

**The Housing Authority of The City of Pittsburgh**  
**Board Meeting AGENDA**  
**JUNE 26, 2025**  
**10:30 A.M.**  
**412 BOULEVARD OF ALLIES, LOWER LEVEL CONFERENCE ROOM (2)**  
**PITTSBURGH, PA 15219 AND**  
**VIA ZOOM CONFERENCING**

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- 1. Roll Call.**
- 2. Motion to Approve the May 22, 2025, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for May 2025.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 52 of 2025 - Authorizing the Executive Director or his Designee to Exercise the Option to Renew the Data Center Management Contract with Advizex for an Additional Two Years.**
- 6. Resolution No. 53 of 2025 - Authorizing the Executive Director or his Designee to enter into a Software As A Service (Saas) Agreement with Boodskapper Inc. (Dba Bob.Ai) to utilize Artificial Intelligence to enhance Housing Voucher Lease-Ups and improve Resident Services.**
- 7. Resolution No. 54 of 2025 - Authorizing the Executive Director or Designee to Award a Contract to ABC Fire Extinguisher, Inc. for Fire and Security Alarm Monitoring Authority-Wide for the Housing Authority of the City of Pittsburgh.**
- 8. Resolution No. 55 of 2025 - Authorizing the Executive Director or Designee to Award a Contract to Penn Power Group LLC, DBA Penn Power Systems Inc for Emergency Generator and Fire Pump Maintenance and Repair for the Housing Authority of the City of Pittsburgh.**
- 9. Resolution No. 56 of 2025 - Authorizing the Commitment of Funds for Smithfield Lofts Project-Based Voucher/Gap Financing Project.**
- 10. Resolution No. 57 of 2025 - Authorizing the Commitment of Funds for Carson Square Apartments Project-Based Voucher/Gap Financing Project.**
- 11. Resolution No. 58 of 2025 - Authorizing the Commitment of Funds for the Hazelwood Green (HG1-Lytle) Project-Based Voucher/Gap Financing Project.**

- 12. Resolution No. 59 of 2025 - Authorizing the Creation of the Northview Midrise Condominium Association and the Execution of all Associated Documents.**
- 13. Resolution No. 60 of 2025 - Authorizing the Housing Authority of the City of Pittsburgh to Negotiate, Submit and Execute all Mixed-Finance Related Documents for the Development of Northview Midrise and the Execution of All Associated Documents.**
- 14. Resolution No. 61 of 2025 - Authorized the Executive Director or his Designee to Utilize an Existing Contract Negotiated between Region 4 Education Service Center and Willscot, Inc. and to Extend the Rent for a Period of Two Months for the Temporary Office Space (Trailers) for Case Management and Supportive Service, at the Bedford Dwelling Community, AMP-02.**
- 15. Resolution No. 62 of 2025 - Approving the Housing Choice Voucher Fiscal Year 2025 Administrative Plan.**
- 16. Resolution No. 63 of 2025 - Authorizing the Executive Director or Designee to execute a Contract Amendment with Carahsoft Technology Corp. Equifax Workforce Solutions to provide additional funds to the current contract.**
- 17. Executive Report.**
- 18. New Business.**
- 19. Executive Session.**
- 20. Adjournment.**

**Board Meeting  
June 26, 2025  
Agenda Item No. 5**

**RESOLUTION No. 52 of 2025**

**A Resolution - Authorizing the Executive Director or his Designee to Exercise the Option to Renew the Data Center Management Contract with Advizex for an Additional Two Years**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) initially contracted with Advizex for IT Managed Services on August 1, 2022; and

**WHEREAS**, the initial three (3) year term of this contract is nearing its expiration on July 31, 2025, and the contract includes an option for renewal for two (2) additional years; and

**WHEREAS**, Advizex Managed Services have been instrumental in the effective operation and support of the HACP's Information Technology (IT) servers and networks since the data center migration in March 2023; and

**WHEREAS**, the renewal of this contract is essential to continue critical IT operations and to undertake strategic initiatives vital for the HACP's long-term technology infrastructure and cybersecurity posture; and

**WHEREAS**, a key initiative enabled by this contract renewal is the building of a new HACP Microsoft Windows Servers Domain, which will replace the outdated existing Active Directory infrastructure with a brand new, "Greenfield" Microsoft Windows Domain Active Directory and Domain (hacp.gov); and

**WHEREAS**, this "Greenfield" Microsoft Windows Domain Active Directory and Domain is targeted for completion by the end of October 2025 and is necessary to comply with evolving CISA and other U.S. Government Cybersecurity Identity Management requirements, thereby significantly enhancing the security of the HACP's Personally Identifiable Information (PII) and mitigating risks associated with irrecoverable outages from the old, outdated Windows AD; and

**WHEREAS**, the renewal also enables the establishment of a Cloud-Based Disaster Recovery As A Service (DRaaS) Solution, targeted to be available by March 2026, which will provide a critical safeguard in the event of an irrecoverable primary data center loss, ensuring business continuity and data integrity; and

**WHEREAS**, these initiatives directly support improved citizen services and increased customer satisfaction by providing a more resilient, secure, and modern IT environment; and

**WHEREAS**, the total cost for this two (2) year contract extension with Advizex is One Million Five Hundred Two Thousand Four Hundred Fourteen Dollars and Seventy-Nine Cents (\$1,502,414.79), comprising Year 1 costs of \$616,743.32, Year 2 costs of \$689,704.32, and a 15% Customization & As needed Integration products and services of \$195,967.15; and

**WHEREAS**, this 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 exercise the option to extend the Data Center Management contract with Advizex for an additional two (2) years, from August 1, 2025, through July 31, 2027; and

**Section 2.** The total cost for this two (2) year extension, not to exceed One Million Five Hundred Two Thousand Four Hundred Fourteen Dollars and Seventy-Nine Cents (\$1,502,414.79), shall be payable from Moving to Work (MTW) and/or Program Income funds; and

**Section 3.** This renewal will ensure the continued efficient operation and support of HACP's IT infrastructure, enable critical cybersecurity enhancements through the implementation of a new Microsoft Windows Domain Active Directory, and establish robust disaster recovery capabilities via a Cloud-Based Disaster Recovery as a Service solution, all contributing to improved citizen services, increased customer satisfaction, and enhanced security of PII.

**Board Meeting  
June 26, 2025  
Agenda Item No. 6**

**RESOLUTION No. 53 of 2025**

**A Resolution - Authorizing the Executive Director or his Designee to enter into a Software As A Service (SaaS) Agreement with Boodskapper Inc. (Dba Bob.ai) to utilize Artificial Intelligence to enhance Housing Voucher Lease-Ups and improve Resident Services.**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) provides efficient housing assistance to eligible families; and

**WHEREAS**, the U.S. Department of Housing and Urban Development (HUD) encourages the use of modern technologies to include Artificial Intelligence (AI) to improve Public Housing Authority (PHA) operations; and

**WHEREAS**, Boodskapper Inc. (Bob.ai) offers an AI solution to streamline resident certification processes, which are critical for accelerating housing unit lease-ups; and

**WHEREAS**, this AI technology automates the review of resident documents, reducing staff workload and enhances processing of applications and recertifications and is projected to reduce processing times by 30-50% and backlog by 50-75%, improving service delivery to the HACP residents; and

**WHEREAS**, Bob.ai integrates with the HACP's existing systems and offers a scalable solution for future expansion; and

**WHEREAS**, the proposed agreement includes a payment schedule that protects the HACP's interests by linking payments to key project milestones; and

**WHEREAS** Additionally, Bob.ai maintains SOC 2 compliance for all PII handling and performs semi-annual self-assessments against HUD's Data Security Certification checklist; and

**WHEREAS**, the HACP has conducted a thorough due diligence process, including a review of cybersecurity protocols, and is committed to comprehensive staff training to ensure successful system adoption; and

**WHEREAS**, this 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 Software As A Service (SaaS) Agreement with Boodskapper Inc. (dba Bob.ai), through immix Technology, Inc.

under GSA MAS Contract Number GS-35F-0265X, for AI-powered solutions to improve resident certification processes and accelerate housing unit lease-ups; and

**Section 2.** The total cost for the Year One (1) including the software subscription and initial implementation services, shall not exceed One hundred sixty thousand, three hundred ninety two dollars (\$160,392.00); and

**Section 3:** The Contract shall be paid from Moving To Work (MTW) and/or Program Income funds.

**Board Meeting  
June 26, 2025  
Agenda Item No. 7**

**RESOLUTION No. 54 of 2025**

**A Resolution - Authorizing the Executive Director or Designee to Award a Contract to ABC Fire Extinguisher, Inc. for Fire and Security Alarm Monitoring Authority-Wide for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) utilizes a 3<sup>rd</sup> Party to perform Fire and Security Alarm Monitoring across all HACP locations to ensure local and federal safety compliance; and

**WHEREAS**, on February 10, 2025, the HACP issued an Invitation for Bid (IFB) #300-06-25 seeking qualified companies to provide Fire and Security Alarm Monitoring Authority-Wide and did not receive sufficient bids for a competitive solicitation; and

**WHEREAS**, on May 1, 2025, the HACP issued an IFB #300-06-25 Rebid seeking qualified companies to provide Fire and Security Alarm Monitoring Authority-Wide; and

**WHEREAS**, IFB #300-06-25 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 IFB #300-06-25 Rebid for Fire and Security Alarm Monitoring; and

**WHEREAS**, after a review of the three (3) proposals, ABC Fire Extinguisher, Inc. 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 \$75,600.00 with ABC Fire Extinguisher, Inc. for Fire and Security Alarm Monitoring 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 \$75,600.00 shall be awarded to the vendor and made payable from Moving to Work (MTW) funds or the operating budgets of the sites and departments who utilize the services.

**Board Meeting  
June 26, 2025  
Agenda Item No. 8**

**RESOLUTION No. 55 of 2025**

**A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Penn Power Group LLC, DBA Penn Power Systems Inc for Emergency Generator and Fire Pump Maintenance and Repair for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) utilizes Emergency Generator and Fire Pump Maintenance and Repair services to maintain proper functioning and of the twelve (12) Emergency Generators and four (4) Fire Pumps at properties HACP-wide; and

**WHEREAS**, on February 17, 2025, the HACP issued an Invitation for Bid (IFB) #300-12-25 seeking qualified companies to provide Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide and did not receive sufficient bids for a competitive solicitation; and

**WHEREAS**, on April 14, 2025, the HACP issued IFB #300-12-25 REBID seeking qualified companies to provide Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide; and

**WHEREAS**, the IFB #300-12-25 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**, one (1) company responded to the IFB #300-12-25 REBID for Emergency Generator and Fire Pump Maintenance and Repair: Penn Power Group LLC, DBA Penn Power Systems Inc; and

**WHEREAS**, Penn Power Group LLC, DBA Penn Power Systems Inc 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 \$83,000.00 with Penn Power Group LLC, DBA Penn Power Systems Inc for Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide for the term of one (1) year; and

**Section 2.** The total one (1) year authorized amount of \$83,000.00 shall be made payable from the operating budgets of the sites and departments who utilize the services.



**RESOLUTION No. 56 of 2025**

**A Resolution - Authorizing the Commitment of Funds for Smithfield Lofts  
Project-Based Voucher/Gap Financing Project**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 92 of 2023 awarded Woda Cooper Development, Inc. (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for Smithfield Lofts (Project), and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity, Smithfield Lofts Limited Partnership (Owner Entity); and

**WHEREAS**, the Project was awarded a 9% Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in July 2024; and

**WHEREAS**, the Project, located at 4 Smithfield Street in the Downtown neighborhood, entails the office to residential conversion of a twelve-story office building into forty-six (46) mixed-income units, further made up of sixteen (16) LIHTC and PBV units, twenty-three (23) LIHTC-only units, and seven (7) market rate units; and

**WHEREAS**, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

**WHEREAS**, the HACP will grant \$1,600,000 of MTW Gap Financing funds, to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through project cash flow; and

**WHEREAS**, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to PHFA Board's approval and the final approval of the Project by the U.S. Department of Housing and Urban Development (HUD).

**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 the ARMDC MTW grant funds in an amount not to exceed \$1,600,000 which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; 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 loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

**RESOLUTION No. 57 of 2025**

**A Resolution - Authorizing the Commitment of Funds for Carson Square Apartments  
Project-Based Voucher/Gap Financing Project**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 92 of 2023 awarded Standard Communities (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for Carson Square Apartments (Project), and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity, Carson Square Preservation LP (Owner Entity); and

**WHEREAS**, the Project applied for a 4% Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in February 2024; and

**WHEREAS**, the Project, located at 2112 Sidney Street in the Southside neighborhood, entails the rehabilitation of fifty-four (54) units, further made up of forty-six (46) LIHTC and Project-Based Rental Assistance (PBRA) units and eight (8) LIHTC and PBV units; and

**WHEREAS**, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

**WHEREAS**, the HACP will grant \$720,000 of MTW Gap Financing funds, to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through project cash flow; and

**WHEREAS**, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to PHFA Board's approval and the final approval of the Project by the U.S. Department of Housing and Urban Development (HUD).

**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 the ARMDC MTW grant funds in an amount not to exceed \$720,000 which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; 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 loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

**RESOLUTION No. 58 of 2025**

**A Resolution - Authorizing the Commitment of Funds for the  
Hazelwood Green (HG1-Lytle) Project-Based Voucher/Gap Financing Project**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 92 of 2023 awarded Trek Development Group (Developer) a contingent commitment of forty (40) Project-Based Vouchers (PBV) and up to \$3,200,000 of Moving to Work (MTW) Gap Financing for Hazelwood Green (HG) fronting Lytle Street in the Hazelwood neighborhood; and

**WHEREAS**, in December 2024, the Developer requested and the HACP approved the Developer's request to bifurcate the conditional award to HG between two (2) project phases constituting HG1-Lytle and HG-Blair; both project phases are adjacent to each other are located within the same neighborhood and master-planned community and that both phases will be developed and managed by the same Developer, and

**WHEREAS**, the previous conditional award will now be distributed between HG1-Lytle (Project) and the succeeding phase HG-Blair, with HG1-Lytle a commitment of 25 PBV and up to \$2,000,000 Moving To Work (MTW) Gap Financing and HG-Blair a commitment of 15 PBV and up to \$1,200,000 MTW Gap Financing; and

**WHEREAS**, the Project's program income mix constitutes five (5) units targeted to households earning 20% area median income (AMI), twenty-five (25) targeted to households earning 50% AMI, ten (10) targeted to households earning 60% AMI and ten (10) market-rate units for a total of fifty (50) units; and

**WHEREAS**, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

**WHEREAS**, the HACP will grant \$2,000,000 of MTW Gap Financing funds to the ARMDC, which will subsequently issue a construction and permanent loan to the Developer for the Project, which will be repaid through project cash flow; and

**WHEREAS**, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to PHFA Board's approval and the final approval of the Project by the U.S. Department of Housing and Urban Development (HUD).

**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 the ARMDC MTW grant funds to the Project in an amount not to exceed \$2,000,000 with 25 PBV units subsidy, which the ARMDC will utilize to invest in the Project; 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 loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Project's owner entity to carry out the development activities related to the Project, contemplated herein.

**Section 3.** The MTW Gap Financing loan will be paid from MTW funds.

**RESOLUTION No. 59 of 2025**

**A Resolution – Authorizing the Creation of the Northview Midrise Condominium Association and the Execution of all Associated Documents**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (“**HACP**”) is the owner of certain real property consisting of approximately 3.96 acres (the “**Property**”) located in the Northview Heights neighborhood of Pittsburgh, Pennsylvania on a vacant parcel; and

**WHEREAS**, the HACP has determined that it would be in the best interests of the HACP and its residents to develop on the Property a single building (the “**Building**”) comprised of (1) 43 public housing units and related amenities operated in accordance with the U.S. Department of Housing and Urban Development’s mixed-finance program and Section 42 of the Internal Revenue Code (“**Northview Midrise**”) and (2) commercial space on the first floor of the Building to be leased to tenants for commercial purposes (the “**Commercial Space**” and together with Northview Midrise, the “**Development**”); and

**WHEREAS**, pursuant to that certain subdivision plan entitled Subdivision of Housing Authority of City of Pittsburgh, recorded November 9, 2017, the real property was subdivided into two additional lots (the “**Subdivided Lots**”), one of which is the Property; and

**WHEREAS**, the HACP desires to confirm the record legal description of the Subdivided Lots by recording a deed confirming the legal descriptions for the Subdivided Lots (the “**Deed of Confirmation of Subdivision**”); and

**WHEREAS**, because it is a condition of the financing for Northview Midrise that no improvements other than Northview Midrise be developed or operated on the real property associated with Northview Midrise, the Property will be subjected to a condominium regime to create two condominium units that will divide the Building into one tax parcel for Northview Midrise (the “**Residential Condo Unit**”) and one tax parcel for the Commercial Space (the “**Commercial Condo Unit**” and together with the Residential Condo Unit, the “**Northview Midrise Condominium**”); and

**WHEREAS**, the HACP will be required to form a Pennsylvania corporation pursuant to Articles of Incorporation filed with the Pennsylvania Department of State (the “**Condominium Association**”) to serve as the condominium association for the Northview Midrise Condominium; and

**WHEREAS**, the Northview Midrise Condominium shall operate in accordance with the duly adopted Bylaws of the Condominium Association and be subject to a Declaration of Condominium to be recorded in the land records of Allegheny County (collectively, the “**Condominium Documents**”); and

**WHEREAS**, the improvements within the Residential Condo Unit will be constructed and owned by Northview Midrise, LLC, a Pennsylvania limited liability company (the “**Owner**”); and

**WHEREAS**, the Owner will undertake the construction of the entire Development, including the construction of Northview Midrise within the Residential Condo Unit (the “**Residential Condo Unit Work**”), the construction of the Commercial Space within the Commercial Condo Unit (the “**Commercial Condo Unit Work**”) and the construction of the common elements of the Northview Midrise Condominium (the “**Common Elements**” and collectively with the Residential Condo Unit Work and the Commercial Condo Unit Work, the “**Work**”); and

**WHEREAS**, pursuant to a Reimbursement Agreement to be entered into by HACP and the Owner, HACP shall reimburse the Owner for the cost of the Commercial Condo Unit Work and a pro rata share of the cost to construct the Common Elements (the “**Reimbursement 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: (i) execute and negotiate on behalf of HACP the Deed of Confirmation of Subdivision; (ii) form the Northview Midrise Condominium and to execute and, as applicable, record the Condominium Documents on behalf of HACP; (iii) negotiate and execute on behalf of HACP the Reimbursement Agreement; and (iv) negotiate and execute such additional agreements and take such further actions as may be necessary or desirable to implement the foregoing activities and actions described in this Resolution; and

**Section 2.** Any and all actions previously taken by the Executive Director or the staff of HACP in connection with the foregoing activities described herein are hereby ratified, confirmed and approved.

**Board Meeting  
June 26, 2025  
Agenda Item No. 13**

**RESOLUTION No. 60 of 2025**

**A Resolution — Authorizing the Housing Authority of the City of Pittsburgh to Negotiate, Submit and Execute all Mixed-Finance Related Documents for the Development of Northview Midrise and the Execution of All Associated Documents**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property consisting of approximately 3.96 acres (the “**Property**”) located in the Northview Heights neighborhood of Pittsburgh, Pennsylvania; and

**WHEREAS**, the HACP has determined that it would be in the best interests of the HACP and its residents to develop on the Property a single building divided into two condominium units comprised of (1) 43 public housing units and related amenities operated in accordance with the U.S. Department of Housing and Urban Development (HUD)’s mixed-finance program and Section 42 of the Internal Revenue Code (the “**Development**”) and (2) commercial space on the first floor of the building; and

**WHEREAS**, the Development will be constructed and owned by Northview Midrise, LLC, a Pennsylvania limited liability company (the “**Owner**”), whose managing member is ARMDC-Northview Midrise, Inc., a Pennsylvania corporation, and non-managing member will be USA Institutional Northview Apartments LLC, a Delaware limited liability company; and

**WHEREAS**, the HACP and the Owner have requested and expect to receive approval from HUD to develop the Development as a public housing development under HUD’s mixed-finance program (the “**Mixed-Finance Approval**”); and

**WHEREAS**, HUD will require that the Development be maintained as public housing through the recordation of a Declaration of Trust/Restrictive Covenants against the Development and the execution of other mixed-finance documents to be submitted and/or approved by HUD (collectively, the “**Mixed-Finance Documents**”); and

**WHEREAS**, the Owner will undertake the acquisition and construction of the Development (the “**Work**”); and

**WHEREAS**, pursuant to that certain Cooperation Agreement between the HACP and the City of Pittsburgh (the “**City**”), dated January 6, 2022 (the “**Cooperation Agreement**”), the Development is subject to annual payments in lieu of taxes; and

**WHEREAS**, the Owner intends to finance the Work through the following sources (collectively, the “**Financing**”):

- (i) the issuance of tax-exempt bonds (the “**Bonds**”) by the Pennsylvania Housing Finance Agency (“**PHFA**”) in connection with the Development and the Work, to

be purchased by Allies & Ross Management and Development Corporation (ARMDC) and the proceeds of which will fund a first-priority leasehold mortgage loan from PHFA in an amount not to exceed \$11,000,000 (or such other amount acceptable to the Executive Director or his Designee) and such financing shall subject the Development to, among other encumbrances, a land use restriction agreement;

- (ii) a cash collateral loan from the ARMDC with Moving to Work (MTW) funds granted or contributed by the HACP to the ARMDC in an amount not to exceed \$11,000,000 to serve as cash collateral from for the loan related to the Bonds (**“ARMDC Cash Collateral Loan”**);
- (iii) a permanent loan from ARMDC with MTW funds granted or contributed by the HACP to the ARMDC in an amount not to exceed \$1,800,000 (or such other amount acceptable to the Executive Director or his Designee) (the **“ARMDC Permanent Loan A”**);
- (iv) a construction / permanent loan from the ARMDC with MTW funds and program income in an amount not to exceed \$11,500,000 (or such other amount acceptable to the Executive Director or his Designee) (the **“ARMDC Construction / Permanent Loan B”** together with the ARMDC Construction Loan, and ARMDC Permanent Loan A, the **“ARMDC Loans”**);
- (v) equity in the approximate amount of \$7,600,000 (the **“Equity Financing”**) from USA Institutional Northview Apartments LLC, (the **“Investor”**), an affiliate of The Richman Group Affordable Housing Corporation, which has been obtained through the syndication of certain low-income housing tax credits reserved by the PHFA for the Development and financing shall subject the Development to a tax credit restrictive covenant; and
- (vi) the deferred developer fee payable to the ARMDC in the approximate amount of \$415,000 (or such other amount acceptable to the Executive Director or his Designee); and
- (vii) a reimbursement from the HACP to the Owner for all costs associated with the construction of the ground floor commercial space condo funded with MTW funds in an amount not to exceed \$1,700,000 (or such other amount acceptable to the Executive Director or his Designee) (the **‘HACP Reimbursement for Commercial Condo Costs’**); and

**WHEREAS**, in connection with the Mixed-Finance Approval and conveyance of the real property for the construction of the Development, the HACP now wishes to authorize such further action as may be necessary to advance the purposes set forth in the foregoing recitals.



**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 provide an amount of up to \$20,000,000 in Moving To Work (MTW) grant funds to the ARMDC to support the Northview Midrise development activities, and such authorization shall supersede and replace all prior authorizations related to MTW funds allocated to the Development; and

**Section 2.** The Executive Director or his Designee is hereby authorized to perform on behalf of the HACP any and all activities and actions that the Executive Director determines are necessary or desirable for the HACP to implement the authorizations described in this Resolution or to otherwise effectuate the Mixed-Finance Approval, the Financing, and the conveyance to the Owner of a leasehold interest in the condominium unit for the Development, and to complete the Work; and

**Section 3.** The Executive Director or his Designee is hereby authorized to negotiate and execute on behalf of the HACP: (i) all documents with the ARMDC and the Owner to effectuate the ARMDC Loans, including but not limited to the granting of MTW funds to the ARMDC to fund the ARMDC Loans as previously authorized by the Board in Resolution No. 24 of 2015 and Resolution No. 52 of 2015; (ii) all documents with HUD and the Owner to effectuate the Mixed-Finance Approval; (iii) any documents with the Investor and the Owner to effectuate the Equity Financing; (iv) a ground lease and other conveyance documents with the Owner to transfer from HACP to the Owner a leasehold interest in the condominium unit for the Development; (v) any other documents with the City and the Owner to effectuate the Cooperation Agreement and (vi) any agreements or contracts with any party that the Executive Director deems necessary or desirable to effectuate the Mixed-Finance Approval, the Financing and the conveyance to the Owner of a leasehold interest in the condominium for the Development and to complete the Work; and

**Section 4.** The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of HACP, to negotiate, execute and deliver: (i) 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 development of the Development; (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the development of the Development; (iii) such additional agreements and take such further actions as may be necessary or desirable to implement the foregoing activities and actions described in this Resolution; any and all actions previously taken by the Executive Director or the staff of HACP in connection with the foregoing activities described herein are hereby ratified, confirmed and approved.

**Board Meeting  
June 26, 2025  
Agenda Item No. 14**

**RESOLUTION No. 61 of 2025**

**A Resolution – Authorized the Executive Director or his Designee to Utilize an Existing Contract Negotiated between Region 4 Education Service Center and WillScot, Inc. and to Extend the Rent for a Period of Two Months for the Temporary Office Space (Trailers) for Case Management and Supportive Service , at the Bedford Dwelling Community, AMP-02**

**WHEREAS**, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) was awarded an FY2022 Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) to assist in the redevelopment of the Bedford Dwellings Low-Income Public Housing (LIPH) community. One (1) of the core requirements of the CNI Grant is to provide case management and supportive services to residents at Bedford Dwellings (Case Management Services); and

**WHEREAS**, During the three (3) to four (4) months anticipated for permit approval, fabrication, delivery, and installation of the four (4) modular office trailers, the Modernization Department rented two (2) temporary trailers for a period of up to six (6) months to provide necessary space for Case Management Services until the installation of the permanent trailers is complete; and

**WHEREAS**, the contract between the Region 4 Education Service Center and WillScot, Inc. (OMNIA Partners Network Program) was used to rent two (2) trailers for six (6) months; and

**WHEREAS**, Resolution No. 32 of 2024, approved on June 27, 2024, authorized a rental contract in the amount of \$80,292.35; however, additional unforeseen installation costs and permit requirements after evaluation by the City of Pittsburgh's Permits, Licensing, and Inspections (PLI) Office. The rental period began on July 7, 2024, and ended on January 8, 2025; and

**WHEREAS**, Resolution No. 81 of 2024, approved on December 12, 2024, authorized a rental contract in the amount of \$42,609.21 due to delays in the permitting process caused by additional information requested by the City of Pittsburgh's Permits, Licensing, and Inspections (PLI) Office; with the rental period beginning on January 9, 2025, and ending on June 10, 2025; and

**WHEREAS**, the HACP issued Invitation for Bid (IFB) No. 600-37-24 on November 10, 2024, seeking qualified electrical, plumbing, and general contractors for infrastructure construction services; and

**WHEREAS**, the HACP only had successful competition for electric construction infrastructure services, and the award for the electric infrastructure construction service was approved under Resolution No. 10 of 2025; and

**WHEREAS**, plumbing and general infrastructure construction services had insufficient competition, for which a receiving only one (1) bid for plumbing and general contractors; and

**WHEREAS**, after reissuing IFB No. 600-37-24 (REBID) on December 22, 2024, the HACP received no bids by the January 28, 2028 deadline; and

**WHEREAS**, following two (2) unsuccessful competitive solicitations, the Procurement Department recommended proceeding with a sole source award for plumbing and general infrastructure construction services; and

**WHEREAS**, the HACP solicited and received proposals from D. Dennis & Son, Inc. for plumbing infrastructure construction services, and from ABS Building Systems Integrator, LLC for general infrastructure construction services, with both proposals deemed fair and reasonable; and

**WHEREAS**, Resolution No. 41 of 2025, approved on April 24, 2025 authorized contracts with D. Dennis & Son, Inc., and with ABS Building Systems Integrator, LLC, for plumbing and general infrastructure construction services, respectively, and;

**WHEREAS**, the HACP desires to utilize the Willscot contract and extend the rental period to two (2) additional months in the proposed amount of \$6,143.00 per month, which was determined to be reasonable. The contract will be extended from June 11, 2025 to August 5, 2025; and

**WHEREAS**, the procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations, and the HACP's 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 his Designee is hereby authorized to extend the rental contract to Willscot, Inc. in the amount of \$6,143.00 per month for a not to exceed amount of \$12,286.00 to rent two (2) on-site modular office trailers for two (2) months for the Bedford community to provide case management services; and

**Section 2.** Funding for these contracts shall be payable from Moving to Work (MTW) funds and/or Program Income.

**RESOLUTION No. 62 of 2025**

**A Resolution - Approving the Housing Choice Voucher Fiscal Year 2025  
Administrative Plan**

**WHEREAS** the Housing Authority of the City of Pittsburgh (HACP) adopted its current Housing Choice Voucher (HCV) Program Administrative Plan (Admin Plan) on or about January 1, 2024; and

**WHEREAS** the Department of Housing and Urban Development (HUD) periodically modifies policies and procedures that must be adopted by public housing authorities that administer HCV programs; and

**WHEREAS**, in 2025 HUD modified policies and procedures to the HCV Program that require the HACP to amend its current HCV Administrative Plan to be in compliance with changes made by HUD; and

**WHEREAS** the proposed amendments to the HCV Admin Plan will clarify and replace existing provisions under the current HCV Administrative Plan; and

**WHEREAS**, the proposed amendments to the HCV Admin Plan largely incorporate required provisions from the Housing Opportunity Through Modernization Act of 2016 (HOTMA), including (1) Sections 102 and 104 as outlined in Public and Indian Housing (PIH) Notice 2024-38, and (2) regulatory changes from the HOTMA HCV and Project-Based Voucher (PBV) Final Rule, as detailed in PIH Notice 2024-19 and 89 FR 38224; and

**WHEREAS** the proposed amendments to the HCV Administrative Plan were posted in the local newspapers from Sunday, May 25, 2025, to Wednesday, June 25, 2025; and

**WHEREAS**, the proposed amendments to the HCV Administrative Plan were made available for public review and comment on the HACP website and social media platforms from Monday, May 19, 2025, to Wednesday, June 25, 2025, via the following link:  
[https://hacp.org/public\\_notices/public-notice-of-fy-2025-revised-hacp-housing-choice-voucher-administrative-plan/](https://hacp.org/public_notices/public-notice-of-fy-2025-revised-hacp-housing-choice-voucher-administrative-plan/); and

**WHEREAS**, the HACP hosted public hearings via Zoom on Monday, June 9, 2025, at 9:00 am and 5:30 pm; and

**WHEREAS**, no members of the public attended the public hearings, and no public comments were received during the stated public comment period; and

**WHEREAS** the proposed changes to the HCV Administrative Plan will go into effect on July 1, 2025, except the HOTMA Sections 102 and 104 provisions that are contingent on the availability of Housing Information Portal (HIP)-compliant forms, which will be implemented on a future date as specified by HUD.

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

**Section 1.** The Amendments to the Housing Choice Voucher (HCV) Program Administrative Plan are hereby approved and will go into effect on July 1, 2025. Pursuant to PIH Notice 2024-38, the HOTMA Sections 102 and 104 amendments, contingent upon HUD-issued HIP-compliant forms, shall remain pending until further guidance is issued by HUD.

**Board Meeting  
June 26, 2025  
Agenda Item No. 16**

**RESOLUTION No. 63 of 2025**

**A Resolution - Authorizing the Executive Director or Designee to execute a  
Contract Amendment with Carahsoft Technology Corp. Equifax Workforce  
Solutions to Provide Additional Funds to the Current Contract**

**WHEREAS**, per 24 CFR 982.516, 24 CFR 982. 551, 24 CFR 5.230 and HUD Notice PIH 2010-9 requires Public Housing Authorities (PHAs) to verify the reported income of all adult household members applying for or receiving housing assistance through the Housing Choice Voucher (HCV) Program or the Low-Income Public Housing (LIPH) Program; and

**WHEREAS**, conducting electronic universal employment income verifications on all adult family members of applicants and participants to the HCV Program and the LIPH Program is pursuant to the Administrative Plan (Admin Plan) of the HCV Program and the Admissions and Continued Occupancy Policy (ACOP) of the LIPH; and

**WHEREAS**, on 10/28/2019, the HACP issued Requests for Proposals (RFP) number 400-41-19 seeking qualified firms to provide electronic universal employment income verification services; and

**WHEREAS**, on 12/05/2019, the HACP received two (2) proposals in response to the RFP and the Carahsoft Technology Corp. Equifax Workforce Solutions was the highest ranked and responsible company; and

**WHEREAS**, the HACP Board of Directors approved the contract with Carahsoft Technology Corp. Equifax Workforce Solutions Resolution No. 59 of 2020 on October 22, 2020, however the execution of the contract did not occur until October 1, 2021; and

**WHEREAS**, the original contract was not to exceed \$863,364.00, for the term of three (3) years term with two (2) one (1) year extension options, for a total of five (5) years; and

**WHEREAS**, due to increased cost of usage and the number of participants in various HACP administered programs the HACP requested to add additional funding to the October 1, 2021 contract with Carahsoft Technology Corp. Equifax Workforce Solutions; and

**WHEREAS**, the HACP Board of Directors approved to add additional funds in the amount of \$1,150,000 to Carahsoft Technology Corp. Equifax Workforce Solutions Resolution contract on July 27, 2023, Resolution No. 9 of 2023; and

**WHEREAS**, the contract with Carahsoft Technology Corp. Equifax Workforce Solutions has an end date of September 2025 and the HACP is seeking to add additional funds to the contract in an amount of \$250,000 to cover projected expenditures through the end of the term of the contract.

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

**Section 1.** The Executive Director or his Designee is authorized to execute a contract amendment to the contract with Carahsoft Technology Corp. Equifax Workforce Solutions for automated employment verification services in an amount not to exceed \$250,000; and

**Section 2:** The amount of the change order shall be paid from Program Income and/or Moving to Work (MTW) funds.