

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

MEETING MINUTES

September 26, 2024

**@ 412 Boulevard of the Allies; 7th 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, September 26, 2024, at 412 Boulevard of the Allies, 7th 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: Mrs. Valerie McDonald-Roberts, Mr. Alex Laroco, Mr. Jake Wheatley and Mr. Kahari Mosley. Ms. Janet Evans, Mr. Majestic Lane and Ms. Jala Rucker were not in attendance. A quorum was met.

Next, the Chair noted that the Board members previously received a copy of the July 25, 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”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for August and September 2024.

ACTIVITY REPORT:

A moment of silence and remembrance of Ms. Gail Felton longtime TC President Bedford Dwellings who transitioned last week. In addition, Ms. Sylvlyty Taylor a 25 year TC president from PA Bidwell passed away this week. She was just shy of her 97th birthday. They left us with a charge to continue what we do for residents. We will miss them deeply.

The HACP picked up five (5) awards from NAHRO. Congratulations to Development’s JW Kim and The Larmer Choice team; (2 awards); The One Stop Shop, Kim Middleton, and Ray Craighead. Drivers education, Lloyd Wilson, and the Cyberbus recognized for programming with the Phoenix, Arizona Pasqui Yaki Native American Indian Tribal Authority.

HUD Acting Secretary Todman was in our area and met with affordable housing celebrities Caster Binion and Frank Agassio, ACHA. Champions for creating innovative legal ways to meet the housing needs of residents(Her words not mine). She plans to come back and check out the HACP very soon.

The White House Assistant Secretary of Commerce/HUD requested our digital grant application after meeting with Mr. Binion and the CyberBus crew last month. Applications were submitted for up to 250k for computer devices. The other for a piece of the \$15 million statewide. The core team is lead Pitt, subgrantees include: HACP, Urban League, United Way, Carnegie Libraries and more.. The application was submitted Sept. 20th. Whew ..hats off to NW, CR, DB.

The DC HUD CFO office: 11 HUD representatives spent the day with us in August to learn how we do it and what's the talk about our ED and the HACP. This was their first ever visit to a PHA.

HACP, Caster

I understand you'll be touring HUD's CFO staff this week! Thank you so much for your ongoing hospitality. It seems like every month we ask you to tour someone. I fully appreciate the time and effort you take to make these tours such a big success. Many thanks to you and your teams in the field.

Sincerely,

*Jacqueline Molinaro-Thompson, Director
Pittsburgh-Buffalo Office of Public Housing
U.S. Dept. of Housing & Urban Development*

Hello Director Binion and Michelle,

Sending much appreciation to HACP and the entire team for an amazing engagement yesterday.

I understand that the HUD Weaver Building in D.C. is abuzz today with news of the CFO visit to Pittsburgh and the amazing work being done at HACP.

Thank you for your collaboration and leading the way!

Michael

*Michael Horvath (he/him/his)
U.S. Department of Housing & Urban Development
Field Office Director
Pittsburgh Field Office*

Text message from DC HUD CFO staff to their boss in DC "you have to come to the city of Pittsburgh and meet the HACP ED and his staff amazing. They are off the chain. You have to see it for yourself.

Hello Karen and Michelle:

Sending a Huge Kudos to the entire HACP Team and Community Members for an amazing summer of healthy engagements. Five Events and Five Stars! HACP is Shining Bright and Leading the Way.

I appreciate the connections with service providers that are working with other HUD assisted sites to help lift residents.

These events are part of HUD's HQs 2024/25 healthcare agenda and initiatives.

And more HUD national exposure CHUSA National meeting major shout-out to the HACP on the CyberBus and the health clinics on-site.

Michael

Michael Horvath (he/him/his)

Congratulations to Caster D. Binion as August 10th was named Caster Binion Day.....as City Councilwoman Theresa Kail-Smith honored him with a proclamation highlighting his achievements, past, present and the future commitment to address the need for affordable housing.

The West End - Cedarwood Opening was again featured this time in the Courier and applauds the HACP for working on tackling the affordable housing crisis with our Gap financing program. Over \$2M was contributed from HACP to enhance Sr. housing in the West End. HUD notes an inspiring article to start the week off right!! While Mr. Binion spoke at the event, HUD was pleased and humbled to see him throw the spotlight for accolades and photos to them.

Check out the Senior News magazine talking about our partnership with DA Zappala. This article discusses the SCAM video we produced. At the CAC featuring our residents. This video is also being featured by HUD HQ's in their National scam training.

Ther HACP has partnered with the Andy Warhol POP District for 2025. That will feature training, workshops and art driven projects for residents and staff.

More visitors last month. The Elkhart Indiana PHA.... to discuss tips on how to execute their Choice Grant Application.

Virtual parenting classes, which are now **in person** at the Envision center. This grant funded program from Highmark Wholecare aims to assist with parenting skills for parents and caregivers of all ages who deal with children. We have 18 participants in the class coordinated by our new team member Clinical Coordinator Raysheeda Royster.

The REP division attended The Master Builders' Association of Western Pennsylvania, Inc. *Meet and Greet* for MWDBE Contractors. This exciting opportunity helped us connect with key players in the region's commercial construction industry to discuss partnerships to provide employment opportunities for residents, as well as the CyberBus 2.0. YTD 104

residents have jobs and 26 obtained drivers licenses.

The WOW CyberBus appeared at PittsburghForPPS back to School Event at Acrisure Stadium and it also appeared at the citizens science lab festival on the hill.

The HACP was a proud presenting sponsor of the Josh Gibson youth Negro League Classic.

Congrats JW/Noor/Louis ...PHFA PHARE Awards ...Bedford Phase 2 B and C for \$1 million dollar each award. Award uses a twinning strategy with combo of 9% and a 4% tax credits. Each phase includes a construction strategy on Francis Street. With 180 homes total.

The State Affordable Housing Summit featured Mr. Binion as the affordable housing celeb on a panel in Philadelphia with PA developers, politicians and PHAs, redevelopment authorities, stakeholders.

We are Penn State ... PSU's Bellasario School of Communications was on a CyberBus ride-along and visit. The \$30M alumni grant maker Donald P. Bellasario, producer for Quantum Leap, Magnum, Jag, NCIS...and perhaps the CyberBus ???

This just in.....Surprise! Secretary Todman's staff confirmed that Mr. Binion, the CyberBus and the team will be featured at the CHUSA conference in December. The actual bus will be parked for three days outside of HUD headquarters in DC during the conference as we will discuss polices for digital literacy and connecting homes on the national stage.

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": Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco

"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

Would Like Comment Read Aloud: YES

Wants a Response: YES

Good morning, My name is Megan Hammond. I am the executive director of the Fair Housing Partnership of Greater Pittsburgh. Today I'm speaking about the Moving to Work Annual Plan for FY 2025 that is Resolution 52. On page 104 the plan states that \$5,146,277 will be directed from the Housing Choice Voucher Program and Low Income Public Housing Program to other services such as the Development Program. Given the overwhelming number of HCV pre-applications that HACP received in March 2024, can HACP speak to its thought process of why funds are being moved out of the HCV Program? To add, in the FY2024 MTW Plan, HACP announced that \$16,208,341 was moved from the HCV Program and LIPH Programs. Can HACP provide a breakdown on how those funds were ultimately used? My goal is to understand what was gained by directing the funds to other HACP programs compared to how the funds may have been used within the HCV and LIPH Programs. Thank you.

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Public Comments – in attendance:

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

Ms. Gaines stated she recently attended the HUD in D.C. 'We went to several Regional Sessions, and I learned a lot; and there was so much information that come back to the residents. I wanted to say how much I appreciate HUD and HACP for sending me. We talked about long, medium- and short-term goals. We found out that the number one issue of residents was mold. We are working on a plan on how to resolve all of this. I wanted to let you know that it's not just Pittsburgh that is having mold and other problems, it's all over the country in public housing. I wanted to let you know how much I appreciated the opportunity and the information I can bring back to the residents. We will be keeping close in touch to make sure our residents know their rights. The other thing that came out of this is that teenagers. We are doing things for smaller children but there is nothing for teenagers and single fathers. This is where we have to close the gap. I appreciate everything HACP has done.'

END OF PUBLIC COMMENTS

RESOLUTIONS:

Next, the Chair introduced the Resolutions:

RESOLUTION No. 52 of 2024

A Resolution - Approving the Housing Authority of the City of Pittsburgh FY 2025 Moving to Work Annual Plan, and authorizing the Executive Director or his Designee to submit the Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority of the City of Pittsburgh (HACP) and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the HACP to participate in the Moving to Work (MTW) Demonstration; and

WHEREAS, as a participant in the MTW demonstration, the HACP is required to submit an Annual Plan for review and approval by HUD; and

WHEREAS, the HACP’s Fiscal Year (FY) 2025 Moving To Work (MTW) Annual Plan was made available for public review and comment from Sunday, August 11, 2024 to Tuesday, September 10, 2024 on the HACP Web Site: <https://hacp.org> and other social media platforms to include Facebook, LinkedIn, and Twitter. The notice was also published in media circulations to include the New Pittsburgh Courier and the Pittsburgh Post Gazette. Copies were also available at the HACP One-Stop-Shop. Public hearings were held on the proposed FY 2025 MTW Annual Plan on Thursday, September 12, 2024 at 9:30 a.m. and 5:30 p.m.; and

WHEREAS, the HACP will consider all comments received regarding the FY 2025 MTW Annual Plan and report to the Board of Commissioners.

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

Section 1. The HACP’s Fiscal Year (FY) 2025 Moving to Work (MTW) Annual Plan is approved and the Executive Director or his Designee is authorized to submit the plan to HUD; and

Section 2. The Chairman is hereby authorized to sign the Certifications of Compliance on behalf of the Board of Commissioners as required by HUD.

Next, Mr. Wheatley asked the Board for a motion to approve the resolution. Kahari Mosley 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”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 53 of 2024

A Resolution - Approving the Housing Choice Voucher FY 2025 Utility Allowance Schedules

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Public Housing Authorities (PHAs) maintain up-to-date utility allowance schedules in accordance with 24 CFR 982.517; and

WHEREAS, PHAs must establish utility allowance schedules based upon the typical cost of utilities and services paid by energy-conservative households that occupy housing of comparable size and type in the same locality; and

WHEREAS, PHAs must appropriately classify utilities and services into unit type categories defined by HUD; and

WHEREAS, PHAs must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of ten (10) percent or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Housing Choice Voucher (HCV) Program must comply with federal guidelines and requirements pertaining to public utilities in establishing utility allowances; and

WHEREAS, the HACP contracts with a utility consultant to provide updated data concerning utility pricing for each unit type categorized by HUD; and

WHEREAS, the HACP receives an updated utility allowance schedule each year to reflect the most up-to-date cost based on local market data; and

WHEREAS, the proposed FY 2025 HCV Utility Allowance Schedules were posted in the local newspapers from Sunday, August 18, 2024, to Tuesday, September 17, 2024; and

WHEREAS, the proposed FY 2025 HCV Utility Allowance Schedules were made available for public review and comment on its website and all other forms of HACP social media from Tuesday, August 27, 2024, to Thursday, September 26, 2024 via the following link: https://hacp.org/public_notices/public-notice-of-proposed-hacp-fy-2025-housing-choice-voucher-program-utility-allowances/; and

WHEREAS, the HACP hosted virtual public hearings via Zoom on Wednesday, August, at 9:30 am and 5:30 pm; and

WHEREAS, no members of the public attended the hearings on Wednesday, August 28, 2024 and the HACP will report on any public comments received at the September 26, 2024 Board of Commissioners meeting; and

WHEREAS, the HACP desires to apply the HCV Program FY 2025 Utility Allowance Schedules effective January 1, 2025.

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 update the Housing Choice Voucher (HCV) Program Utility Allowance Schedules as listed in the "Table of Exhibit" with an effective date of January 1, 2025.

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

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 54 of 2024

A Resolution – Approval of the 2025 Utility Allowance Schedule for the Low-Income Public Housing (LIPH) Portfolio

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Public Housing Authorities (PHAs) maintain up-to-date utility allowance schedules in accordance to 24 CFR 965.507; and

WHEREAS, PHAs must establish utility allowance schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, PHAs must appropriately classify utilities and services into categories defined by HUD and review their utility allowance schedule each year; and

WHEREAS, the Housing Authority of the City of Pittsburgh’s (HACP), Low-Income Public Housing Program (LIPH) in order to meet federal guidelines and requirements, contracts with a utility consultant and revises its Utility Allowances each year to reflect the most up to date cost; and

WHEREAS, the proposed FY 2025 LIPH Utility Allowance Schedules were sent to each LIPH effected participant;

WHEREAS, the proposed FY 2025 LIPH Utility Allowance Schedules were made available for public review and comment on its website and all other forms of HACP social media on July 12, 2024 via the following link: https://hacp.org/public_notices/public-notice-of-fy-low-income-public-housing-utility-allowance-schedules/; and

WHEREAS, the HACP hosted a public comment period from Monday, July 22, 2024 through Tuesday, August 20, 2024; and

WHEREAS, no public comments were received and the HACP will report on any public comments received at the September 26, 2024 Board of Commissioners meeting; and

WHEREAS, the HACP recommends the adoption of proposed Utility Allowance schedule, attached hereto as Exhibit A.

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

Section 1. The proposed Utility Allowance schedule is hereby adopted, subject to HUD approval, if required; and

Section 2. The Executive Director or his Designee is hereby authorized to update and implement the proposed Utility Allowance schedule effective January 1, 2025; and

Section 3. 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. Valerie McDonald-Roberts made a motion to approve, and Khari Mosley seconded the motion. After a discussion.

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

"AYES": Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 55 of 2024

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Frederick and Son Contracting for Geothermal Support Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Geothermal Support services across multifamily HACP locations for heating and cooling using ground source heat pump systems; and

WHEREAS, on July 15, 2024, the HACP issued an Invitation for Bid (IFB) #300-03-24 REBID seeking qualified companies to provide Geothermal Support Authority-Wide; and

WHEREAS, the IFB #300-03-24 REBID was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, three (3) companies responded to the IFB #300-03-24 REBID for Geothermal Support: Guy’s Mechanical Systems, Inc., R&B Mechanical, Inc., and Frederick and Son Contracting; and

WHEREAS, Frederick and Son Contracting was determined to be the most responsive and responsible bidder.

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 enter into a contract in the amount not-to-exceed \$433,070.00 with Frederick and Son Contracting for Geothermal Support Authority-Wide for the term of one (1) year; and

Section 2 The total one (1) year authorized amount of \$433,070.00 shall be made 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 Khari Mosley seconded the motion. After a discussion.

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 56 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

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, an Invitation for Bid (IFB) #300-44-19 was issued November 18, 2019, resulting in an Elevator Maintenance and Repair contract awarded to Hadfield Elevator LLC; in the amount of \$397,966.75; and

WHEREAS, the HACP is requesting to amend the monetary value of the Elevator Maintenance and Repair contract with Hadfield Elevator LLC by \$220,022.00 for a new total of

\$1,340,973.45 to ensure the HACP can continue elevator inspections, safety testing, maintenance, repairs, and proper elevator operations for the full five (5) years as stated in the terms of the original contract executed on January 27, 2020.

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 his Designee to amend the monetary value of the Elevator Maintenance and Repair contract with Hadfield Elevator LLC by adding \$220,022.00 to the existing contract, for a new total amount not-to-exceed amount of \$1,340,973.45; 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 (MTW) Funds.

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

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 57 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to New Orleans Teleport, Inc. D/B/A CALLS PLUS for Answering Services Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes a third-party firm for Answering Services Authority-Wide to field after hour emergency and routine maintenance request phone calls; and

WHEREAS, on April 22, 2024, the HACP issued a Request for Proposal (RFP) #300-11-24 seeking qualified companies to provide Answering Services Authority-Wide; and

WHEREAS, the RFP #300-11-24 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, four (4) companies responded to RFP #300-11-24 for Answering Services; and

WHEREAS, New Orleans Teleport, Inc. D/B/A CALLS PLUS was determined to be the most responsive and responsible bidder.

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 in the amount not to exceed \$102,000.00 with New Orleans Teleport, Inc. D/B/A CALLS PLUS for Answering Services Authority-Wide for the initial term of one (1) year with two (2), one (1) year extension options, for a total of three (3) years; and

Section 2 The total three (3) year authorized amount of \$102,000.00 shall be made 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 Khari Mosley seconded the motion. After a discussion.

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

"AYES": Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 58 of 2024

A Resolution - Adopting a revised Housing Authority of the City of Pittsburgh Procurement and Disposition Policy

WHEREAS, HUD Handbook 7460.8 REV2 Section 2.2 states that Public Housing Authorities (PHAs) such as the Housing Authority of the City of Pittsburgh (HACP) are required to establish and follow a written procurement policy that is consistent with 24 CFR 85.36; and

WHEREAS, the HACP is required to comply with all applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, the HACP has determined that revisions the current Procurement and Disposition Policy, are necessary to improve clarity of the Procurement and Disposition Policy and maintain continued compliance with applicable federal, state, and local laws, rules, regulations and guidelines.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing

Authority of the City of Pittsburgh:

Section 1: The updated Housing Authority of the City of Pittsburgh (HACP) Procurement and Disposition Policy referenced above, is hereby adopted in its entirety, and replaces the Procurement and Disposition Policy which was previously approved pursuant to Resolution Number 41 of 2022.

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”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 59 of 2024

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$188,648.81 from Tenant Accounts Receivable for the Months of January 2024 through March 2024.

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of January 2024 through March 2024 is \$188,648.81, and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$188,648.81, which is 7.56% of the total rent and associated charges of \$2,494,905.84 for the first quarter of 2024.

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

Section 1. The Executive Director’s decision to write off collection losses of \$188,648.81 from the Tenant Accounts Receivables (TARs) balance for January 2024 through March 2024 is hereby ratified.

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

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 60 of 2024

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$167,334.99 from Tenant Accounts Receivable for the Months of April 2024- June 2024

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of April 2024 through June 2024 is \$167,334.99, and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$167,334.99, which is 6.95% of the total rent and associated charges of \$2,409,005.02 for the second quarter of 2024.

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

Section 1. The Executive Director’s decision to write off collection losses of \$167,334.99 from the Tenant Accounts Receivables (TARs) balance for April 2024 through June 2024 is hereby ratified.

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

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 61 of 2024

A Resolution - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2025 Budget for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has prepared its Fiscal Year (FY) 2025 budget; and

WHEREAS, the HACP finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS, the projected total revenue provides sufficient funds to support the HACP’s activities as follows:

2025 Total Budget Sources	\$212,951,604
2025 Total Budget Uses	\$212,951,604
2025 Net Surplus/Deficit	\$0

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

Section 1. The Fiscal Year 2025 Budget in the amount of \$212,951,604 is hereby approved; and

Section 2. The Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2025 Budget into effect.

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”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 62 of 2024

A Resolution – Authorizing the Rental Assistance Demonstration (RAD) Conversion and Recapitalization of New Pennley Place

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) has created the Rental Assistance Demonstration (RAD) program to provide tools for Public Housing Authorities (PHAs) to financially stabilize and protect the long-term affordability of public housing by converting public housing into a long-term project-based voucher or rental assistance that allows PHAs or mixed-finance ownership entities to receive a reliable, long-term operating source and use the RAD project's rental revenues to finance property improvements; and

WHEREAS, Negley Corner Limited Partnership One is the current owner of New Pennley Place, which is the existing one-hundred and thirty-six (136)-unit mixed-finance community development that contains thirty-eight (38) Low-Income Public Housing (LIPH) units developed in 2001 and is located within the East Liberty neighborhood in the City of Pittsburgh (New Pennley); and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) and the current owner of New Pennley desire to convert thirty-eight (38) LIPH units to RAD Project Based Voucher (PBV) units, and the New Pennley Recapitalization LLC (Owner Entity) will assume the ownership through the recapitalization of New Pennley using the RAD program, 4% Low-Income Housing Tax Credits, (LIHTC) and loan restructuring (New Pennley RAD); and

WHEREAS, New Pennley has an existing loan with the HACP that has incurred interest on the principal over time and has accumulated an outstanding debt balance at \$12,492,985, where \$2,971,780 is the principal amount and \$9,521,205 is the accrued interest amount (HACP Loan) and where a portion of HACP Loan will be forgiven at the financial closing in the amount of \$6,573,968; and

WHEREAS, the Owner Entity will repay a portion of the HACP Loan in the amount of \$1,400,000, and \$6,573,968 of the HACP Loan will be forgiven at the New Pennley RAD financial closing, resulting in a final remaining balance of HACP Loan of \$4,519,017 at the New Pennley RAD financial closing; and

WHEREAS, as of the date hereof, HUD, the HACP, and Owner Entity have entered into a RAD Conversion Commitments (RCC) for New Pennley RAD; and

WHEREAS, conversion of the LIPH units of New Pennley under RAD, requires that the HACP enter into certain additional documents, certificates, instruments, and/or agreements with or in favor of HUD and/or the Owner evidencing the RAD conversion process, including, without limitation, certain amendments and supplements to the RCC, as appropriate, a RAD Omnibus Amendment to Loan Documents, a Rehabilitation Escrow Agreement, an Agreement to Subordinate to Rental Assistance Demonstration Use Agreement, a Consolidated Owner Certification, a Rider to Use Agreement Relating to Foreclosure, a Rental Assistance

Demonstration Use Agreement, a Termination of Mixed-Finance Amendment to Annual Contributions Contract and a Termination of Regulatory and Operating Agreement, collectively, with the RAD Conversion Commitments and such other documents, certificates, instruments, and agreements entered into and/or delivered in connection with the conversion of New Pennley under RAD (RAD Documents).

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

Section 1. The HACP will forgive a portion of the existing debt for New Pennley RAD in the amount of \$6,573,968; and

Section 2. The Board of Commissioners hereby confirms, ratifies, and approves in all respects the execution and delivery of the RAD Conversion Commitment by the Executive Director or his Designee on behalf of the HACP and the consummation of the transaction contemplated thereby; and

Section 3. The Executive Director or his Designee is authorized and directed to execute and deliver the RAD Documents, and to execute, acknowledge, deliver, file, and/or record such other documents and instruments and to take such other actions as he deems necessary and/or desirable in order to consummate the transactions described in the RAD Documents, and to cause the HACP to perform its obligations under such RAD Documents; and

Section 4. The Executive Director or his Designee is hereby authorized to submit to HUD for review and approval the evidentiary, exhibits, instruments, documents and other information as HUD may require or as may be appropriate in connection with the conversion of the Projects under RAD, including, without limitation, evidentiary and exhibits required by or associated with the RAD Conversion Commitments, information requested in connection with the provision of project-based rental assistance pursuant to the RAD conversion for the Projects, and information requested in connection with the release of the Properties from the existing Declarations of Restrictive Covenant; and

Section 5. The Executive Director or his Designee is hereby further authorized, empowered, and directed to take such other action and to enter into such documents, instruments, and/or agreements, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Executive Director or his Designee, deem necessary, advisable, or appropriate; and

Section 6. The Board of Commissioners hereby ratifies, confirms, and approves all lawful actions taken by the Executive Director or his Designee and all lawful papers and documents executed by any of the foregoing on behalf of the HACP where such actions, papers, or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein.

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

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 63 of 2024

A Resolution – Amending the Employee Handbook to include the Employee Parking and Pittsburgh Regional Transit (PRT) Pass Policy, Authorizing the Executive Director, or his Designee to renew the Parking Lease Agreement with InterPark LLC, Enter into an Intergovernmental Agreement (IGA) with the Pittsburgh Parking Authority, Purchase PRT Electronic Monthly Passes, and authorizing the commitment of related funds

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) commits to attract and retain the best talent to achieve workforce planning objectives; and

WHEREAS, the HACP is committed to the safety of its workforce and the safe storage of its fleet vehicles; and

WHEREAS, since 2021, the HACP has implemented an internal procedure to offer employees assigned to the downtown headquarters work location, subsidized parking or a monthly electronic PRT Pass to enable the attraction and retention of employees , and as a part of the post-COVID-19 migration back to in-office work; and

WHEREAS, the HACP must continue to honor its commitment to employees and ensure certain staffing levels to fulfill the charge of providing decent and affordable housing.

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

Section 1. The Employee Parking and Pittsburgh Regional Transit (PRT) Pass Policy is approved for inclusion in the HACP Employee Handbook, effective immediately; and

Section 2. The Executive Director or his Designee is authorized to enter into a sole source lease agreement for three (3) years with InterPark LLC for leased parking spaces for a three (3) year period not to exceed \$300,000; and

Section 3. The Executive Director or his Designee is authorized to enter into an IGA for three (3) years with the Pittsburgh Parking Authority for leased parking spaces for a three (3) year period not to exceed \$820,000; and

Section 4. The Executive Director or his Designee is authorized to purchase electronic monthly passes from PRT for a three (3) year period not to exceed \$720,000; and

Section 5. The cost of these contracts and purchases are to be paid for from Program Income and/or Moving to Work (MTW) funds.

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

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 64 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Amend the Monetary Value for the Contract with Dayforce US, Inc. for Human Resource Management and Payroll Software and Services Authority-Wide

WHEREAS, the Human Resources (HR) and Payroll Departments of the Housing Authority of the City of Pittsburgh (HACP) are required to maintain Personal Identifiable Information (PII) and employment-related data and process bi-weekly payroll for the HACP staff; and

WHEREAS, Dayforce US, Inc. (formerly known as Ceridian Corporation) provides the HACP with a cloud-based Human Resource Information System (HRIS) and payroll system and services; and

WHEREAS, the current contract with Dayforce US, Inc. will expire on November 14, 2025; and

WHEREAS, the Dayforce cloud-based HRIS housed modules that were a part of the subscription, however, had not yet been developed that were subsequently developed and implemented; and

WHEREAS, the Dayforce pricing includes a cost-per-user component that requires alignment with increased staffing volumes and workforce planning adjustments in conjunction with Choice and other grants awarded to the HACP; and

WHEREAS, the HACP is requesting the Board of Commissioners' approval to add an amount not to exceed \$875,000.00 to the current Dayforce US, Inc. contract value of \$1,112,487.90

for a new total value not to exceed \$1,987,487.90, to pay outstanding invoices and cover subscription fees for the remaining 39 months.

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 add an amount not to exceed \$875,000.00 to the current Dayforce US, Inc. contract value of \$1,112,487.90 for a new total value not to exceed \$1,987,487.90; 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. Alex Laroco made a motion to approve, and Khari Mosley seconded the motion. After a discussion.

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

“AYES”: Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 65 of 2024

A Resolution - Authorizing the Executive Director or his Designee to increase the contract amount to the current contract with The Hartford Life and Accident Insurance Company for the Housing Authority of the City of Pittsburgh (HACP) Employee Group Term Life Insurance, Accidental Death, and Dismemberment Insurance, and Group Long-Term Disability Insurance

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), in accordance with its policy and per its Collective Bargaining Agreements, provides Term Life, Accidental Death and Dismemberment, and Long-Term Disability insurance to its full-time union and non-union employees; and

WHEREAS, the HACP’s Board of Commissioners of the HACP approved Resolution 67 of Fiscal Year (FY) 2021 and extensions with The Hartford Life and Accident Insurance Company for employee Group Term Life Insurance, Accidental Death and Dismemberment, and Long Term Disability benefits expire on December 31, 2024; and

WHEREAS, the HACP will issue a Request for Proposals (RFP) for Employee Group Term Life Insurance, Accidental Death and Dismemberment Insurance, and Group Long-Term Disability Insurance; and

WHEREAS, the HACP is requesting the Board of Commissioners' approval to add additional funds to the current The Hartford Life and Accident Insurance Company contract in an amount not to exceed \$240,000 to pay outstanding invoices and cover premiums; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local laws 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 add additional funds to the current The Hartford Life and Accident Insurance Company contract in an amount not to exceed \$240,000 to pay outstanding invoices and cover premiums; and

Section 2. The contract 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. Alex Laroco made motion to approve, and Khari Mosley seconded the motion. After a discussion.

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

"AYES": Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

EXECUTIVE REPORT: Mr. Binion addressed the Board of Commissioners. He noted that the Commissioners received the Finance, Operations and Executive Reports. Also, he stated that there is a lot going on and his staff has been wonderful. We have been receiving lots of public comments and is thankful and lucky for the BOC guidance and staff's hard work to answer and point us in the right direction. The next thing is transparency. If anyone has questions, I am know to meet with everyone. The HA will have a public meeting here at 412 on the LL in the new room. Anyone who has any questions for HACP from how we build houses to HR questions. We will be available to answer any questions – transparency.

Again, we have lots more to do.

We will continue to create housing. I may work the staff too hard, but they say thank you. Thank you for letting me have the time to say how great my staff and the BOC.

Also, this is a transparent agency and open to anyone who has concerns they can speak to the HACP Leadership.

Chair Wheatley made a few comments to end the meeting:

He thanked Mr. Binion for his leadership and tenure. He also agreed with Mr. Binion and publicly acknowledged the same - on the great staff he has. There is always going to be *'Monday morning quarterbacking.'* *For the most part I believe in what we are trying to accomplish we are doing. With that being said, with my charge from the Mayor of centering the residents in how we manage and govern our operations. In August you had the opportunity to meet with some of our citizens' groups. I hope that we would be willing to partner with these groups because we want to know what the next generation of growth as to what kind of authority we want and our role in making sure of the affordability we want for the city. I know for me, I can't speak for any other board members, but coming through the community foundation Stout LLC to really go through some listings; as they are going through one process and we are doing another process-we need to figure out how to merge those processes so what comes of it is something that we can use and is operational; something that our residents know and really feel a part of the edification or the manifestation of what we are going to do and try to figure out what that process looks like.*

'The Chair next stated that he doesn't know about the rest of the folks around the table, I've seen a lot of things written and said about myself and not to be true. I take the criticism, try to find out where the truth in it is and try to improve on it. The stuff that is not true, I try to address it and move on and not take it personally. We're probably going to hear some stuff and learn some stuff that maybe we don't agree with. I think it is a good tactic for us to receive it and not get so upset that we cannot find the truth in it. That is what I would like us to try first. I am very thankful for the work you are doing. I understand it is not easy to do the work you're trying to accomplish. I understand not everyone is going to be happy with the decisions you have to make. I want again to thank you for your leadership.

Kahari Mosley addressed the BOC. 'He said he wanted to echo what he said in council chambers during the proclamation and that I meant every word I said. I really appreciate your responsiveness and working with you. I really enjoy working with you in my short tenure, you and Amy respond when Grace or I reach out to you because the public reaches out to us. I appreciate your responsiveness as well as our discussion re Bakery Square and coming to the table; your insight and imagination and meeting the mayor and myself expectation on what we want to bring to the table; we would not be able to accomplish without your support. i e what you've done in Larmer and East Liberty would not be possible. I also wanted to echo Chief Wheatley remarks regarding a city that is in an affordable housing crisis, and I believe the housing authority plays a key role in finding a solution. I look forward to embarking on that journey and thank you for your leadership to this point.

NEW BUSINESS: None

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

Valerie McDonald-Roberts made a motion to adjourn, and Kahari Mosley seconded the motion.

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

"AYES": Jake Wheatley, Valerie McDonald-Roberts,
Kahari Mosley and Alex Laroco.

"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'.