



2024 COMMUNITY IMPACT REPORT

INCLUSION | INNOVATION | IMPACT

ABOUT US

Hilltop Alliance creates and preserves assets in the Hilltop neighborhoods through collaboration and the coordination of resources guided by three pillars: Inclusion, Innovation and Impact. We are comprised of community-based organizations from eleven South Pittsburgh neighborhoods (Allentown, Arlington, Arlington Heights, Beltzhoover, Bon Air, Carrick, Knoxville, Mount Washington, Mount Oliver City, South Side Slopes, and Saint Clair) and Mount Oliver Borough.



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South Side Slopes Neighborhood Association
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At Large
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David De Leon, Treasurer
Denise Fillip
Jessica Ruffin
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Welcome to the tenth annual Hilltop Alliance community impact report. It is my pleasure to share a few highlights from 2024 that illustrate the Alliance's strong commitment to understanding, respecting and advancing the plans and priorities of Hilltop neighborhoods. The work has varied and grown immensely over time so we anticipate continued impactful, powerful growth and development across the Hilltop for many years to come.

2024 HIGHLIGHTS:

- Construction finally began on the Grandview South Homes development after over 10 years of community planning, site assembly, and predevelopment work
- Commencement of the rehabilitation-for-resale home renovation program with 1 house completed and funding awarded for 4 more
- Collaboration between and across neighborhood business districts
- Neighborhood cleanups across the Hilltop neighborhoods
- Monthly Fresh Friday food distributions expanding its volunteer base, including social service connection opportunities, and returning to a year-round program
- Return of the Hilltop Summit after a COVID-induced hiatus to gather our neighbors together for an evening of community development discussion – along with great food and fellowship
- Hilltop Alliance office facelift with new exterior paint and signage

Without the participation of our dedicated supporters, partners, and staff none of the outcomes in this report would have been possible. We are proud to see the tremendous progress being made from their investing in our residents and the places we love in the Hilltop.

Sincerely,

A handwritten signature in cursive script that reads "Jennifer Cash Wade".

President, Board of Directors

PROPERTY STABILIZATION & OUTREACH

Property Stabilization Program (PSP)

The PSP focuses on improving the safety and livability of homes across Hilltop neighborhoods. We work with low- to moderate-income homeowners to provide grants for home repairs and financial support to prevent displacement and remedy code violations, clean up property-related issues such as dumping and overgrowth, connect people to affordable living options, and facilitate or partner in homeownership, homebuyer and home maintenance workshops.



Stabilization & Support Services

Through our Emergency Stabilization Grant (ESG) Program and locally administering the Urban Redevelopment Authority of Pittsburgh's Homeowner Assistance Program (HAP) and Home Accessibility Program for Independence (HAPI), we provided essential repairs to improve safety and stability of low- to moderate-income homeowners throughout the Hilltop. These efforts help residents stay in and maintain their homes and strengthen our neighborhood revitalization efforts.



Before

After

\$380,000 Invested into the community

40 Home repair projects

28 ESGs (up to \$5,000 each)

8 HAPs (up to \$35,000 each)

4 HAPIs (up to \$15,000 each)

PROPERTY STABILIZATION & OUTREACH

Through our Property Stabilization and outreach efforts, we have been able to make a direct, positive impact on the quality of life for residents in 2024.



Bon Air: Assisted homeowner with Emergency Stabilization Grant to repair basement walls



Beltzhoover: Helped homeowner regain access to emergency exit



Allentown: Eliminated tripping hazards for homeowner



Mt. Oliver Borough: Repaired hazardous code violations on homeowner's porch



Knoxville: Property removed from condemnation after safety issues addressed



Saint Clair: Trimmed tree causing damage to homeowner's roof



Carrick: Resolved plumbing issue for homeowner



Arlington: Replaced homeowner's dated, inefficient windows



Mt. Washington: Addressed property's leaking gutters and missing downspouts



Mt. Oliver City: Connected homeowner to PA Whole-Home Repairs Program resulting in \$50k in home repair



South Side Slopes: Neighborhood cleanups on 18th, Josephine, Mission, and Pius Streets spanning over 540 properties

Together, we're building stronger, safer and more resilient Hilltop communities!

HILLTOP CARES 2024

A DAY OF IMPACT WITH PITT LAW STUDENTS

Community collaboration at its finest!

Together, the Hilltop Alliance and Pitt Law first-year students made a powerful impact, giving back to the community and making a tangible difference in the Hilltop neighborhoods. Making the Hilltop cleaner, safer, and stronger – one property at a time!



120 students & staff



5,400 properties cleaned in 1 day

FROM HOMELESS TO HILLTOP HOMEOWNER

A SUCCESS STORY

A single mother faced overwhelming challenges with her landlord. When her lease was not renewed she was left homeless and had to rely on the support of friends and family to get by.

After reaching out to Hilltop Alliance for assistance, our Outreach Team was there for her every step of the way. They connected her to credit repair programs and helped her find homebuyer workshops. With the support of our team, she ultimately purchase a 5-bedroom, 3.5-bathroom house on the Hilltop for her and her 4 children to call home.

This mother's journey is a testament to both her strength and the service and dedication our Outreach Team offers to those in need. We are proud to have been part of her path to stability and homeownership here in the heart of the Hilltop.



Neighborhood Cleanups

Through the Count and Clean and Carrick Cleans programs, volunteers and staff came together for at least weekly events to clean up the community. These initiatives brought neighbors together for both environmental stewardship and physical activity, strengthening our collective sense of community.

FRESH FRIDAYS

During 2024 it became clear Fresh Fridays not only served the Hilltop, but has become a lifeline for families across the City, who are returning each month for the essential food and resources provided.

On the second Friday of April through December, we work with a dedicated group of volunteers to provide bags of fresh produce, dried goods, milk, and eggs to families in need. Animal Friends distributes pet food, accessories, treats and informational health packets for families' furry companions. We also partner with service providers at each event to offer program registrations, materials, and essential community support.

December marked the launch of our Winter Series of Fresh Friday Food Distributions, reinforcing our commitment to addressing food insecurity year-round. Fresh Fridays are more than just food distributions—they are a hub of support, connection, and resilience for those who need it most.



250+ families served monthly



15-20 volunteers per event



515+ households connected to local food resources



2,250 bags of produce & goods

NONPROFIT REAL ESTATE DEVELOPMENT

Grandview South Homes

Our Grandview South Homes (GVSH) development is a transformative initiative to expand affordable living opportunities in the Allentown neighborhood. Construction is underway, and the project will deliver 31 new homes for affordable lease and future purchase options, revitalizing the area and ensuring long-term affordability for residents.

This project embraces vacant property recycling, converting underutilized land into high-quality, energy-efficient housing for families and individuals seeking stability and future homeownership. TREK Development is working with potential residents, guiding them through the leasing process to foster a smooth transition.

The first batch of homes is set for completion by March 2024 and full project completion anticipated by August 2025. This project represents a significant step toward sustainable community development in the Hilltop neighborhoods by addressing the need for affordable housing and breathing new life into vacant properties.

23 2B homes

8 3B homes

4 ADA-accessible homes





Rehab for Resale

We launched our Rehab for Resale (R4R) program midyear to help preserve housing stock in the Hilltop community and provide affordable homeownership opportunities. By strategically identifying salvageable homes and rehabilitating them to modern, efficient standards, this transformative initiative will revitalize existing housing stock and enhance long-term neighborhood stability through sustainable homeownership.

Key development grants, including the OWNPGH Construction grant, provided essential funding for our pilot project (left). By the end of 2024, it was successfully completed, demonstrating R4R's impact and viability. We also concluded the year with a prestigious \$600,000 Affordable Housing Program grant award from the Federal Home Loan Bank of Pittsburgh to help fund our next four R4R projects scheduled to begin in April 2025. New funding and acquisition opportunities of future R4R projects are being identified and pursued currently.

1

completed
project

\$705,937

Renovation grants
awarded in 2024

6

properties in
our pipeline

BUSINESS DISTRICTS

ALLENTOWN | MT. OLIVER | KNOXVILLE

39

special events
across Allentown
and Mt. Oliver
Borough

The Hilltop Alliance supports Allentown and Mt. Oliver - Knoxville business districts through grants, programs, and community events, including the Down 2 Business networking series. In 2024, new gateway signage was installed to connect both neighborhoods and boost awareness of local businesses.

In Allentown, seven new businesses opened, and nearly \$60,000 in grants helped improve marketing and meet business needs. The Allentown Night Market, which attracts over 3,000 visitors, was also expanded by providing parking and free shuttles for attendees.



4

Hilltop-wide
Down 2 Business
networking
events

In Mt. Oliver-Knoxville, we supported the creation and/or launch of four new businesses, including a shared commercial kitchen providing space to numerous other small businesses. We awarded grants for façade and signage improvements. Three vacant storefronts transformed into vibrant art displays to attract new businesses, and local events like the Live Music series and Harvest Fest continued to engage the community.

This year also saw beautification efforts, including a new community garden in Allentown and 47 new street trees planted across the districts. The business areas continue to grow through these programs.

The Hilltop Alliance has been instrumental in helping small business owners connect with the support they need through different programs within the city. They have been a pillar of support in neighborhood functions such as the Night Market, which has grown exponentially because of their involvement.

- Kelly Braden, owner of Weeping Glass, Grim Wizard
and founder of Allentown Night Market



We are proud to have developed a strong partnership with Hilltop Alliance. Their time and dedication to our collaborative events elevate our presence in the community. They ensure we are promoted throughout the neighborhood and are included in outlets and events. As a small non-profit we deeply value partnerships like this.

-Liz Metzler, Director of Farm Programs,
Hilltop Urban Farm

Their unwavering commitment to fostering local entrepreneurship has made a tremendous difference in my journey. The resources, guidance, and encouragement have been instrumental in navigating the challenges of starting and growing a business. Their network of professionals has created a sense of community that inspires me to reach new heights.

-Bruce Cellars, That New Wing Spot

Their efforts have drawn attention to our entire business district, encouraging new businesses to open in our area. Their commitment to fostering a vibrant & creative environment has directly contributed to the growth and success of our art studio, which has proudly been in the same location for 43 years.

-Maria DeSimone Prascak, Maria's Ideas

7



new businesses opened along the E. Warrington Avenue Business Corridor

4



new businesses opened along the Brownsville Road Business Corridor

22



grants provided to Allentown small businesses

17



grants provided to Mt. Oliver-Knoxville small businesses

20



new jobs created

7



facade renovations completed

3



vacant storefront art activations

47



new street trees planted with TreeVitalize Program

ALLENTOWN

Dollar Bank **PNC** UPMC HEALTH PLAN

KNOXVILLE & MT. OLIVER BOROUGH

HILLTOP **giant eagle** **Northwest**
FRAGASSO UNITED CONCORDIA
FINANCIAL ADVISORS DENTAL

MAJOR SUPPORTERS:



PARTNERS:



CONTRACTORS:

Allegheny Land Surveying
ASAP Roofing Pros
Dennison Electric
Dreamworks Remodeling
Four Pillar Paints
GoSupreme
Kappo Construction
Kraski Sign & Vinyl
Mincin Insulation
NGI Electric
Pace Solutions
L. Panfil Plumbing
Patina Construction and Redevelopment
PGH Restoration and Construction Services
Sedgwick Land and Limb
Steel City Plumbers

SUPPORTERS:

State Senator Jay Costa
State Senator Wayne Fontana
State Representative Aerion Abney
State Representative Jessica Benham
Mayor Ed Gainey
City Councilman Bob Charland
City Councilman Anthony Coghili

ADDRESS BLOCK