegheny Dwellings	56c	93b	68b	50c	81c	66c	63c	58b	75c
1-7 St. Clair Village	50c	76c	69c	46c	70b	70b	49c	50c	68c
1-8 Bedford Addition	49c	81c	50c	49c	-	-	-	-	-
1-9 Northview Heights	41c	84c	68b	48c	68c	35c	59c	55c	49c
1-10 Glen Hazel Heights	70c	67c	60c	-	-	-	-	-	-
1-11 Hamilton-Larimer/Auburn	44c	94b	41b	40c	64c	75b	34c	-	-
1-12 Garfield Heights	28c	87b	67b	26c	55c	39c	35c	46c	-----
1-13 Addison Addition	39c	82b	69c	56c	62c	61c	32c	-	-
1-14 Kelly Street	61c	93c	72b	73c	-	-	-	-	-
1-15 PA-Bidwell	74c	94c	71b	67c	83b	96b	85b	67b	-----
1-17 Pressley Street	45c	97b	97a	76c	96a	91b	74c	74b	62c
1-20 Homewood North	43c	82c	67c	51c	47c	-	-	43c	66c
1-22 Scattered Sites	66c	86c	60b	61c	76c	52c	57c	63b	67c
1-29 East Hills	43c	88c	-	-	-	-	-	-	-
1-31 Murray Tower	83b	93b	95b	80b	79b	80b	43b	72b	73b
1-32 Glen Hazel Low Rise	62c	85b	61b	74c	57c	45c	63c	57c	65c
1-33 Glen Hazel High Rise	58b	67c	85c	78c	81b	65b	63b	84b	82b
1-38 Glen Hazel Homes	72c	75c	100a	-	-	-	81b	96a	97b
1-39 Scattered Sites	57c	94c	56c	55c	60c	88b	77c	64b	73c
1-40 Frank Mazza Pavilion	88a	99a	98b	76c	78b	95b	68b	-	-
1-41 Caligiuri	69c	98b	88b	60c	66c	86b	74c	75b	80b
1-42 Renova	63b	90b	78c	78c	73b	81b	73b	-	-
1-43 Scattered Sites	94a	90b	93a	89b	76c	63b	74a	-	-
1-44 Finello Pavilion	85c	96b	88a	77c	82b	67b	78b	67b	59c
1-45 Morse Gardens	72b	99c	79a	63c	75c	58c	65c	72c	65c
1-46 Carrick Regency	95b	83b	82b	82b	86a	82b	89b	94a	72c

Note: 2008 and 2009 REAC inspection scores are identified by AMP number not Project number.

Table 8-3 FY 2000 – 2008 REAC Inspection Scores (continued)

	2000	2001	2003	2004	2005	2006	2007	2008	2009
1-47 Gualtieri Manor	53c	96b	91b	33b	88b	58b	62b	30c	71b
1-50 Scattered Sites	67c	91b	54c	58c	59c	54c	52b	-	-
1-51 Scattered Sites	83c	80c	77b	54c	74c	70b	49c	-	-
1-52 Scattered Sites	74b	89b	71b	47c	56c	39c	66b	-	-
1-57 Glen Hazel - Wheelchair	74a	93a	87b	76c	92a	88b	76a	-	-
1-62 Broadhead Manor	58c	82c	68c	63b	68b	65b	-	-	-
1-64 New Pennley Place	-	96b	96b	77c	95a	92b	79a	90b	86c
1-66 Oak Hill MROP	-	89b	96b	82c	85b	72c	79b	79b	89c
1-68 Oak Hill Phase 1A	77c	98a	99a	86b	86b	88b	82b	-	-
1-72 Manchester I	79b	99a	89b	96a	77b	65c	83b	85b	85c
1-73 Christopher Smith	93b	98a	99a	91b	74b	66a	94a	94a	74c
1-74 Manchester II	72c	95b	84b	75c	69c	75c	86b	-	-
1-75 Manchester III	-	100b	94b	87c	83c	71b	94b	-	-
1-76 Oak Hill Phase 1B	70c	99b	98b	97c	90c	82c	82b	-	-
1-78 Manchester IVA	76c	97a	89b	71c	62c	52c	69b	-	-
1-79 Oak Hill Phase 1C	-	-	99b	92c	88c	96a	80b	-	-
1-80 Silver Lake	-	-	-	94c	99a	95b	99a	99a	97b
1-81 Oak Hill Phase 1D	-	-	-	99a	92b	98b	90b	-	-
1-82 Bedford Hills Phase 1A	-	-	-	99a	96b	95b	96b	98a	95a
1-83 Bedford Hills Phase 1B	-	-	-	99b	98a	88b	97b	-	-
1-85 North Aiken	-	-	-	-	94a	91b	99a	98a	98b
1-86 Fairmont	-	-	-	-	-	-	-	99a	98c
1-87 The Legacy	-	-	-	-	-	-	-	99a	89b
1-88 Manchester IVb	-	-	-	-	-	-	-	99b	-
1-89 Bedford II	-	-	-	-	-	-	-	-	98a
1-91 Bedford III	-	-	-	-	-	-	-	-	96a
Total	50.7	85.6	71.0	56.4	72.5	65.4	63.2	65.9	65.5

Note: 2008 and 2009 REAC inspection scores are identified by AMP number not Project number.

**** Note:** HUD, as of March 31, 2010, has not completed 2009 REAC inspections (2 scores have not been received to date – March 2010.) Final score for 2009 is not available. The final score shown is an approximation based upon all scores received to date.

Table 8-4 – Rents Collected

Dwelling Rent Only

Fiscal Year	Rent Run	Rental Payments	% Collected	% Uncollected	Total
FY 2001	9,958,064	9,624,059	96.65%	3.35%	100%
FY 2002	9,535,564	9,325,018	97.79%	2.21%	100%
FY 2003	9,422,391	9,198,250	97.62%	2.38%	100%
FY 2004	10,123,879	9,819,467	96.99%	3.01%	100%
FY 2005	9,802,390	9,570,583	97.64%	2.36%	100%
FY 2006	9,967,476	9,646,419	96.78%	3.22%	100%
FY 2007	10,189,408	9,911,556	97.27%	2.73%	100%
FY2008	9,541,232	9,184,408	96.26%	3.74%	100%
FY2009	9,799,632	9,339,769	95.31%	4.69%	100%

9.0 RESIDENT PROGRAMS

In 2009, the HACP continued its efforts to develop its programs and improve integration of HACP programs with both internally and externally provided resident services. Specifically, the HACP worked to develop its Realizing Economic Attainment For Life (REAL) Family Self-Sufficiency Program, including its Resident Employment Program component.

Improved collaboration and integration across programs, especially with the Allegheny County Department of Human Services and the Pennsylvania Department of Public Welfare, was a priority area. Continuing implementation of the Community Planning model and further development of programs targeting youth were also significant focus areas in 2009.

Family Self-Sufficiency (FSS) Program - REAL – Realizing Economic Attainment for Life –

HACP continued to operate its successful REAL FSS program, assisting residents in pursuit of self-sufficiency through case management and referral to public and private sector social services. These services included life skills, job readiness skills, drug and alcohol abuse related services, mental and physical health related services, training and education, child care, and transportation. REAL's Resident Employment Program component also continued successfully, increasing the number of job placements. Below is a variety of information on program process improvements, programs accomplishments related to core measures, as well as additional information on services provided internally and externally, and funding and value of services leveraged through collaboration with other entities.

Program Improvements

- Progress was made on final conversion of Emphasys Elite to fully utilize its FSS module, and implementation of the Tracking at a Glance case management software system to improve program and participant tracking.
- Improved the contact and referral system, which allowed REAL staff to respond to (677) referrals from internal HACP sources, Security Guard and Investigative reports, and outside providers
- Data Link made with Department of Public Welfare, allowing HACP to obtain resident workforce and income information. This allows HACP to confirm resident participation in, and compliance with, state work programs offered through the Department of Public Welfare, which qualifies as an approved FSS program for HACP rent policy purposes.
- Caseload goals are tracked on a continuous, real-time basis and reports can now be generated across a broad spectrum of search parameters. This includes caseload data for staff, tracking of participant contacts, and tracking of participant progress towards goals of training, employment, increased income, and home purchases, for purposes of tracking staff and participant performance.

- All REAL Service Coordinators successfully completed the Nan McKay Family Self-Sufficiency Program training and (6) Service Coordinators successfully completed the HCV/LIPH Rent Calculation training courses, improving staff capacity and skill to assist residents in achieving self-sufficiency.
- Initiated system for regular meetings between Service Coordinators and Section 8 Housing Specialists to improve coordination of services and activities. These meetings take place at least quarterly.
- Adjusted staff assignments to allow assignment of REAL staff to lead all New Resident Orientations and Family Self-Sufficiency Workshops for new and potential program participants. Held 59 orientations with 702 participants.
- Computer training and Resident Employment programs restructured to improve integration of services. Positive results of this effort are reflected in the performance statistics provided below.
- Established one homework support centers at the Bedford Dwellings BJWL program (Goal was three homework support centers. See also computer programs, below).
- Incorporated new HACP Section 3 Resident Employment Policy into operation of the Resident Employment Program, including improved collaboration with the Development and Modernization Department and HACP’s contractors. This contributed to the increase in employment placements in 2009.
- Continued collaboration with site management in implementation of HACP’s MTW Rent Policy. This policy did result in new enrollments in the FSS REAL program from current residents.

Program Accomplishments and Statistics

REAL - LIPH FSS	2005	2006	2007	2008	2009
Residents enrolled in FSS.	658	835	347	599	685
Residents assisted with recertification.	337	782	527	6	4
Residents employed (of FSS participants)	181	222	254	167	290
Residents actively accruing Escrow Account funds	29	42	50	111	188
Total Accrued Escrow Account funds	\$ 13,514	\$ 29,941	\$61,861	\$354,826	\$497,331

REAL - Section 8 HCV FSS	2005	2006	2007	2008	2009
Residents enrolled in FSS.	316	314	262	502	505
Residents employed (of FSS participants)	161	222	174	252	380
Residents actively accruing Escrow Account funds	66	44	126	82	130
Total Accrued Escrow Account funds	\$ 360,242	\$ 296,846	\$250,713	\$239,732	\$271,573

Additional Accomplishments:

- 1,190 participants enrolled in REAL. This approached the enrollment goal of 1,200 families.
- 198 of those employed were newly employed.
- 269 participants increased earned income.
- 305 participated in training.
- 34 participants graduated from the FSS program in 2009. This is an increase from the 19 who graduated in 2008.
- A Resident Orientation program for new Section 8 and LIPH residents was successfully implemented through a collaboration of the Resident Self Sufficiency and Occupancy departments. (59 Resident Orientations sessions were held in 2009 for 702 applicants.)

REAL Referrals

Referral Source:

<i>Total # Referrals</i>	HACP Site Management	SLEP (Senior Living Enhancement Program)	Security Guard Reports	Security Investigative Reports	HACP Resident Self-Sufficiency	Other
677	401	24	153	27	63	9

Types of Referrals

Failed Housekeeping	Social Disturbance	Mental Health	Drug & Alcohol	Resident Disputes /Mediation	Domestic Violence	Individual Service	Rent Related	FSS	Emergency Food	Furniture	Other
153	52	161	19	93	27	41	24	52	35	6	14

Resident Employment Program 2009 Statistics

The Resident Employment Program continues to provide and/or coordinate a variety of direct service, assessment, referral and training opportunities for residents including drug and alcohol screening, GED assistance, employment pre-orientation, job interview preparation and Section 3 and other job referrals. Forty-three persons were tested for illegal drugs, and only four failed the screening. The GED class served 74 persons. Participants’ averaged a third grade reading and math skill level at entry into the program, and averaged an increase of 2 grade levels through the program. One person received their GED, others were encouraged to re-enroll and/or were referred for additional services. The charts and narratives below provide additional information on program accomplishments.

Participant Placement Data – Numbers of Residents placed in specific job categories

2009 - (198) Placements

5	Dietary Aide	3	Bus Driver	2	Banquet Houseperson
24	Home Health Aides	4	Valet Parking	3	Child Care Workers
4	Driver	1	Certified Nursing Aide	0	Customer Service Worker
15	Janitorial/Maint. Workers	8	Production Workers	2	Plumber Assistant
6	Clerical Assistant	0	Youth Coordinator	4	Security Guard
5	Painters Assistant	4	Clerical Assistant	0	Surveyors
94	Construction Workers Laborers	0	Eligibility Specialist	2	Social Service Worker
0	Inform. Tech. Trainee/wker.	3	Cook	4	Dishwasher
0	Correction Officers	1	Landscaper	4	Store Clerk

Resident Employment Program Residents Served Summary

Total Number of Persons Recruited and Enrolled	323
Total Number of Job Placements	198
Total Number of Residents Enrolled in Training	305
Total Number of Persons Hired for Section 3 positions	111

- | |
|---|
| <ul style="list-style-type: none"> ▪ Average starting wage rate for all placements: \$12.00/hr. ▪ 40% of those placed have retained employment. |
|---|

In addition, the Resident Employment Program held or sponsored the following activities:

- Resume/Employment Workshops: 21 sessions with 101 participants.
- Pre-Orientations for the Employment Program: 12 sessions with 32 participants.
- Home Health Aide Classes: 4 courses, 55 participants, 40 placed in employment
- Occupational Health and Safety Administration: 4 sessions, 68 participants, 64 received certification.
- CPR/First Aide Training: 5 sessions, 22 participants, 22 received certification
- Minority Women’s Educational Labor Agency Carpentry and Drywall training (union affiliated): 14 referrals, 5 fully enrolled in pre-apprenticeship program
- Renaissance III 2000 Training program in the Building Trades (union affiliated): 21 referred, 3 fully enrolled in pre-apprenticeship program
- Adult Basic Computer Literacy Courses (207 enrolled) and Computer donation program (7 residents received computers). See also Computer Program, below.
- Mega Job Fair held with 32 participating employers and 252 job seekers (goal was four job fairs, one mega fair held instead).

The Resident Employment Program also collaborates with a variety of agencies to facilitate enrollment of program participants into programs that will best meet the particular participant's need and will provide the best opportunity for success. Collaborating programs and agencies include the following:

- The Pittsburgh Partnership, an agency created by the City of Pittsburgh to administer Workforce Investment Act programs and services in cooperation with the Three Rivers Workforce Investment Board. Programs include the Single Point of Contact (SPOC) program, which assists city residents with life skills, training and employment needs.
- CareerLinks Centers and on-line assistance programs. Careerlink is the state of Pennsylvania's Workforce Investment Act initiative, and provides job search, training, opportunity identification and placement assistance. The Three Rivers Workforce Investment Board guides policy for Pittsburgh area CareerLink centers and programs.
- The Work Center, a subsidiary of the Re-employment Transition Center, which assists welfare to work program participants to enter a career field or training program.
- Job Links/Hill Oakland Workforce Collaborative works with city residents to enhance employment opportunities and meet employment-training needs.
- Non Custodial Parent Program at the Hill House Association, which assists men 18 and older with children to enter building trades training or other employment.
- Northside Leadership Council's Employment Program that targets residents of the Northside for assistance.
- Housing Opportunities Unlimited which assists residents of the Oak Hill mixed income community to improve their employment situation.
- Garfield Jubilee Association's Youthbuild Program recruiting Bedford Dwellings and Addison Terrace residents ages 16-24 for Youth Leadership and Construction Trades training and pre-apprenticeship program.
- Bloomfield-Garfield Corporation's Youth Development Center which is a Youth Employment Satellite Center, linking youth to training and employment opportunities
- Urban League of Pittsburgh, which provides a wide range of social services to city residents. Special programming assists adjudicated youth with life skills and job placement.
- East Liberty Development Inc. (ELDI) - The HACP Resident Employment Coordinator serves on ELDI's Section 3 Advisory board to act as an advisor to the ELDI Section 3 Coordinator and to ensure residents have opportunities to gain construction work in the East Liberty area.

HACP Development and Modernization Department and their contractors – the success of HACP's Section 3 employment efforts would not be possible without the strong working relationship between the Resident Employment Program and the Contract Administrators in the Development and Modernization Department.

Computer Program

HACP’s computer program provides services as components of the REAL/FSS program and Resident Employment Program, as complements to HACP Youth Programming and Senior Programming, and as a complementing services in collaboration with HACP partners in serving Youth, Adults, Seniors, and community and tenant organizations. Some of the accomplishments of the HACP Computer Program in 2009:

- HACP Assisted Tenant Councils with obtaining Internet and Phone Service, and established accounts with the City of Pittsburgh Police Department’s on-line and e-mail based Citizen Observer program.
- Provided (7) refurbished computers and instructions to individuals that completed the Computer Donation Program
- Provided advanced computer instructions to (77) adults and seniors.
- Continued normal operation of GED Program in Bedford Dwellings communities; applied to become GED testing center
- Trained (90) residents in Basic Computer Literacy
- Established Youth Computer Lab with (8) computers and Internet connection within the Bedford BJWL (after school program) facility
- Upgraded Tenant Council Offices with refurbished computers (number?)

Additional activities/accomplishments included the following:

Activity	Purpose	# Served
Open Lab in the following communities: HWN, NVH, CAL, BED	To provide selected communities with access to computers with internet services	5900 visits
Basic Computer Literacy	To equip residents with residents with basic computer literacy skills in HACP communities	90
Advanced Computer Literacy	To retain basic literacy students and advance their technical understanding and knowledge	77
Tenant Council Support Classes	To equip Tenant Council members with the skills and knowledge to communicate using technology	61
Average # of users per day	To provide a place where adults can utilize job search and work opportunities	21
Continue to facilitate the Computer Donation Program	To combat the digital divide by providing HACP residents with refurbished computers for completing specific computer tasks or courses	7
Assign all Tenant Council an email address	To help the councils to communicate with HACP through technology (Will occur in 03-09)	28

HWN- Homewood North; NVH- Northview Heights; CAL - Caliguir; BED – Bedford Dwellings

Community Planning Model – Coordination with Site Management

As described above, coordination of self-sufficiency and service programming and site-based management continued to improve in 2009. This is reflected in the following activities/accomplishments:

- Progress was made on final conversion of Emphasys Elite to fully utilize its FSS module, and implementation of the Tracking at a Glance case management software system to improve program and participant tracking.
- Improved the contact and referral system, which allowed REAL staff to respond to (677) referrals from internal HACP sources, Security Guard and Investigative reports, and outside providers
- All REAL Service Coordinators successfully completed the Nan McKay Family Self-Sufficiency Program training and (6) Service Coordinators successfully completed the HCV/LIPH Rent Calculation training courses, improving staff capacity and skill to assist residents in achieving self-sufficiency.
- Initiated system for regular meetings between Service Coordinators and Section 8 Housing Specialists to improve coordination of services and activities. These meetings take place at least quarterly.
- Adjusted staff assignments to allow assignment of REAL staff to lead all New Resident Orientations and Family Self-Sufficiency Workshops for new and potential program participants. Held 59 orientations with 702 participants.
- Incorporated new HACP Section 3 Resident Employment Policy into operation of the Resident Employment Program, including improved collaboration with the Development and Modernization Department and HACP's contractors. This contributed to the increase in employment placements in 2009.
- Continued collaboration with site management in implementation of HACP's MTW Rent Policy. This policy did result in new enrollments in the FSS REAL program from current residents.
- Continued the Healthy Homes program. Residents who fail housekeeping inspections are referred, offered training, and follow-up is conducted to provide additional assistance. Residents who continue to fail housekeeping inspections after receiving Healthy Homes assistance are subject to eviction.

Community Planning Model

The community-planning model continued as HACP worked with tenant councils to increase council capacity and enhance community life. As a result of this collaboration between the HACP and the tenant councils, the following activities were implemented in 2009:

- Tenant Councils continued holding community meetings and successfully participating in the implementation of the Welcome Wagon program, introducing new residents to programs and services available in their community.
- Computers and e-mail capability for tenant councils was instituted to enable communication with the HACP departments.
- Training for council leadership on maintaining their financial records was provided in 2009 and will continue in 2010.
- The Resident Advisory Board continues to be a viable tool for the Tenant Councils. They participate monthly, bringing to the Executive Office of HACP their concerns relative to their communities and providing valuable input on HACP policies and plans.

- The Tenant Councils plan their summer Community Day activities and submit their requests to the appropriate agencies for funding. This process is done solely through their own initiative and collaboration with their councils and the residents.
- The Tenant Councils continue to advocate for affordable housing through their participation on the HACP RAB Board. The Councils sponsored a trip to Harrisburg in 2009 advocating for affordable housing.
- A contract with the Macklin Group, LLC was executed for the second phase of entrepreneurship training. With their assistance, a collaboration of tenant councils established with the Tenant Council Corporation I, a for profit corporation, to create a means for the tenant councils to engage in business activities, create jobs, and generate income. Continued training will resume in 2010.
- Programmatic data was provided to the Tenant Councils throughout 2009, which resulted in referrals of residents to Resident Self Sufficiency services as well as recruitment for athletic and educational programs.
- HACP staff began formal tracking of agency partner performance and established goals. This information is included in the charts below.
- The Tenant Councils and Site Managers continue to meet monthly to discuss community concerns and goals at the Presidents meeting.
- HACP has leveraged donations and in-kind services valued at \$5,717,764.47 in 2008 and \$7,683,998.00 in 2009.
- HACP outside service provider data attached below.

HACP 2009 Service Provider Data							
Youth Programming							
	YTD TOTALS	SVC. GOAL	SITE LOCATIONS		YTD TOTALS	SVC. GOAL	SITE LOCATIONS
OVOL	Violence Prevention			Urban Youth Action	Youth Mentouring Program		Addison, Bedford, Garfield,
service hours	3460	2400	AT, BD, NVH, SCV	# Service Hours	56	N/A	Homewood N, Northview
mediations	101	96		# Enrolled by Site	87	N/A	
REAL referrals	74	100		# Referrals REAL	1	N/A	
BJWL	After School Program		AT, AD, BD,	YOUTH PLACES	Sports and Mentoring Program		
# Service Hours	62658	65000	HWN,NVH,SCV,	# Service Hours	2288	2400	Addison Terrace
# Enrolled by Site	570	450	GH, GLH,HL	# Enrolled by Site	278	200	Glen Hazel
# Served by Site	389	338		# Athletics	306	300	Northview Heights
Youth Sports	Sports Programming			# Academic Enrichment	157	150	St. Clair Village
# Service Hours	592	N/A	AT, BD, HWN,GH,SCV	# of Referrals to REAL	0	50	
# Enrolled by Site	1612	N/A	NVH	# on Caseload	0		
# enrolled in Sports	1390	N/A		YouthWorks	Youth Mentouring Program		
Bethany House	Pre-School Program			# Service Hours	313	N/A	Addison, Bedford, Garfield,
# Service Hours	3463	3360	St. Clair Village and	# Enrolled by Site	149	N/A	Homewood N, Northview
# Enrolled by Site	61	60	Northview Heights	# Referrals REAL	14	N/A	
# Athletics	61	60		Knowledge Connector	Youth Library Program		
# Academic Enrichment	62	60		# Service Hours	214	N/A	AT, AD, BD, GH, GL-HA
# of Referrals to REAL	45	60		# Enrolled by Site	529	N/A	HL, HWN, NVH, SCV
Other Activities	402	N/A		# of Referrals to REAL	0	N/A	Program Closed
Board of Education							
Head Start	Pre-School Program			Addison Behavioral	Youth After School Program		
# Enrolled at site	120	N/A	Relocated back to	# Service Hours	224	480	Addison Terrace and
Days of Operation	104	N/A	School Building	# Enrolled by Site	20	20	Bedford Dwellings
# of Referrals to REAL	0	N/A		# Athletics	0	0	
				# Academic Enrichment	10	20	
				# of Referrals to REAL	0	50	
				Other Activities	135	N/A	

Location Abbreviation Key: AT - Addison Terrace; AD - Allegheny Dwellings; BD - Bedford Dwellings; GH - Garfield Heights; GLH - Glen Hazel; HL - Hamilton Larimer; HWN - Homewood North; NVH - Northview Heights; SCV - St. Clair Village.

HACP 2009 Service Provider Data							
Medical Services							
	YTD TOTALS	SVC. GOAL	SITE LOCATIONS		YTD TOTALS	SVC. GOAL	SITE LOCATIONS
North Side Christian Health	Medical Services			Community Connections	Adolescent M/H		
# Service Hours	1520	960	Northview Heights	# Service Hours	979	1000	Addison Terrace
# in Health Program	189	120		# Enrolled by Site	24	300	
# Served	2725	2000		# Referrals REAL	#REF!	20	
Family Links	Mental Health Case Management			Central Outreach	D/A Outreach		
# referred by HACP	277	200	All Sites	# Service Hours	1177	1200	All Sites
# initial visits	228	200		# Referred Treatment	370	200	
# treated	12	15		Inpatient	129	100	
# placed inpatient	1	10		Outpatient	0	10	
# followup visits	416	400		# Referrals REAL	28	50	
# mediated	13	15					
# conflicts resolved	34	50					
Senior Services							
URSULINE	Senior Service Coordination			UPMC - Living at Home	Senior Services		
# Service Hours	2981	2400	All High Rise Buildings	# Service Hours	136	120	CP, BC-GH, FP, MG, GM
# Enrolled by Site	602	550		# of HACP Residents Served	1132	1200	
# Real referrals	41	36		# referred to URSULINE	0	50	
# rent help	40	36		JAA/Age Well PGH	Senior Services		
# recert	94	84		# Service Hours	175	225	Murray Towers
# housekeeping	49	36		# Enrolled by Site	284	624	
# prevent evictions	45	36		# of Referrals to REAL	0	50	
City of Pittsburgh - Senior Services	Senior Lunch Program			# of Diabetic assesments	169	120	
# Residents Served	10628	12000	Glen Hazel & NVH	# of Hypertension Assesments	137	120	
socialization/recreation/education	6296	7200		# of Home Visits	17	12	
primetime health units	11185	12000		# of General Assesments	7	12	
# referrals to URSULINE	0	50		# of Participants in Health	7	12	
Lutheran Service Society	Senior Lunch Program						
# Residents Served	7025	7200	PA Bidwell				
# of Referrals to URSULINE	0	50					

HACP 2009 Service Provider Data							
Community Services							
	YTD TOTALS	SVC. GOAL	SITE LOCATIONS		YTD TOTALS	SVC. GOAL	SITE LOCATIONS
Food Bank	Food Bank Program			PIE Project/AIDS TASKFORCE	AIDS Infomative Testing/Program		
LBS of food	470804	N/A	AT,BC,BD, CR,GH, HW	# Service Hours	430	240	Garfield Heights,
# of families served	7066	6660	SCV, PHR, AH, GF	# of persons referred to treatment	0	12	Arlington Heights and
# or referrals to REAL	0	50		# tested	61	60	St. Clair Village
				# of discussion groups	143	120	
				# of referrals to REAL	0	50	

Youth Programs

During FY2009, HACP continued its efforts to create partnerships for youth serving programs in HACP communities

Youth Services Investment Fund

The Youth Services Investment Fund was established at the Pittsburgh Foundation to improve the outcomes for HACP resident youth ages 13-21 through investment in in programs that result in academic success, career development, good citizenship. After review of impact reports provided by the collaborative effort funded in 2008-2009, a smaller collaboration of Youthworks and Urban Youth Action was funded in the amount of \$225,000 to support workforce preparation programming for 120 youth at Addison Terrace, Bedford Dwellings, Garfield Heights, Homewood North and Northview Heights. The grant of \$225,000 including a variety of career readiness programs for youth in the 13-15, 16-18, and 19-21 age groups, including employment and internship opportunities for those in the older groups. Performance will be reviewed in spring of 2010 to determine if continued funding of this collaborative and/or a new request for proposals should be undertaken for the second half of 2010 and 2011. As of December 10, 2009, the fund had awarded grants totaling \$1,365,505.00, and had an investment balance of \$3,752,869.34.

Additional Youth Programs

Some special initiatives included the following:

- HACP partnered with Pittsburgh Public Schools to recruit children for preschool and kindergarten programs and has developed a linkage with “HealthyStart” to offer parenting classes in family communities in 2010.
- Partnerships with the Allegheny County Midget Football League and the Josh Gibson Foundation resulted in 6 HACP sponsored baseball teams, a cheerleader clinic for girls, football skill camp and 15 scholarships to the Ozanam basketball Program.

- HACP also started a new Dance program and a new Computer program to complement existing programs (see above for information on computer programs).
- HACP revamped its Academic Success program. All youth who participate in HACP sponsored youth programs must have 80% attendance in the program and school and maintain a “C” grade average. Gift certificates are awarded for Honor Roll students on a quarterly basis.
- Over 885 youth participated in one of HACP’s Youth programs, and 200 Academic Success gift certificates were awarded.

Creative Arts Corner

HACP continued its successful audio/ video training and production program for public housing residents in Northview Heights Estates, and opened a second center at Bedford Dwellings, in 2009. The goal of the Creative Arts Corner(CAC) program is to provide public housing residents with an outlet to learn audio and video production while working on creative arts such as music, film and photography. The curriculum of the program is designed to teach students how to properly use video cameras, digital cameras, microphones and other audio studio devices, as well as a variety of different software platforms used to create and edit audio and video projects.

The CAC studio in Northview Heights Estates was in operation from January through September 2009. Programming was put on hiatus in late summer 2009 due to renovations to achieve full UFAS compliance for the CAC and adjacent community space. Twenty-five (25) Northview Heights residents ranging in age from 16 to 24, participated in the regular audio video training program. In addition, 22 students from the Northview Heights BJWL After School Program participated in various creative arts projects at the CAC during 2009. The CAC located in the Bedford Hope Center opened in May 2009. Fifty-five (55) HACP residents from Bedford Dwellings and Bedford Hill participated in the CAC audio video training program in 2009. In many instances, CAC students at both locations were provided the opportunity to assist with the production of HACP related video programs.

Clean Slate

The HACP also hosted the 12th Annual Clean Slate Program on October 23, 2009, at the Carnegie Science Center. HACP and lead sponsor Honeywell International anchored the program around the theme “Positive Energy” in conjunction with the HACP’s energy savings initiative and HACP and Honeywell’s energy savings performance contract (ESCO). Clean Slate 2009 “Positive Energy” consisted of a series of events including a Town Hall Meeting panel discussion featuring recording artist and Broadway performer Fantasia Barrino, and two local conservation and energy savings specialists. The panel discussed environmental issues and positive decision making with an audience of 300 young public housing residents.

2009 HACP Leverage Report – This chart provides a list of programs and services provide to HACP residents/at HACP locations. Programs are either financially supported by HACP or are offered at HACP owned and operated facilities. The chart shows the direct financial contribution made by HACP (the HACP cost) and the value of the services provided (the In-Kind cost). Costs and values associated with the provision of program space by the HACP is NOT included in the chart below.

2009 Leverage Report

Family Community	Service Provided	HACP Cost	InKind Cost
All Locations			
One Vision One Life	Violence Prevention	\$125,000.00	\$467,350.00
Central Outreach Center	Drug & Alcohol Counseling	\$30,000.00	\$102,428.00
FamilyLinks	Mental Health Case Management	\$45,000.00	\$138,500.00
Day of Caring	Senior and Youth Activity	\$1,100.00	\$9,097.00
Green Jobs Training	Employment skills	\$0.00	\$92,026.00
APRI OSHA Training	Certification Training	\$0.00	\$19,500.00
APRI Mentoring Program	Youth Workforce Development	\$0.00	\$4,800.00
Cardiopulmonary Resuscitation	Certification	\$0.00	\$3,800.00
Home Health Aide Training	Certification	\$0.00	\$30,000.00
Sherwin Williams Paint Project	Skill employment training	\$0.00	\$40,000.00
Sub-Total		\$201,100.00	\$907,501.00

<u>Addison Terrace</u>			
Family Resources - BJWL	After School Program	\$0.00	\$363,463.00
Greater Pgh Community Food Bank	Food Distribution	\$0.00	\$22,258.00
Community Connections for Families	Intense Case Management	\$0.00	\$150,000.00
P.I.E. Project - PATF	AIDS Awareness	\$0.00	\$43,772.00
YouthPlaces, Inc.	Sports and Mentoring Program	\$0.00	\$171,588.00
Urban Youth Action	Workforce Development	\$0.00	\$32,583.00
Youthworks	Workforce Development	\$0.00	\$32,749.00
KaBOOM	Playground Construction	\$7,500.00	\$108,525.00
Sub-Total		\$7,500.00	\$754,606.00

<u>Allegheny Dwellings</u>			
Family Resources - BJWL	After School Program	\$0.00	\$302,920.00
Sub-Total		\$0.00	\$302,920.00

<u>Arlington Heights</u>			
P.I.E. Project - PATF	AIDS Awareness	\$0.00	\$43,772.00
Greater Pgh Community Food Bank	Food Distribution	\$0.00	\$7,833.00
Sub-Total		\$0.00	\$51,605.00

<u>Bedford Dwellings</u>			
Addison Behavioral Care, Inc.	Case Management	\$0.00	\$89,380.00
Head Start	Pre-School Program	\$0.00	\$69,426.00
Knowledge Connection	Library Services	\$4,431.00	\$10,000.00
Family Resources - BJWL	After School Program	\$0.00	\$291,841.00
Greater Pgh Community Food Bank	Food Distribution	\$40.00	\$21,418.00
Technology Links	Youth Computer Lab	\$15,956.00	\$38,692.00
Urban Youth Action	Workforce Development	\$0.00	\$32,583.00
Youthworks	Workforce Development	\$0.00	\$32,749.00
Sub-Total		\$20,427.00	\$586,089.00

Garfield Heights			
Family Resources - BJWL	After School Program	\$0.00	\$280,479.00
Knowledge Connection	Library Service	\$4,431.00	\$10,000.00
YouthPlaces, Inc.	Sports and Mentoring Program	\$0.00	\$164,326.00
Greater Pgh Community Food Bank	Food Distribution	\$40.00	\$5,158.00
P.I.E Project - PATF	AIDS Awareness	\$0.00	\$43,772.00
Urban Youth Action	Workforce Development	\$0.00	\$32,583.00
Youthworks	Workforce Development	\$0.00	\$32,749.00
Sub-Total		\$4,471.00	\$538,735.00

Glen Hazel			
Family Resources - BJWL	After School Program	\$0.00	\$261,351.00
Greater Pgh Community Food Bank	Food Distribution	\$40.00	\$10,935.00
YouthPlaces, Inc.	Sports and Mentoring Program	\$0.00	\$117,514.00
NaKa	Youth Sports	\$7,500.00	\$2,190.00
Sub-Total		\$7,540.00	\$391,990.00

Hamilton-Larimer			
Family Resources - BJWL	After School Program	\$0.00	\$276,436.00
Knowledge Connection	Library Services	\$4,431.00	\$10,000.00
Sub-Total		\$4,431.00	\$286,436.00

Homewood North			
Family Resources - BJWL	After School Program	\$0.00	\$301,223.00
Greater Pgh Community Food Bank	Food Distribution	\$0.00	\$9,466.00
Urban Youth Action	Workforce Development	\$0.00	\$32,583.00
Youthworks	Workforce Development	\$0.00	\$32,749.00
Sub-Total		\$0.00	\$376,021.00

Northview Heights			
Family Resources - BJWL	After School Program	\$0.00	\$335,127.00
Greater Pgh Community Food Bank	Food Distribution	\$0.00	\$15,499.00
Knowledge Connection	Library Services	\$4,431.00	\$10,000.00
YouthPlaces, Inc.	Sports and Mentoring Program	\$0.00	\$191,811.00
North Side Christian Health Center	Medical Services	\$0.00	\$252,349.00
NaKa	Youth Sports	\$7,500.00	\$1,665.00
Urban Youth Action	Workforce Development	\$0.00	\$32,583.00
Youthworks	Workforce Development	\$0.00	\$32,749.00
Sub-Total		\$11,931.00	\$871,783.00

St. Clair Village			
Family Resources - BJWL	After School Program	\$0.00	\$263,852.00
Knowledge Connection	Library Services	\$4,431.00	\$10,000.00
Bethany House Ministries	Pre-School Program	\$0.00	\$185,000.00
Greater Pgh Community Food Bank	Food Distribution	\$40.00	\$9,125.00
YouthPlaces, Inc.	Sports and Mentoring Program	\$0.00	\$77,570.00
P.I.E. Project - PATF	AIDS Awareness	\$0.00	\$43,772.00
Sub-Total		\$4,471.00	\$589,319.00

Note: Workforce Development Services provided by a partnership of Urban Youth Action and Youthworks serving youth from Addison Terrace, Bedford Dwellings, Garfield Heights, Homewood North and Northview Heights are supported in part by a grant of \$225,000 from the Youth Services Investment Fund of the Pittsburgh Foundation.

High Rise Community	Service Provided
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Caliguiri Plaza			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
UPMC Living at Home	Health Screening	\$0.00	\$1,090.00
Sub-Total		\$0.00	\$11,090.00

Carrick Regency			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
Greater Pgh Community Food Bank	Food Distribution	\$40.00	\$7,631.00
UPMC Living at Home		\$0.00	\$1,090.00
Sub-Total		\$40.00	\$18,721.00

Finello Pavilion			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
UPMC Living at Home	Health Screening	\$0.00	\$1,090.00
Sub-Total		\$0.00	\$11,090.00

Glen Hazel High Rise			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
Greater Pgh Community Food Bank	Food Distribution	\$40.00	\$8,272.00
CitiParks	Senior Center Activity	\$0.00	\$117,122.00
Ursuline Senior Services, Inc.	Relocation Services	\$0.00	\$11,409.00
UPMC Living at Home	Health Screenings	\$0.00	\$1,090.00
Sub-Total		\$40.00	\$147,893.00

Gualtieri Manor			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
UPMC Living at Home	Health Screenings	\$0.00	\$1,090.00
Sub-Total		\$0.00	\$11,090.00

Mazza Pavilion			
Ursuline Senior Services	Relocation Services	\$0.00	\$11,409.00
Sub-Total		\$0.00	\$11,409.00

Morse Gardens			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
UPMC Living at Home	Health Screenings	\$0.00	\$1,090.00
Ursuline Senior Services, Inc.	Relocation Services	\$0.00	\$11,409.00
Sub-Total		\$0.00	\$22,499.00

Murray Towers			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
Ursuline Senior Services	Relocation Services	\$0.00	\$11,409.00
Agewell, Inc.	Health Screenings	\$0.00	\$5,665.00
Sub-Total		\$0.00	\$15,665.00

Northview Heights High Rise			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
CitiParks	Senior Center Activity	\$0.00	\$125,139.00
Ursuline Senior Services, Inc.	Relocation Services	\$0.00	\$11,409.00
Sub-Total		\$0.00	\$146,548.00

Pennsylvania Bidwell			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
Lutheran Service Society	Senior Center Activity	\$0.00	\$99,208.00
Ursuline Senior Services, Inc.	Relocation Services	\$0.00	\$11,409.00
Sub-Total		\$0.00	\$120,617.00

Pressley			
Senior Living Enhancement Program	Service Coordination	\$0.00	\$10,000.00
Greater Pgh Community Food Bank	Food Distribution	\$4.00	\$14,443.00
Sub-Total		\$4.00	\$24,443.00

GRAND TOTALS		\$262,111.00	\$7,683,998.00
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10.0 REAL ESTATE PROGRAMS

HOMEOWNERSHIP PROGRAM

In FY 2009, the HACP continued the HACP's agency-wide Moving To Work Homeownership Program.

The HACP's Homeownership Program provided the means for HACP residents to purchase a primary residence by offering favorable terms to accumulate at least 20 percent homeownership equity. In 2009 the HACP continued to provide potential low-income homebuyers with a single point of contact for assistance through the home buying process. The program informed residents of homeownership opportunities, arranged homebuyer education and credit counseling, provided savings support (through escrow accounts) and mortgage assistance, assisted during homeownership closings and provided a foreclosure reserve fund to reduce the risk of mortgage defaults.

The HACP worked with a number of outside agencies to assist HACP residents in the Homeownership Programs. NeighborWorks of Western Pennsylvania, a HUD approved housing counseling agency, enrolled participants for credit counseling services and homebuyer education classes. The HACP also partnered with Dollar Bank, PNC Bank, Huntington Bank, Wells Fargo Bank, and 1st Niagara Bank to provide Homeownership Program participants with mortgage pre-approval letters and mortgage loans. HACP also cooperated with the Urban Redevelopment Authority of Pittsburgh to make their properties and loan programs available to program participants.

Financial Assistance offered to program participants during 2009 included a variety of components including (a) downpayment assistance (via FSS Escrow savings accounts or bank sponsored assistance programs), (b) closing cost assistance, (c) subordinate mortgages, (d) direct financing, (e) below-market financing, (f) soft-second mortgage financing for public housing buyers, and (g) monthly mortgage assistance payments for Housing Choice Voucher Program participant buyers. Closing cost assistance was provided to cover expenses which may have included the following: (a) home, pest, survey, mold and radon inspections, (b) home appraisal, loan application and origination fees, (c) document processing, filing fees, courier services and notary stamps, (d) flood insurance, (e) buyer's portion of Pennsylvania real estate transfer tax, (f) settlement company closing fee, (g) three years property and casualty insurance, (h) three-year home warranty policy, (i) six months foreclosure prevention fund, and (j) sewer dye tests.

During 2009, 56 families completed the Homebuyer Education Class, 28 families participated in credit counseling, and 12 HACP families purchased homes through the HACP Homeownership Program. This included ten private market homes sold to ten Housing

Choice Voucher families and two to LIPH residents. Three of the sales are to Section 8 tenants who are receiving monthly mortgage assistance. The 12 new homeowners in 2009 surpasses HACP's goal of ten new homeowners in 2009.

The decline in enrollments in the program and in the homebuyer education classes and credit counseling are a result of a declining pool of eligible but not already participating public housing and Housing Choice Voucher participants.

From July 2004 through December 2009, HACP has helped over 79 first-time homebuyers purchase homes within the City of Pittsburgh. There were no foreclosures in 2009, continuing HACP's successful record of assisting low-income residents to become homeowners without a single foreclosure.

11.0 OTHER INITIATIVES

ASSET MANAGEMENT.....1

SITE-BASED MANAGEMENT.....2

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

SITE-BASED MANAGEMENT – SITE-BASED WAITING LISTS3

COMPLIANCE WITH ASSET MANAGEMENT REQUIREMENTS.....4

CREATION OF INDEPENDENT ENTITIES.....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, 2007, 2008, and 2009 the HACP continued to monitor performance and make necessary adjustments to streamline operations and improve performance. HACP’s efforts to formalize a strategic Asset Management Plan and System that can be used by other entities to develop successful decentralized Site-based and asset management systems was not completed, as improving operations, site-based accounting systems, and adapting to HUD’s asset management rules and guidance took precedence.

SITE-BASED MANAGEMENT

Under the HACP's site-based management organizational structure, site managers are fully responsible for the day-to-day management of each respective HACP community. Each site manager leads teams of site-based maintenance and property management personnel at each HACP community and 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 in necessary coordination with social services provided to the residents of their communities. The performance of each site-manager is gauged primarily by the performance of their respective communities as measured by a variety of HUD and HACP established criteria. Site performance criteria now includes occupancy levels, recertification rates, rent delinquency rates, physical conditions (as measured by REAC inspections), work order completion times, physical and housekeeping inspections completed, and budget vs. actual financial performance of each site. We expect to see continuing improvement in property performance as the criteria, reporting systems and mechanisms (including conversion to upgraded software) are utilized to address areas of underperformance. More information on site performance is included in Chapters 2, 3, 4 and 8 of this report.

The HACP's organizational structures for site-based management consists of largely autonomous site managers operating within 3 separate regional groupings of communities each the responsibility of a single regional Real Estate Asset Manager. Each site manager has site-based maintenance personnel under their supervision to provide routine maintenance. In addition, HACP's Facilities Services Department provides certain specialized maintenance services that would be impractical or less efficient to provide at each community. These services included pest control, systems engineering, and additional specialized maintenance tasks. The HACP's Occupancy Department continued to provide admissions processing for all HACP communities (and the HCVP), and remains primarily responsible for management of the Site-Based Waiting List (see below). 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 involved in creating and implementing an efficient and workable budget for their respective communities. Services provided by outside departments (Facilities Services, Communications, etc.) and contractors are charged against the budget of recipient communities. The performance of the site manager in meeting budgetary requirements is a monitoring measure.

The full implementation of PBA/PBB required substantial redesign of the HACP's accounting systems, and ultimately a conversion to upgraded software modules. Changes in guidance regarding asset management also informed HACP as it continues to adjust and improve its budgeting and accounting systems. More information on these adjustments are included in Chapter V. of this report.

In conjunction with the effort to implement PBA/PBB, in 2006 the HACP began the process of re-engineering procurement and inventory control systems. This effort continued into 2007 and 2008. These systems affect the mechanisms and authority site managers have and use 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 2006 requisitioning responsibility was moved to the site management offices, existing inventory levels were established and systems were put in place for recording where specific inventory items were used. In 2007, planning, preparation, and solicitation occurred to prepare for implementation of a system of procuring supplies with a requirement for just in time delivery of materials directly to the site. In 2008, work continued with site managers, procurement staff, and suppliers to adjust the system to better meet property needs and efficient procurement, distribution, and accounting for materials use. In 2009, this just in time materials delivery system was improved and expanded to additional items. This approach has resulted in reduced amounts of inventory required to be kept on hand, reduced receiving and delivery labor costs, reduced materials costs and improved accuracy of accounting for materials ordered and used. HACP also completed additional disposition of excess and obsolete inventory in 2009.

SITE-BASED MANAGEMENT – SITE-BASED WAITING LISTS

HACP's site-based waiting list system was implemented in FY 2006. The centralized Occupancy Department continues to be the applications center for HACP managed properties as well as for Section 8 Housing Choice Vouchers. This department receives and processes applications, conducts appropriate background and landlord checks according to policy, and determines eligibility of applicants. Applicants are able to select up to three communities where they would prefer to live, or may choose the first available option.

The site based waiting list system continues to reduce the wait time for applicants and increase the unit acceptance rate for families offered units. Information on operation of the site-based waiting list system is included in earlier chapters.

COMPLIANCE WITH ASSET MANAGEMENT REQUIREMENTS

Under Moving To Work, HACP embarked on a strategy to implement site-based management and Asset Management prior to HUD's determination that this would be required of all housing authorities. HACP has continued to closely follow the development of guidelines for implementation of the new Operating Fund Rule, and the Asset Management requirements that accompany that rule. HACP also continues to develop its own Asset Management system within the context of HUD guidelines, as they are issued, and the Moving To Work agreement. As the Asset Management guidelines and interpretations of their applicability to Moving To Work agencies continues to evolve and be refined and clarified, HACP will continue to 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 an effective and efficient model for the effective use and management of federal public housing assistance and any required compliance. Some elements of The Asset Management System developed by HACP are included in HACP's 2010 Moving To Work Annual Plan.

CREATION OF INDEPENDENT ENTITIES

HACP has proceeded with a variety of planning and preparation steps to establish appropriate affiliate entities, such as an affiliate non-profit corporation and/or a limited liability partnership (LP), in order to leverage tax credit investments and complete development activities. In 2007 HACP established the Allies and Ross Management and Development Corporation. Allies & Ross Management and Development Corporation is a Pennsylvania non-profit, non-stock corporation created by the Housing Authority of the City of Pittsburgh ("HACP"). The purpose of the corporation is to provide housing opportunities and housing related activities and other activities permissible for a 501 © 3 tax-exempt organization. On August 2, 2007 Allies & Ross was notified by the Internal Revenue Service that its status as a 501 (c) 3 tax-exempt organization had been established.

During 2007, HACP negotiated an option with the developer of its Garfield Heights mixed-finance development for Allies & Ross to participate in the management of the development. This partnership was further developed in 2008, and began implementation in 2009 with the initial occupancy of Garfield Commons Phase I.

Also in 2009, HACP established Clean Slate E3, a non-profit 501©3 human services organization. E3 facilitates the development of and fundraising for programs and services promoting self-sufficiency. Programs benefiting from funds raised by E3 include Clean Slate and the HACP Scholarship Fund.

ENERGY PERFORMANCE CONTRACTING

In 2008 HACP executed and an Energy Performance Contract with Honeywell, Inc. to implement the recommendations of the investment grade energy audit. Work that began in 2008 to install these energy savings improvements was completed in 2009.

In executing and implementing this agreement, HACP utilized its Moving To Work Authorization to conduct an energy savings program. Specifically, HACP utilized the provision under “Calculation of Subsidy”, extending the current freeze of its utility consumption level for operating subsidy calculation purposes for a twelve-year period from the date of the final executed energy performance contract. This level established in the MTW agreement, will remain frozen for the duration of the energy performance contract. Also as specified in the MTW agreement, the HACP will utilize at least 50% of the energy consumption savings generated by the project to pay financing and debt costs and will maintain adequate file documentation showing the basis for HACP’s determination that the debt service payments can be funded from the reasonably anticipated energy cost savings.

Energy savings investments are valued at approximately \$25 Million The activities include replacing obsolete incandescent lights (interior and exterior) with superior energy savings lights and fixtures; retrofitting of toilets, bathrooms and aerators as water conservation measures; replacement of several hundred refrigerators with Energy Star models; building envelope tightening via weather-stripping; and installation of geothermal heating and cooling systems in three of our communities: Northview Heights, Arlington Heights and Homewood North. As a part of its obligation to HACP, Honeywell, Inc. has guaranteed all the savings to HACP thus ensuring that the project costs are paid for entirely from the resultant savings, and not from HACP capital funds.

APPENDIX A: 2006 BASELINE SITE-BASED WAITING LIST DEMOGRAPHICS – JANUARY 1, 2010 DEMOGRAPHICS

Table A-1 – Race/Ethnicity of Households Served – July 15, 2006 and January 1, 2010

AMP – Family Community	Black		White		Hispanic		Asian		Other	
	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10
1-1 Addison Terrace	97%	98%	2%	1%	1%	1%	0%	0%	0%	0%
1-2 Bedford Dwellings	97%	94%	2%	2%	1%	3%	0%	0%	0%	1%
1-4 Arlington Heights	89%	94%	10%	5%	1%	1%	0%	0%	1%	1%
1-5 Allegheny Dwellings	95%	92%	5%	6%	5%	1%	0%	0%	0%	1%
1-7 St. Clair Village	97%	93%	3%	4%	3%	4%	0%	0%	0%	0%
1-9 Northview Heights	96%	94%	4%	4%	4%	2%	0%	0%	0%	0%
1-12 Garfield Family	100%	99%	0%	0%	0%	1%	0%	0%	0%	0%
1-20 Homewood North	97%	96%	2%	1%	2%	2%	0%	0%	0%	1%
1-22/1-39 Scattered Sites	90%	86%	9%	11%	9%	3%	0%	0%	0%	0%
1-32 Glen Hazel Low Rise	92%	89%	6%	7%	6%	3%	0%	1%	0%	1%

AMP – Elderly Community	Black		White		Hispanic		Asian		Other	
	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10
1-15 PA-Bidwell	83%	85%	15%	13%	1%	2%	0%	0%	1%	0%
1-17 Pressley St.	69%	66%	30%	31%	1%	2%	0%	1%	0%	1%
1-31 Murray Tower	33%	45%	64%	50%	3%	3%	0%	0%	0%	2%
1-33 Glen Hazel High Rise	76%	77%	19%	18%	5%	4%	0%	1%	0%	0%
1-40 Brookline*	7%	----	89%	----	4%	----	0%	----	0%	----
1-41 Caligiuri	50%	61%	48%	38%	2%	1%	0%	0%	0%	0%
1-44 Finello Pavilion	67%	71%	33%	29%	0%	0%	0%	0%	0%	0%
1-45 Morse Gardens	30%	45%	70%	55%	0%	0%	0%	0%	0%	0%
1-46 Carrick Regency	11%	30%	87%	68%	1%	0%	0%	2%	0%	0%
1-47 Gualtieri Manor	12%	26%	84%	63%	0%	11%	0%	0%	4%	0%

*Note: The Brookline community was vacated in 2008 and remained vacant on January 1, 2010.

Table A-2 - Income of Households Served - July 15, 2006 and January 1, 2010

	Under 30% AMI		30% to 50% AMI		51% to 80% AMI		81% or Greater		Total	
	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10
AMP – Family Community										
1-1 Addison Terrace	88%	85%	10%	12%	1%	3%	0%	1%	100%	100%
1-2 Bedford Dwellings	85%	87%	10%	10%	4%	3%	1%	1%	“	“
1-4 Arlington Heights	94%	92%	4%	6%	1%	1%	0%	1%	“	“
1-5 Allegheny Dwellings	92%	94%	4%	6%	3%	0%	0%	0%	“	“
1-7 St. Clair Village	78%	79%	16%	15%	4%	2%	1%	4%	“	“
1-9 Northview Heights	82%	78%	14%	16%	3%	4%	1%	1%	“	“
1-12 Garfield Family	79%	75%	18%	15%	3%	8%	0%	1%	“	“
1-20 Homewood North	84%	77%	10%	18%	6%	2%	0%	3%	“	“
1-22/1-39 Scattered Sites	53%	52%	24%	27%	16%	10%	7%	10%	“	“
1-32 Glen Hazel Low Rise	60%	59%	23%	26%	12%	5%	5%	10%	“	“

	Under 30% AMI		30% to 50% AMI		51% to 80% AMI		81% or Greater		Total	
	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10	07/15/06	01/01/10
AMP – Elderly Community										
1-15 PA-Bidwell	77%	83%	15%	15%	6%	0%	1%	2%	100%	100%
1-17 Pressley St.	82%	83%	13%	15%	4%	1%	1%	1%	“	“
1-31 Murray Tower	82%	80%	13%	17%	3%	2%	2%	2%	“	“
1-33 Glen Hazel High Rise	74%	66%	19%	28%	6%	4%	1%	2%	“	“
1-40 Brookline*	44%	----	33%	----	22%	----	0%	----	“	“
1-41 Caligiuri	77%	76%	17%	23%	5%	1%	0%	0%	“	“
1-44 Finello Pavilion	84%	75%	10%	24%	4%	2%	2%	0%	“	“
1-45 Morse Gardens	75%	71%	17%	23%	7%	4%	0%	1%	“	“
1-46 Carrick Regency	59%	62%	36%	37%	5%	0%	0%	2%	“	“
1-47 Gualtieri Manor	64%	67%	28%	33%	8%	0%	0%	0%	“	“

*Note: The Brookline community was vacated in 2008 and remained vacant on January 1, 2010.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2001

Part I: Summary
 PHA Name: Housing Authority City of Pittsburgh
 Grant Type and Number: Capital Fund Program Grant No: PA28P001090
 Date of CFFP: N/A
 FFY of Grant: 2008
 FFY of Grant Approval: 2008

Type of Grant	Total Estimated Cost		Revised	Obligated	Expended
	Original	Total Actual Cost			
[] Original Annual Statement [] Reserve for Disaster/Emergencies [] Revised Annual Statement/Revision Number [x] Performance and Evaluation Report for Program Year Ending 2008 [] Final Performance and Evaluation					
Line Summary by Development Number					
1 Total Non CGP Funds					
2 1406 Operating Subsidy					
3 1408 Management Improvements					
4 1410 Administration					
5 1411 Audit					
6 1415 Liquidated Damages					
7 1430 Fees and Costs					
8 1440 Site Acquisition					
9 1450 Site Improvement					
10 1460 Dwelling Structures	700,000.00	700,000.00		611,188.51	428,100.67
11 1465.1 Dwelling Equipment - Non-Expendable					
12 1470 Non-Dwelling Structures					
13 1475 Non-Dwelling Equipment					
14 1485 Demolition					
15 1492 Moving to Work Demonstration					
16 1495.1 Relocation Costs					
17 1499 Development Activities					
18a 1501 Collateralization or Debt Service paid by the PHA					
18ba 9000 Collateralization or Debt Service paid Via System of Direct Payment					
19 1502 Contingency (may not exceed 8% of line 20)					
20 Amount of Annual Grant (Sum of Lines 2-18)					
21 Amount of Line 20 Related to LBP Activities					
22 Amount of Line 20 Related to Section 504 Compliance					
23 Amount of Line 20 Related to Security - Soft Costs					
24 Amount of Line 20 Related to Security - Hards Costs					
25 Amount of Line 20 Related to Energy Conservation Measures					

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement. (2) To be completed for the Performance and Evaluation Report

Signature of the Executive Director and Date: A. Fulton Weathers Jr. 3/26/10
 Signature of Public Housing Director/Office of Native American Programs Administrator and Date: _____
 A. Fulton Weathers Jr., Executive Director Date

