

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH  
BOARD OF COMMISSIONERS MEETING  
MEETING MINUTES**

**July 25, 2024**

**@ 412 Boulevard of the Allies; 7<sup>th</sup> Floor Board Room Pittsburgh, PA 15219  
and Via Zoom Webinar**

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, July 24, 2024, at 412 Boulevard of the Allies, 7<sup>th</sup> Floor Board Room, Pittsburgh, PA, and Via Zoom Webinar. The meeting began at 10:30 a.m.

The HACP Board Chair, Mr. Jake Wheatley, called the meeting to order. The Commissioners in attendance were Ms. Jala Rucker, Mrs. Valerie McDonald-Roberts, Mr. Alex Laroco, Mr. Jake Wheatley, and via Zoom was Ms. Janet Evans. Mr. Khari Mosley, Mr. Majestic Lane A quorum was met.

Next, the Chair noted that the Board members previously received a copy of the June 27, 2024, the HACP Board Meeting Minutes and asked for a motion to approve the minutes. Mrs. Roberts made a motion to approve, and Alex Laroco seconded the motion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley and  
Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for July 2024.

**ACTIVITY REPORT:**

Health awareness Community days are back in full swing!!! In all family communities. Arlington today.

Sr. Jazz Connection presented Jazz Care & Resource Fair with Tony Campbell and Howie Alexander and Resident Steven Evans on trumpet at Finello Pavilion.

*Coffee with the Cops* “kick off “started at Carrick HR.

Following the monthly Resident Advisory Board/Tenant Council (RAB/TC) meeting we have confirmed with TC leaders the first two (2) of our popular Listening Post returning with LP part 2 community meetings starting at Pressley St., Carrick and Scattered Sites. These meetings have included the Mayor and members of City Council along with residents from the community.

Congratulations the HACP 2024 NAHRO Awards of Merit:

1. One-Stop Shop
2. The Carina
3. Cornerstone Village Phases 3 & 4 (Choice Neighborhoods)
4. Wifi on Wheels CyberBus
5. Driver's Education Program

REP Lemonade Stand outdoor recruiting event debuted in Bedford for Bedford jobs & more.

- 18 attendees - 9 interviewed

- 3 hired from the event

Total resident hires YTD - 94 training and hires included CVS/Eom pharm tech and UPMC as well as construction and laborer positions.

Our continued commitment to Eviction Prevention has received and distributed \$870,847.76 to 219 Low-Income Public Housing (LIPH) families YTD. Since 2021 our partnership with Just Mediation and Rent Help PGH, helped to distribute \$3,140,495.43 in rental assistance. 2018 we started a pilot program with Ursuline to perform the EVP for families since they were so successful with our seniors. The HACP has been a member of the 2021, Pgh Foundations /bi weekly eviction prevention cohort meeting includes some 70 reps from, DHS, ACHA, NLS, State Reps, community advocates and more. Side note NO evictions have taken place in 2021-2023 for nonpayment of rent.

We are thrilled to inform you that the HACP community has been re-accepted to ConnectHomeUSA (CHUSA), HUD's signature digital inclusion program. Congratulations , we are so excited to welcome you back to CHUSA as a Tier 2 community! Tier 2 means we will now be the guidepost and assist in educating all new Tier #1 CHUSA

The application demonstrated a clear commitment to continuing to narrow the digital divide for HUD-assisted residents and we are excited to continue our work together! Your community will benefit from a range of resources and support aimed at enhancing your digital inclusion work. The CyberBus is requested to be in DC in December for our annual conference. Hats off to our digital team!

Yesterday was the National Telecommunications and Information Administration Celebration. US Assistant Secretary of Commerce for Communications & Information Alan Davidson and Mayor Ed Gainey. This digital equity celebration brought together community members, organizations, and elected officials to highlight Pittsburgh's digital equity milestones and collective efforts to improve digital opportunities for low-income communities statewide. 1 billion \$\$ NOFA was announced.

**500 in 500** shout-out in writing from Erin Dalton the Executive Director of DHS...for significant success so far to Director Binion and HCV staff for establishing and implementing a process for expediting the issuance of vouchers that can be used anywhere in the county. These are critical and truly groundbreaking steps to begin move-in at units, promised by private owners and property management. The first two (2) vouchers were processed in two (2) weeks and were just getting started. We at DHS are grateful for the

leadership and support. Thanks again Director Binion. Shout out to the Occupancy staff also... the First POC for resident intake. -Erin D

Tryko Partners hosted a ribbon cutting ceremony for Cedarwood Homes. 24 senior only PBVs and \$2,160,000 in Gap financing through the 2020 PBV/Gap Financing RFP. Construction began in April 2023 - completed in May 2024. On time and on budget. Fully occupied. Congrats Kali Wentling Murphy, Mod/Dev. Project Manager and Mr. Binion from TKS who acknowledged their new development journey, working patiently for years with him following HUD rules (HUD echoed her comment). The communities dream came true.

PHFA Board approved and announced the 2024 9% LIHTC Awards (reservations). In addition to Bedford Dwellings CNI Phase II, the following PBV/Gap Financing projects also received 9% awards.

- Hazelwood Green (40 PBVs; \$3,200,000 of HACP Gap Financing; Trek)
- North Homewood (25 PBVs; \$2,500,000 of HACP Gap; McCormack Baron)
- 4800 Second Avenue (22 PBVs; \$1,980,000 of HACP Gap; The Community Builders)
- Smithfield Lofts (16 PBVs, \$1,600,000 of HACP Gap;

WPXI interviewed Mr. Binion regarding Bedford Choice, and he seized the opportunity to discuss ALL of our creative housing programs and has committed us to more work. Media and HUD response ... they want to know if we can build more affordable housing everywhere, because it positively shapes the community, lowers, and controls crime. Looks like outstanding projects ahead, and job security for us!!!

HUD was here last week for the mobility and opportunity zone meeting and tour hosted by HACP and the ACHA.

Next month the HUD CFO and his entire office team are coming from Washington DC to visit Larimer and Bedford. This is the first time that the CFO office has ever visited a public housing location anywhere in the United States. Quote...you are the first, because you are the buzz in DC and finance wants to pick your brains to see everything for themselves and discuss how you have Advanced the Affordability of Affordable housing, (my line) creatively spend and save HUD money, appropriately, timely, and efficiently. They can't seem to find anyone who does it quite like you. They have requested Mr. Binion, JW, and Bernie specifically along with the Choice resident teams for Tours and conversation.

*WAIT, there's more...* That week the Elkhart, Indiana Housing Authority will visit the HACP to talk about executing their Choice program effectively and timely. They will also be in Larimer and Bedford.

Closing, Clean Slate E3's 25th anniversary event starts today through Sunday!! The event presents the Hill District Arts festival with ACH Clear Pathways. The HACP's nonprofit Clean Slate E3 is congratulated for providing over a million dollars for Educating, Entertaining, Encouraging youth, adults, and families for the past 25 years. Speaking of educating CS celebration starts now.... ..(VIDEO plays)

**End of Activity Report.**

Next, Commissioner Wheatley asked the Board for a motion to approve the Activity Report. Commissioner Valerie McDonald-Roberts made a motion to approve, and Commissioner Alex Laroco seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the Activity Report approved.

**PUBLIC COMMENTS:**

Written Public Comments:

[Megan Hammond](#)

412-391-2535

[megan@fhp.org](mailto:megan@fhp.org)

Would Like Comment Read Aloud: YES

Wants a Response: YES

Good morning,

My name is Megan Hammond. I’m the Executive Director of the Fair Housing Partnership of Greater Pittsburgh. I have a public comment on two topics today.

One, regarding Housing Choice Vouchers, HACP announced on July 2, 2024, that it is suspending its Rehabilitation Payment Standards for HCVs due to its exponential growth. The Rehabilitation Payment Standard is for properties with at least \$6,000 of repairs and/or renovation.

Can HACP provide more information about the budget allocated for the Rehabilitation Payment Standard compared to the demand? Such as how much additional money is needed to maintain the payment standard? How many units are receiving the payment standard? What are potential changes being considered for modifying the payment standard?

In September, HACP’s board will vote in September on the FY 2025 MTW Annual Plan. In the FY 2024 MTW Annual Plan, \$16,208,341 was directed from the HCVP and Low-Income Public Housing Program to other activities.

Given the overwhelming response to HACP’s HCV waiting list briefly opening in March 2024 and to the Rehabilitation Payment Standard. Can HACP speak on its potential plans for Single Fund Flexibility plans for FY 2025 such as how many HCVs are expected to be

funded in 2025 compared to 2024 and if the allocated budget for the Rehabilitation Payment Standard will be increased?

2. Patricia Scott

816-807-3882

[patdscott@hotmail.com](mailto:patdscott@hotmail.com)

Would Like Comment Read Aloud: YES

Wants a Response: YES

As a landlord in the city of Pittsburgh, there are several communication challenges that exist in the Section 8 Office especially among some of the housing specialists. If the city of Pittsburgh is really serious about helping to house the less fortunate in our city - this area must be addressed. Please email me for more specifics about this issue. Thank you.

Public Comments – in attendance:

**Ms. Lorna Doswell Gaines – Homewood North addressed the board:**

Ms. Gaines stated that at the present time they do not have a tenant council. They are here today as they are beginning to work on it again as they failed several times. She said that she focuses on the children and the elderly. Ms. Gaines asked for support.

Mr. Carl Redwood – Hill District – addressed the board: Mr. Redwood stated that he was part of Mayor Gainey’s transition team. One of our recommendations is that the Gainey administration should set a bold, achievable affordable housing target. As an example, 1000 units per year with 10,000 units over ten years. The HACP has to play a key role in the development of these new units. Ms. Redwood suggested that they access the Faircloth to RAD process that gives the HACP the right to expand the number of deeply affordable units to be subsidized by HUD up to the HACP’s Faircloth limit. The HACP has the right to receive public housing and operating funds from HUD for 5,386 new units if we apply to construct new units or acquire existing units. Faircloth to RAD should be a priority for the HA and the City of Pittsburgh.

The Faircloth authority is 386 units. ACHA is 1,166 units and Philadelphia HA is 6755 units. There is money sitting at HUD that we can go after. Mr. Redwood said he knows it’s complicated. But it’s a way for us to use that section to take care of those people on the waiting lists.

**Randall Taylor – East Liberty Community – addressed the board:** Mr. Taylor said he just wanted to echo some of what Mr. Randal was saying. He’s a housing activist and the HACP is very much a part of that vision because we hope to be talking about the Steel City Housing Cooperative Inc. He stated that the Faircloth amendment allows for the HA to rebuild units that has been destroyed. We should all look at St. Clair Village. That is a conversation we hope to have in the next few months. To discuss how we get back into the housing business. We know that Governments steer away from building new public housing. Mr. Taylor shared a document done by students at the University of Pittsburgh who did a study looking at public / private partnerships to show that there are undeniably cost us way

more money than they could cost us. It's not a long term solution to the housing crisis in Pittsburgh.

*Mr. Binion stated that within the next thirty days regarding this Faircloth and information regarding public housing we will gather a task group for all to participate in.*

**Mr. Kent Bey of Hill District – HACP tenant.** I agree with Mr. Redwood and Mr. Taylor regarding all the efforts they are doing to keep the community informed about these important things that are impacting the residents in the City of Pittsburgh. William Hardison 62, a veteran, was murdered last year because he refused to leave his home for an eviction notice. Yet that a you have a man that goes into a Jewish place of worship in the Hill District with assault weapons and kills all that he could be was handled with white gloves to receive his day in court. What's going on here in our city? Why am I being targeted? Where are we going with the precedence in the City of Pittsburgh? I'd love to have the HA come out to our urban farm where we are trying to teach people how to grow healthy food, fruits, vegetables, and flowers and just do a good thing in our community and make our community beautiful and make our community better. That has not been the case. I still don't have anyone reaching out to me. I wonder why that is. I've been trying to open up a veteran's resource and engagement center that would also benefit the Hill District community and I still can't get any traction with that. I know that in the past that they HA has reached out to me. I've expressed an interest in being a part of the Choice Neighborhood and haven't received any traction with that.

I don't know what is going on with this whole system and set up. I'm still the same person, know the same people. I'd like to get some type of response. And hopefully somebody reach out to me and maybe not murder me.

## **RESOLUTIONS:**

Next, the Chair introduced the Resolutions:

### **RESOLUTION No. 40 of 2024**

#### **A Resolution - Authorizing the Executive Director or his Designee to Purchase Unleaded Gasoline and Diesel fuel utilizing the contracts between qualified suppliers and the Commonwealth of Pennsylvania, Department of General Services**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is in need of unleaded gasoline to operate its vehicle fleet; and

**WHEREAS**, there currently exists competitively procured contracts between the Commonwealth of Pennsylvania and qualified suppliers for Allegheny County providing unleaded gasoline and diesel fuel; and

**WHEREAS**, the subject contracts expire on July 31, 2027; and

**WHEREAS**, the HACP desires to utilize the contracts between the Commonwealth and qualified suppliers for Allegheny County, for the purchase of unleaded gasoline and diesel fuel in an amount not to exceed \$800,000 for the term August 1, 2024 through July 31, 2027; and

**WHEREAS**, this procurement was performed in accordance with applicable Federal regulations and the procurement policies and procedures of the HACP.

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

**Section 1.** The Executive Director or his Designee is hereby authorized to purchase unleaded gasoline and diesel fuel utilizing the contracts existing between the Commonwealth of Pennsylvania and the qualified Allegheny County suppliers for the period August 1, 2024 through July 31, 2027, in an amount not to exceed \$800,000; and

**Section 2.** All amounts will be paid from Program Income and/or Moving to Work Funds (MTW) Funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 41 of 2024**

#### **A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Classic Chevrolet for Chevrolet Vehicle Repair and Maintenance Authority-Wide**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) owns and operates vehicles to provide continued, uninterrupted service to the HACP residents; and

**WHEREAS**, the HACP must keep the vehicles owned by the Authority in good working repair; and

**WHEREAS**, on May 28, 2024, the HACP issued an Invitation for Bids (IFB) seeking qualified firms for the repair and maintenance of the HACP’s Chevrolet Vehicles; and

**WHEREAS**, the HACP received two (2) bids in response to the IFB; and

**WHEREAS**, Classic Chevrolet submitted the lowest responsive, responsible bid; and

**WHEREAS**, the IFB was procured in accordance with applicable federal, state, and local procurement rules and regulations and the procurement policies and procedures of the HACP.

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

**Section 1.** The Executive Director or his Designee is hereby authorized enter into a contract in the amount of \$69,000.00 with Classic Chevrolet for the repair and maintenance of the HACP's Chevrolet Vehicles for three (3) years with two (2) one (1) year extension options; and

**Section 2.** The total three (3) year authorized amount of \$69,000.00 shall be payable from Program Income and/or Moving to Work (MTW) funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Janet Evans seconded the motion. After a discussion.

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 42 of 2024**

#### **A Resolution - Authorizing the Executive Director or his Designee to purchase a 2024 Case 4WD 590SN Backhoe**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to purchase a backhoe for its fleet, in order to support operational needs throughout the authority; and

**WHEREAS**, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of heavy equipment; and

**WHEREAS**, through the identified purchasing cooperative agreement, the backhoe can be purchased for a cost of \$153,700.00 from Heavy Equipment; and



**WHEREAS**, this procurement was conducted in accordance with applicable federal, state, and local regulations and the procurement policies and procedures of the HACP.

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

**Section 1.** The Executive Director or his Designee is hereby authorized to award a contract for the purchase of heavy equipment from Heavy Equipment under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$153,700.00; and

**Section 2.** The total amount shall be paid from Program Income and/or Moving to Work (MTW) MTW funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Janet Evans seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 43 of 2024**

#### **A Resolution – Authorizing the Executive Director or his Designee to utilize the existing contract negotiated between the National Association of State Procurement Officials (NASPO) and Cellco Partnership d/b/a Verizon Wireless for wireless Communication Service and Equipment**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) utilizes wireless communication service for select members of its workforce to improve services to our residents and increase efficiency of operations; and

**WHEREAS**, there currently exists a competitively procured contract with the National Association of State Procurement Officials (NASPO) and Cellco Partnership d/b/a/ Verizon Wireless (“Cellco Partnership”) for Wireless Communication Services and Equipment; and

**WHEREAS**, the HACP has utilized the services of Cellco Partnership, since 2022 with satisfactory results; and

**WHEREAS**, the HACP desires to contract with Cellco Partnership utilizing the existing NASPO agreement from August 1, 2024 until July 31, 2027; and

**WHEREAS**, the HACP seeks authorization to award a contract to Cellco Partnership for a term of thirty six (36) months in an amount not to exceed \$633,246.08; and

**WHEREAS**, the procurement was conducted in accordance with applicable Federal, State and Local procurement rules and regulations and the procurement policies and procedures of the HACP.

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

**Section 1.** The Executive Director or his Designee is hereby authorized to enter into a contract with Cellco Partnership d/b/a Verizon Wireless to provide wireless communication services and equipment from August 1, 2024 through July 31, 2027 in an amount not to exceed \$633,246.08; and

**Section 2.** The amount designated shall be paid from Program Income and/or Moving To Work (MTW) funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker made a motion to approve, and Janet Evans seconded the motion. After a discussion.

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 44 of 2024**

#### **A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value and Renew Contract with Compliancy IT Inc. for the Network Engineering and Support Services Authority-Wide**

**WHEREAS**, the Information Technology (IT) Department of the Housing Authority of the City of Pittsburgh (HACP) is required to provide continuous Networked Computer Systems for the HACP Staff to service tenants, landlords and applicants both in person and online; and

**WHEREAS**, Compliancy IT (formerly known as InTech Solutions) provides the HACP with Network Engineering and IT Servers Support, as well as cloud-based services for compliance with cybersecurity insurance & federal government cybersecurity standards; and

**WHEREAS**, the current contract in the amount of \$769,250.66 with Compliancy IT expired as of June 30, 2024; and

**WHEREAS**, the IT Department of the HACP needs to complete the handover of the HACP IT Servers Support and Management from Compliancy IT to the New Contractor (Advizex) responsible for the new HACP Data Center including, Cybersecurity Compliance cloud-based services; and

**WHEREAS**, the HACP is requesting the Board of Commissioners approval to extend the Compliancy IT contract for six (6) months starting from July 1, 2024 and add an amount not to exceed \$79,000.00 to the current value of contract of \$769,250.66 for a new total of \$848,250.66 with Compliancy IT to pay outstanding invoices and the monthly server support fees for the duration of the six (6) month extension.

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

**Section 1.** The Executive Director or Designee is hereby authorized to extend the existing contract with Compliancy IT for six (6) months starting July 1, 2024, and add funds in the amount of \$79,000.00 for a total value of the contract not to exceed \$848,250.66; and

**Section 2.** The additional funds to fulfill the contract with Compliancy IT Solutions will be paid from Program Income and/or Moving To Work (MTW) funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Majestic Lane made a motion to approve, and Jala Rucker seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

## **RESOLUTION No. 45 of 2024**

**A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value and Contract with Advizex Technologies for the NorthView Heights Infrastructure Rebuild Services Authority-Wide**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is committed to providing safe, affordable housing for the residents of Pittsburgh across its 18 communities; and

**WHEREAS**, the effective use of technology is crucial to the efficient operation of the HACP's communities, particularly its largest ones like NorthView Heights; and

**WHEREAS**, the HACP recently transitioned its core IT infrastructure from the legacy data center at 200 Ross Street to a new hosted data center, which went live on June 7, 2024; and

**WHEREAS**, a flooding incident at NorthView Heights (10/02/23) damaged the site's legacy IT network infrastructure, presenting an opportunity to align the site's network with the HACP's new data center core network infrastructure; and

**WHEREAS**, in response to this incident and as part of the HACP's ongoing IT modernization efforts, the HACP contracted with Advizex Technologies, a reputable IT Solutions provider, for the supply of new network equipment valued at \$49,817.18 using COSTARS Contract 006-E23<sup>260</sup> and 003-E23 652; and

**WHEREAS** to enhance resilience, security, and alignment with the new core infrastructure, the HACP now plans to relocate the NorthView Heights network hub to the community police station/public safety building; and

**WHEREAS**, this new network hub will also house equipment for a new cloud-based camera system, further improving community safety; and

**WHEREAS**, additional funding of \$33,200.00 is required to build this new network hub, implement the new network equipment, and ensure seamless integration with the HACP's modernized core infrastructure.

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

**Section 1.** The Executive Director or Designee is hereby authorized to Amend the Monetary Value of the contract with Advizex Technologies in the amount of \$49,817.18 by adding the amount of **\$33,200.00** for a total value of the contract not to exceed \$83,017.18; and

**Section 2.** The additional funds to fulfill the contract with Advizex Technologies will be paid from Program Income and/or Moving To Work (MTW) funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker made a motion to approve, and Majestic Lane seconded the motion. After a discussion.

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 46 of 2024**

#### **A Resolution - Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2023, and the related Independent Auditor’s Reports for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is required by the United States Department of Housing and Urban Development (HUD) to have its financial statements and programmatic compliance audited by Independent Certified Public Accountants; and

**WHEREAS**, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year ended December 31, 2023; and

**WHEREAS**, Maher Duessel has completed its audit work and prepared; an Independent Auditor’s Report on the financial statements of the HACP, an Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, as well as, an Independent Auditor’s Report on Compliance for its Major Program and on Internal Control Over Compliance Required by OMB Circular A-133; and

**WHEREAS**, representatives of the Board of Commissioners have maintained regular direct contact with Maher Duessel during the planning, execution and review phases of the audit and recommends these reports for acceptance; and

**WHEREAS**, Maher Duessel has issued an unqualified opinion on the financial statements, thus indicating the financial statements present fairly, in all material respects, the financial position of the HACP.

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

**Section 1.** The Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2023.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Alex LaRoco seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

## **RESOLUTION No. 47 of 2024**

### **A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Elevator Maintenance and Repair Authority-Wide Contract with Hadfield Elevator LLC by the allowable 20%**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning elevators for resident safety at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards, as well as Pennsylvania Department of Labor & Industry codes and Pittsburgh Fire Code compliance; and

**WHEREAS**, the HACP is requesting to amend the monetary value of IFB #300-44-19 by 20% to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC to ensure the HACP can continue elevator inspections, safety testing, and maintenance and repairs for the full five (5) years as stated in the terms of the original contract executed on January 27, 2020; and

**WHEREAS**, The subsequent awardment of the contract revisions include Resolution 4 of 2020: (\$397,966.75); Resolution 86 of 2022: (\$79,593.35); Resolution 11 of 2023: (\$164,993.00); Resolution 62 of 2023: (\$386,909.00) and Resolution 75 of 2023: (\$11,896.00) for a total of (\$1,041,358.10); and

**WHEREAS**, the HACP is requesting an additional \$79,593.35 to be added to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC to ensure the HACP can continue proper elevator operations and maintenance, as well as payment to vendor.

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

**Section 1.** Authorize the Executive Director or Designee to add \$79,593.35 and amend the monetary value of the Elevator Maintenance and Repair contract with Hadfield Elevator LLC for a new total amount not-to-exceed \$1,120,891.45; and

**Section 2.** The additional funds to bolster the Elevator Maintenance and Repair contract with Hadfield Elevator LLC shall be made payable from program income and/or Moving to Work Funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Janet Evans made a motion to approve, and Kahari Mosley seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 48 of 2024**

#### **A Resolution - Approving the Proposed Amendment to the Public Housing FY 2024 Admissions and Continued Occupancy Policy (ACOP)**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) adopted its current Public Housing Admissions and Continued Occupancy Policy (ACOP) on or about June 29, 2024; and

**WHEREAS**, the current ACOP must be amended to clarify policy and procedures and to maintain compliance with federal regulations as they pertain to the Public Housing Program; and

**WHEREAS**, the proposed amendments to the ACOP will clarify and replace existing provisions under the current ACOP; and

**WHEREAS**, the proposed amendments to the ACOP adopt the Housing Opportunity Through Modernization Act of 2016 (HOTMA) Section 102 and 104 regulatory changes; and

**WHEREAS**, the proposed amendments to the ACOP were posted in the local newspapers from Sunday, June 9, 2024 to Tuesday, July 9, 2024; and

**WHEREAS**, the proposed amendments to the ACOP were made available for public review and comment on its website and all other forms of HACP social media from Sunday, June 9, 2024, to Tuesday, July 9, 2024, via the following link:

[https://hacp.org/public\\_notices/housing-authority-of-the-city-of-pittsburgh-public-notice-of-fy-2024-revised-public-housing-admissions-and-continued-occupancy-policy-acop/](https://hacp.org/public_notices/housing-authority-of-the-city-of-pittsburgh-public-notice-of-fy-2024-revised-public-housing-admissions-and-continued-occupancy-policy-acop/); and

**WHEREAS**, the HACP hosted public hearings via Zoom on Wednesday, June 19, 2024 at 9:30 am and 5:30 pm; and

**WHEREAS**, no members of the public attended the public hearings, and one (1) public comment was received during the stated public comment period; and

**WHEREAS**, the proposed changes to the ACOP will go into effect on August 1, 2024, except the HOTMA changes, which will be implemented later in FY 2024 per PIH Notice 2023-27, or in accordance with subsequent U.S. Department of Housing and Urban Development (HUD) guidance.

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

**Section 1.** The Amendments to the Public Housing Admissions and Continued Occupancy Policy (ACOP) are hereby approved and will go into effect on August 1, 2024, and the HOTMA amendments will go into effect later in FY 2024 per PIH Notice 2023-27, or in accordance with subsequent HUD guidance.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker made a motion to approve, and Valerie McDonald-Roberts seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 49 of 2024**

#### **A Resolution - Authorizing the Executive Director or his Designee to Grant Funds to ARMDC for Preparatory Site Work for the Bedford Dwellings Phase II Redevelopment**

**WHEREAS**, the Allies & Ross Management and Development Corporation (ARMDC), an instrumentality of the Housing Authority of the City of Pittsburgh (HACP), and its co-developer, Trek Development Group (Co-Developer), have formed a joint venture, which has been approved as Housing Implementation Entity by U.S. Department of Housing and Urban Development (HUD) to replace the Bedford Dwellings Low Income Public Housing (LIPH) 411 units with 823 units of mixed-income housing developments as a part of the Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (CNIG) housing plan by 2032 (CNIG Housing Plan); and

**WHEREAS**, the CNIG Housing Plan calls for the development of 180 units of mixed-income housing community on a 23.93-acre HACP-owned vacant land, also known as the Francis Street site, as the second phase of the Bedford Dwellings redevelopment (Phase II); and



**WHEREAS**, the Phase II site has significant challenges due to the factors such as undermining, steep slopes, and gas line relocation and the HACP and the ARMDC intend to proceed with early site work to address the challenges of the site to make it clean, safe, and buildable site in advance of the year-end financial closing to significantly reduce project schedule, construction cost inflation, and investors' financing costs. The HACP and the ARMDC intend to contract with the Co-Developer, for mine grouting, mass grading, a gas line relocation, and related activities (Early Clean & Buildable Site Work) subject to HUD Office of Public Housing Investments and HUD Office of Recapitalization; and

**WHEREAS**, the HACP will grant to the ARMDC an amount not to exceed \$6,523,486.00 (Six Million Five Hundred and Twenty-Three Thousand Four Hundred and Eighty-Six dollars) for the ARMDC to enter into an additional services loan agreement with the Co-Developer to conduct the Early Clean & Buildable Site Work (Pre-closing Additional Services Loan Agreement).

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

**Section 1.** The Executive Director or his Designee is hereby authorized to grant to the ARMDC a total amount not to exceed \$6,523,486.00 (Six Million Five Hundred and Twenty-Three Thousand Four Hundred and Eighty-Six dollars) for Phase II's Early Clean & Buildable Site Work; and

**Section 2.** The Executive Director or his Designee is hereby authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain HUD's approval to carry out Phase II's Early Clean & Buildable Site Work contemplated herein; and

**Section 3.** The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or in proper connection with the Bedford Dwellings Redevelopment, including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto); and

**Section 4.** The HACP will utilize Program Income and/or Moving to Work (MTW) grant funding for the ARMDC's Pre-closing Additional Services Loan Agreement.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion. After a discussion.

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

## **RESOLUTION No. 50 of 2024**

### **A Resolution – Authorizing the Executive Director or his Designee to Grant Funds and Enter into a Predevelopment Loan Agreement for the Bedford Dwellings Choice Neighborhoods Housing Redevelopment Phase III**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has designated its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC) and its co-developer, Trek Development Group, LLC (TREK) to implement a comprehensive redevelopment plan for Bedford Dwellings public housing community, as approved by U.S. Department of Housing and Urban Redevelopment (HUD) Choice Neighborhoods Implementation (CNI) Grant program; and

**WHEREAS**, the ARMDC and TREK will proceed with the third phase of the Bedford Dwellings Redevelopment located at the Somers Drive section of the current Bedford Dwellings public housing site (Phase III). Phase III will consist of 75 mixed-income rental units comprising 33 replacement units, nine (9) other affordable units, and 33 market-rate units. ARMDC and TREK plan to submit a nine percent (9%) Low Income Housing Tax Credit (LIHTC) application in 2024; and

**WHEREAS, the** ARMDC will enter into a predevelopment loan agreement with TREK for an amount not to exceed \$1,503,086. This will be used to fund various predevelopment activities, including but not limited to professional services, application fees, and permits. (Phase III Predevelopment Activities); and

**WHEREAS, the** HACP, through Board Resolution 85 of 2023, granted a total of \$2,500,000 of development activities fund to the ARMDC for Phase III; and

**WHEREAS**, the Phase III Predevelopment Loan is subject to approval by the U.S. Department of Housing and Urban Development.

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

**Section 1.** The Executive Director or his Designee is hereby authorized to enter into a Predevelopment Loan Agreement with Trek Development Group, LLC in a total amount not to exceed \$1,503,086 for Phase III Predevelopment Activities which shall be paid from Program I Income funds and/or Moving to Work (MTW) funds; and

**Section 2.** The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute, and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be

necessary or desirable in order to effect the Phase III Predevelopment and (ii) complete any additional actions that are legally permissible and necessary or advisable to carry out Phase III Predevelopment Activities contemplated herein; and

**Section 3.** The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or in proper connection with the Bedford Dwellings Redevelopment including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto).

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Janet Evans made a motion to approve, and Valerie McDonald-Roberts seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

### **RESOLUTION No. 51 of 2024**

#### **A Resolution – Authorizing the Executive Director or Designee to allocate funding to indefinite quantity contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for Site Improvements Authority Wide, AMP-99**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize the current site improvement professionals under contracts for development and modernization work; and

**WHEREAS**, on October 13, 2019, the HACP advertised Requests for Proposals (RFP) #600-33-19REBID to seek qualified, responsive, and responsible, professional site improvement firms resulting in the receipt of two (2) offers on December 6, 2019, followed by a February 10, 2020 award and execution of indefinite quantity task-order-based contracts with prequalified firms named Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for a maximum term of five (5) years; and

**WHEREAS**, the funding originally allocated was two million, four hundred thousand dollars (\$2,400,000) as authorized by Resolution No. 11 of 2020 and a second allocation of four million, four hundred forty-seven thousand, one hundred seven dollars and ninety-six cents (\$4,447,107.96) was authorized by Resolution No. 48 of 2021 for a total of \$6,847,107.96, all of which has been obligated in the performance of thirty-nine (39) projects to date of which thirty seven (37) projects are complete; and

**WHEREAS**, the HACP has two (2) projects that are scheduled to commence and two (2) additional projects under development for performance throughout the remaining contract term of February 10, 2025, that will exhaust the prior allocations; and

**WHEREAS**, the HACP has determined it is prudent to carry out a third funding allocation in the amount of four million, two hundred fifty-three thousand, one hundred eighty-four dollars and six cents (\$4,253,184.06) for a grand total of eleven million, one hundred thousand, two hundred ninety-two dollars and two cents (\$11,100,292.02) in order to complete the planned projects for the improvement of its public housing stock; and

**WHEREAS**, this procurement and the proposed action were conducted in accordance with applicable federal, state, local, and the HACP procurement policies and procedures.

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

**Section 1.** The Executive Director or Designee is hereby authorized to allocate funding to the indefinite quantity task-order-based contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. as pre-qualified firms for site improvements in the amount of four million, two hundred fifty-three thousand, one hundred eighty-four dollars and six cents (\$4,253,184.06) for a grand total of eleven million, one hundred thousand, two hundred ninety-two dollars and two cents (\$11,100,292.02); and

**Section 2.** The authorized amount shall be paid from Program Income and/or Moving to Work (MTW) funds.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Jala Rucker made a motion to approve, and Alex Laroco seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley, Majestic Lane and Valerie McDonald-Roberts, Alex Laroco and Kahari Mosley.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

**EXECUTIVE REPORT:**

Director Binion addressed the board:

Mr. Binion thanked the staff, residents, and the Board for all these achievements that Michelle just talked about. There are a lot of things moving forward right now, he said. The HACP has a lot of tools in our toolbox to create additional affordable housing in the City of Pittsburgh. We are, in the next couple of months, going to create or complete housing. He also stated

that he would like everyone that can to participate in the Clean Slate Scholarship activities this weekend. I like to call this Team Pittsburgh in these efforts, but this is a City that everyone works together. Finally, we will continue to build housing, self-sufficiency programs, day-care and we make a significant impact on the next generation.

## **NEW BUSINESS:**

### **Chairman Wheatley addressed the board:**

He said he wants to put something on the table for the Commissioners to consider all the things we are doing in this organization. I was going through a training recently and I asked the staff to help remind me of what our mission is. It is important that we keep that in front of us as a board and an organization move forward. Each Commissioner has the mission statement in front of you. There is also long term and short term goals that we put into our recent report to HUD. Bear with me as I am going to take a minute to read our mission to the public because maybe the public hasn't read our mission. This is to remind myself and hopefully others in this room what our missions are because every time we come together. Our mission of our organization is to bring high quality of life to the City of Pittsburgh and affordable housing in conjunction with comprehensive support, services, responsible property management and the board thinking of long-term real estate development strategies. What I will do is look at one to five to 10 years of our work together will look like. The start-up process will ask our residents how we are doing and meeting our mission and how effective we have been doing that. And I should pause and say again, I'm very excited about the work Director Binion and all of you have done to get us to this point. I always challenge myself "how can I learn something new?" "How can I get better at whatever I'm doing "and there is nothing like going to the people who we are trying to do the service for and ask them to give us some idea of what they think we should be doing. I would like to invite the Commissioners to really help me think through what that should look like working with our staff and what that should look like. I would like us to partner with our communities and our residents. Our goal is to see what our work together would look like and how we are being judged. I wanted to put that on the table and get your thoughts. I would like us to start planning in the month of August, (as I know we are not meeting as a board). I would like us to partner with our community and our residents. We could start by inviting our activists to a meeting, so they learn what the HACP has planned and what we've done, because I know there have been some questions about that and how we operate in certain spaces. Then we can learn what your thoughts are and some of the suggestions that you have that we can do. We will be working on trying to pull something like that together and again invite members of help us think that though and what that should look like. One of the things that I would like us to do is really engage our citizens and our residents and put together a conversation. One of the ways I'd like to suggest is to potentially move our board meetings around so that our residents can actually see and participate in what we do on their behalf. Now I know that is challenging to an organization on how we do that. I'm hoping the staff can have some flexibility and try to figure out how we can pull some of that office because whatever we are doing in this space, we are doing on behalf of those citizens. They should not be surprised or uninformed and we should use that as our opportunity to inform them on things they do not know, or they may have questions

about. Again, I'm really excited about taking this journey with all of you and I really want to thank you again Mr. Binion for all of your leadership and your ability to be flexible with someone that is not always the easiest to deal with. I also want to thank the Commissioners for having patience with me as I learn in this role. This is not a one or two person show. This is all of us coming together to collectively think about the future of our organization here. It's gonna take all of use to be engaged to it. So, I look forward to that.

**ADJOURNMENT:** Chairman Wheatley asked for a motion to adjourn the meeting.

Valerie McDonald-Roberts made a motion to adjourn, and Jala Rucker seconded the motion.

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

"AYES": Janet Evans, Jala Rucker, Kahari Mosley, Jake Wheatley,  
Valerie McDonald-Roberts, Alex Laroco and Majestic Lane.

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

A handwritten signature in blue ink that reads "Amy L. Shaffer". The signature is written in a cursive style with a large initial 'A' and 'S'.