

**Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS**

MEETING MINUTES

Thursday, February 25, 2016

200 Ross Street

13th Floor Wherrett Room

Pittsburgh, PA 15219

The Housing Authority of the City of Pittsburgh (HACP) held a regular Board meeting on Thursday, February 25, 2016 at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

Ms. Valerie McDonald-Roberts, Chairperson, called the meeting to order. The Commissioners in attendance were: Ms. Enid Miller, Ms. Janet Evans, Ms. Valerie McDonald-Roberts, Mr. Peter Kaplan, and Mr. Richard Butler. Mr. Leroy Morgan was not in attendance.

Next, the Chairwoman noted that the Board members had previously received a copy of the January 28, 2016 Board Meeting Minutes and asked for a motion to approve the minutes. Enid Miller made a motion to approve the minutes and Janet Evans seconded the motion.

A vote being had thereon, the "Ayes and "Nays" were as follows:

"AYES": Valerie McDonald-Roberts, Janet Evans,
Enid Miller, Peter Kaplan, Rev. Burgess
and Richard Butler.

"NAYS": None

Chair, McDonald-Roberts then declared the motion carried and the minutes approved.

Next, Ms. McDonald-Roberts, introduced the HACP Activity Report for January 2016 and asked if there was a motion to approve the Report. Peter Kaplan made a motion to approve the Reports and Rev. Burgess seconded the motion.

Joy Pekar-Miller gave a brief statement on the activity report, after which a vote being had thereon, the "Ayes and "Nays" were as follows:

"AYES": Valerie McDonald-Roberts, Janet Evans,
Enid Miller, Peter Kaplan, Rev. Ricky Burgess
and Richard Butler.

"NAYS": None

Chair, Valerie McDonald-Roberts then declared the motion carried and the Report approved.

The Chair next asked if there were any comments or questions from Tenant Council Presidents, Section 8 Representatives or other public comments.

Mr. Kent Bey addressed the Board and spoke about the event that was held on June 20, 2015 at the Kaufman Center. This summer's event will be held on June 20, 2016.

There being no additional speakers or comments, Ms. McDonald-Roberts introduced the following resolutions:

RESOLUTION NO. 5 OF 2016

**A Resolution – Revising the Public Housing Flat Rent Schedule,
as required by HUD**

WHEREAS, the U.S. Department of Housing and Development (HUD) establishes Fair Market Rents (FMR) for each market area in the United States; and

WHEREAS, public housing authorities (PHAs) are required to establish a Flat Rent Schedule for each public housing unit based on market rates, and are required to revise that schedule annually; and

WHEREAS, at recertification, PHA's must offer tenants the option of paying either the Flat Rent or the income-based Brooke Rent; and

WHEREAS, the Omnibus Appropriations Act of 2014 added requirements that a) Flat Rents can be no lower than 80% of the FMR for that unit size in that market area; b) no tenant's rent can increase by more than 35% as a result of this change in the flat rent schedule, and c) where necessary, new flat rent schedules must be implemented by June 1, 2014; and

WHEREAS, the provision of HUD Notice PIH 2015-13 requires HACP to review the FMR's published annually, and to modify the previously approved flat rent schedule if the existing flat rents are less than 80% of the FMR; and

WHEREAS, the HUD published 2016 Flat Rents increased, requiring the HACP to modify its Flat Rent Schedule; and,

WHEREAS, the revised Flat Rent Schedule was posted for public comment from January 12, 2016 until February 12, 2016, and public hearings were held on January 19, 2016 at 12:00 noon and 6:00 P.M.; and

WHEREAS, HACP gave consideration to all comment received;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Pittsburgh:

Section 1. The revised Flat Rent Schedule for the Low Income Public Housing program, attached hereto as Exhibit A, is hereby approved.

Section 2. The revised Flat Rent Schedule for the Low Income Public Housing Program is effective March 1, 2016.

Ms. McDonald-Roberts asked for a motion to approve the resolution. Janet Evans made a motion to approve and Enid Miller seconded the motion.

After a discussion, A vote being had thereon The "AYES" and "NAYS" were as follows:

"AYES": Valerie McDonald-Roberts, Janet Evans, Enid Miller,
Peter Kaplan, Rev. Burgess and Richard Butler.

"NAYS": None

The Chair then declared the resolution approved.

EXECUTIVE REPORT: Mr. Binion spoke briefly regarding the Authority's commitment to continue to produce innovative ideas for affordable housing in the City of Pittsburgh.

NEW BUSINESS: There was no new business.

AJOURNMENT:

Valerie McDonald-Roberts asked for a motion to adjourn the meeting. Enid Miller made a motion to adjourn the meeting and Peter Kaplan seconded the motion. The "AYES" and "NAYS" were as follows:

"AYES": Valerie McDonald-Roberts, Janet Evans, Enid Miller,
Peter Kaplan, Richard Butler and Rev. Rick Burgess.

"NAYS": None

Chair, McDonald-Roberts then declared the motion carried and the meeting adjourned.
The meeting adjourned at 10:45 a.m.



Recording Secretary