HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
July 24, 2025
412 Boulevard of the Allies, LL Conference Room and
Via Zoom Webinar

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, June 26, 2025, at 412 Boulevard of the Allies, Lower Level Conference Room No. 2. and Via Zoom Webinar. The meeting began at 10:45 a.m.

The HACP Board Chair, Wasi Mohamed, called the meeting to order. The Commissioners in attendance: Ms. Jala Rucker, Mrs. Valerie McDonald-Roberts, Ms. Charlise Smith, Mr. Wasi Mohamad. Ms. Janet Evans. Mr. Khari Mosley joined via Zoom Webinar. Ms. Tammy Thompson was not present. A Quorum was met.

Next, the Chair noted that the Board members previously received a copy of the June 26, 2025, 2025, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion.

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans and Wasi Mohamed.

"NAYS": None.

The Minutes were approved.

ACTIVITY REPORT

Michelle Sandidge presented the Activity Report for July 2025.

This month's issue of HUD's Choice Neighborhoods National newsletter highlighted the Bedford Dwellings/Hill District and Larimer Choice Neighborhoods Implementation Grants. In May, representatives from the HACP, Hill CDC and the URA joined HUD to discuss how choice grant funds are being used to support new homeownership development, invest in existing homeowners, and prepare low-income families for future homeownership opportunities.

This year 112 Residents have gained employment for Bedford Choice project and two current on site job fairs for construction; the University of Pittsburgh and soft skills employment saw over 40 residents sign up for job opportunities. And signing up just got easy. Our Workforce On Wheels Cyberbus 2.0 has arrived!!!!

Clean Slate E3 and partners ACH Clearpathways present the Hill District Arts Festival Events – Started yesterday with two exciting Clean Slate forums. Former and current Clean Slate scholarship students along with former HACP resident who have become entrepreneurs. Clean Slate events continue as the Cyberbus, and staff will be on hand for the weekend festival of events for youth and families.

Wellness Fairs and listening post meetings continue all of the HACP. This afternoon we will be at Arlington Heights.

At this time Michelle Sandidge introduced the newest member of the CS-E3 non-profit team: Ms. Susan Lofaro.

Next Ms. Sandidge presented the latest and greatest from Clean Slate via video.

The Chair asked for a motion to approve the Activity Report. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion.

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed.

"NAYS": None.

The Activity Report was approved.

Khari Mosley joined the meeting at this time.

PUBLIC COMMENTS:

In-Person Public Comment:

Kendall Pelling, Executive Director, Rising Tide Partners addressed the Board of Commissioners.

Mr. Pelling thanked the HACP for Partnering with Allegheny County homelessness prevention. Next Mr. Pelling said he wants to build on the success of the 500/500 program. Specifically, responsiveness of HACP regarding paperwork and missing paperwork for disabled individuals, and work with the HACP to figure out a better process for the homeless preference.

Mr. Pelling's final note was regarding an HACP strategic opportunity to preserve affordable housing that is at risk. There is a large development in Homewood that is up for sale right now that is right next to Homewood North. It would be a great economy of scale in managing. The privately owned Homewood North with the publicly owned Homewood North. I'd like to see the HACP and the URA to work together on that.

The Final piece Mr. Pelling said is the affordable housing crisis that's coming is NB Affordable. He said we all know that NB Affordable bought the old ARCO portfolio. These developments are in receivership and bankruptcy. What he asked for is that senior leadership or board work with the URA and the tenant advocates and community to figure out how we can get ahead of this.

Written Public Comment:

1. Alexas Brinser
(272) 202-1823
Alexasbrinser216@gmail.com

Wants Comment Read Aloud: YES
Wants Response: YES
Looking for 2 bedroom

RESOLUTIONS:

RESOLUTION No. 64 of 2025

A Resolution - Ratifying and Approving Certain Transactions Relating to the Acquisition of Property Known as Christopher A. Smith Terrace

WHEREAS, Riverview Terrace Housing Partnership, L.P. (**Riverview Terrace**) is the owner of certain real property located at 2829 Bedford Avenue in the City of Pittsburgh, Allegheny County, Pennsylvania (the **Property**) and known as Christopher A. Smith Terrace, which is a 37-unit apartment complex for low-income elderly (the **Project**); and

WHEREAS, Riverview Terrace is required to convey the Property and the Project to Allies & Ross Management and Development Corporation (ARMDC) CAST Ownership, LLC, a Pennsylvania limited liability company (**CAST Owner**), by a special warranty deed, and Riverview Terrace is required to convey its interest in CAST Owner to ARMDC-CAST, LLC, a Pennsylvania limited liability company (**ARMDC-CAST**) pursuant to the terms of an Agreement of Purchase and Sale effective January 29, 2024, by and between Riverview Terrace and ARMDC-CAST, as amended (the **Agreement**), whereupon CAST Owner will enter into a long term lease for the Project with ARMDC-CAST (collectively, the **Property Acquisition**); and

WHEREAS, Riverview Terrace previously entered into the following documents in connection with the Project: (1) Declaration of Trust and Declaration of Restrictive Covenants by and between the Housing Authority of the City of Pittsburgh (**HACP**), the United States Department of Housing and Urban Development (**HUD**), and Riverview Terrace, dated as of September 12, 1997, and recorded March 4, 1998, at Deed Book Volume 10145, Page 24 in the Department of Real Estate of Allegheny County, Pennsylvania (the **DOT**), and (2) Regulatory and Operating Agreement by and between HACP and Riverview Terrace, dated as of September 12, 1997, and recorded March 4, 1998 at Deed Book Volume 17343, Page 154 in the Department of Real Estate of Allegheny County, Pennsylvania (the **Regulatory and Operating Agreement** and, together with the DOT, the **HACP Documents**); and

WHEREAS, in connection with the Property Acquisition, Riverview Terrace intends to transfer and assign all its rights, and CAST Owner intends to accept such transfer and assignment, in the HACP Documents, as set forth in an assignment and assumption amendment to the HACP Documents by and between CAST Owner, Riverview Terrace, and HACP for the benefit of HUD (the **First HACP Assignment**); and

WHEREAS, in connection with the Property Acquisition, CAST Owner is required to transfer and assign all its forthcoming rights, and the ARMDC-CAST is required to accept such transfer and assignment, in the HACP Documents, as set forth in an assignment and assumption amendment to the HACP Documents by and between CAST Owner,, and the HACP for the benefit of HUD (the **Second HACP Assignment**) and together with the First HACP Assignment, the **HACP Assignments**); and

WHEREAS, in connection with the Property Acquisition, Riverview Terrace and the ARMDC-CAST are required to reflect the change in ownership of the Project described above in the HACP Documents, and the HACP and HUD are required to approve such change in ownership of the Project described above in the HACP Documents, as set forth in a First Rider to the DOT by and between Riverview Terrace, ARMDC-CAST, and the HACP for the benefit of HUD (the **First Rider**); and

WHEREAS, in connection with the Project, the HACP and HUD previously entered into that certain Mixed-Finance Amendment to Consolidated Annual Contributions Contract (ACC), dated December 22, 1997 (the **Mixed-Finance ACC Amendment**), pursuant to which Riverview Terrace owns and operates the Property; and

WHEREAS, in connection with the Property Acquisition, the HACP and HUD are required to consent to the transfer of the Project to ARMDC-CAST as well as to name the HACP as the property manager for the Project, as set forth in a first amendment to the Mixed-Finance ACC Amendment by and between the HACP and HUD (the **First Amendment to the Mixed-Finance ACC Amendment**); and

WHEREAS, the Board of Commissioners of the HACP desires to consent to such transfers and assignments of the HACP Documents, including pursuant to the First HACP Assignment, Second HACP Assignment, the First Rider and the First Amendment to the Mixed-Finance ACC Amendment, and any other instruments of consent, assignment, conveyance and/or transfer as may reasonably be requested by HUD, Riverview Terrace, CAST Owner or ARMDC-CAST in order to more effectively consummate the transactions contemplated in the aforementioned documents (collectively, the **Project Documents**); and

WHEREAS, in connection with the Project, the HACP previously provided two (2) loans to Riverview Terrace: (1) a loan in the original principal amount of $1,000,000, which is secured by that certain Open-End Mortgage and Security Agreement dated September 9, 1997, and recorded March 4, 1998, in Mortgage Book Volume 17343 on page 105, and (2) a loan in the original principal amount of $698,750, which is secured by that certain Open-End Mortgage and Security Agreement dated September 12, 1997, and recorded on March 4, 1998, in Mortgage Book Volume 17343 on page 21 (collectively, the **Riverview Terrace Loans**); and

WHEREAS, in connection with the Property Acquisition, the Board of Commissioners of HACP believes it to be reasonable and appropriate for the Riverview Terrace Loans to be forgiven by the HACP at closing of the Property Acquisition, and have such forgiveness evidenced by a satisfaction of the mortgages securing the Riverview Terrace Loans executed by the HACP (the **Loan Forgiveness**); and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the HACP to ratify all lawful actions taken relating to the Agreement, the Property Acquisition, the Project and the other transactions contemplated by this Resolution, and authorizes the Executive Director of the HACP or his or her designee, and the officers of the HACP, or either or all or any of them (collectively, the **Authorized Officers**) to take such other lawful actions that such Authorized Officers deem necessary, advisable or appropriate in connection with the Acquisition and the other transactions contemplated by these Resolutions; and

WHEREAS, the Project is a Mixed-Finance project and all changes to the ownership of mixed-finance projects are subject to HUD approval.

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

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein; and

Section 2. The Board of Commissioners of the HACP hereby approves in its entirety on behalf of the HACP, the Agreement, the Property Acquisition, the HACP Documents, the Project Documents, the Loan Forgiveness, and the transactions contemplated thereby and hereby (collectively, the **Transaction Documents**), and approves, authorizes and directs the Authorized Officers, to take such actions in connection with the Transaction Documents as the Authorized Officers deem necessary, advisable or appropriate; and

Section 3. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate, including the payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing; and

Section 4. The Board of Commissioners of the HACP hereby approves and authorizes the Authorized Officers to further negotiate, execute and deliver on behalf of the HACP the Transaction Documents and, if applicable, all other documents that are necessary in connection with the Agreement, the Property Acquisition, and/or the Loan Forgiveness; and

Section 6. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 7. The Board of Commissioners of the HACP hereby ratifies, confirms, and approves all lawful actions taken by the Authorized Officers or other officers, employees, or Commissioners of the HACP, 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.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 65 of 2025

A Resolution - Authorizing the Commitment of Funds for Fifth & Dinwiddie Project-Based Voucher/Gap Financing Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 17 of 2020 awarded Bridging the Gap Development, LLC (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for Fifth and Dinwiddie (Project) and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity, Fifth & Dinwiddie Development LLC (Owner Entity); and

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

WHEREAS, the Project, located at 121 Dinwiddie Street in the Uptown neighborhood and within the Bedford Dwellings/Hill District Choice Neighborhoods Implementation (CNI) Grant program boundary, entails the new construction of 103 units, further made up of fifty (50) LIHTC-only units, fifty-one (51) LIHTC and PBV units, and two (2) market rate units; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has allowed the HACP to utilize twelve (12) PBV units of the Project as Bedford Dwellings/Hill District Choice Neighborhoods replacement housing; 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's Board resolution No. 17 of 2020 authorized the commitment of $2,000,000 MTW Gap Financing; and

WHEREAS, due to a funding gap caused by an increase in construction and operating costs for the past four years, the Project has required additional MTW Gap Financing loan, increasing HACP's total investment to $7,675,000, and additional PBV units, increasing the HACP commitment for PBV units to fifty-one (51), to successfully reach financial closing; and

WHEREAS, the HACP will grant $7,675,000 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 the PHFA Board's approval and the final approval of the Project by HUD; and

WHEREAS, the HACP's approval of this Resolution are conditioned upon the Owner Entity's disclosure and resolution of all loans, obligations, litigation, and/or judgments with potential impact on the Project.

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 $7,675,000 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.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion, and Janet Evans seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 66 of 2025

A Resolution - Authorizing the Commitment of Funds for 800 Penn & 209 9th St Project-Based Voucher/Gap Financing Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 49 of 2025 awarded Hullett Properties (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for 800 Penn Ave & 209 9th Street (Project), and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity, 800-900 LLC (Owner Entity); and

WHEREAS, the Project, located in Downtown Pittsburgh, entails the acquisition of eighty four (84) units, across two buildings–800 Penn Ave (42 units) and 209 9th St (44 units), 100% of which will be 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 three million dollars ($3,000,000) of MTW Gap Financing funds, to the ARMDC, which will subsequently issue a 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 acquisition of these affordable housing units are subject to all units passing HACP inspections, final underwriting approval by the HACP's Executive Director, and 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 three million dollars ($3,000,000), 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.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 67 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Enter into General and Electrical Construction Contracts with Plavchak Construction and Sargent Electric, for the 1204/1206 Arch Street Duplex Renovation, AMP 39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the property located at 1204/1206 Arch Street, in the Central Northside neighborhood located in the Mexican War Streets of the North Side neighborhood of the City of Pittsburgh. The property is a three (3) story duplex built in 1915, consisting of two (2) adjacent three (3) unit multifamily buildings, totaling six (6) two-bedroom & one-bathroom apartments, each offering 844 square feet of living space; and
WHEREAS, the property was purchased for future use as Low-Income Public Housing (LIPH) and will be integrated into the Scattered Sites North AMP-39 portfolio; and

WHEREAS, the HACP has determined the need for General and Electrical Construction services to complete the necessary renovations for the eventual occupancy of 1204/1206 Arch Street Duplex by residents; and

WHEREAS, the HACP retained Fukui Architects to define the appropriate scope of work for the Project; and

WHEREAS, on December 23, 2024, the HACP advertised Invitation for Bids (IFB) #600-40-24 seeking qualified vendors for both General Construction and Electrical Construction portions of the Project, and on February 4, 2025, received two (2) bids for each trade in response to the IFB; and

WHEREAS, the Board of Commissioners at its March 27, 2025 meeting, passed Resolution No. 23 of 2025 authorizing the Executive Director or his Designee to enter into Electrical Construction contract, and Resolution No. 24 of 2025 authorizing the Executive Director or his Designee to enter into General Construction contract with F5 Facilities Services, the apparent low bidder for both scopes of work; and

WHEREAS, subsequent to the Board's authorization, it was determined that F5 Facilities Services failed to include the required bid bond as specified in the solicitation documents, constituting a material defect that significantly impacts the core terms and conditions of the bid and renders both bids non-responsive; and

WHEREAS, due to this non-responsiveness, the contracts authorized by the prior resolution were not executed; and

WHEREAS, the Chief Contracting Officer determined the HACP may proceed with the next lowest responsive and responsible bidder for Electrical Construction, Sargent Electric, which submitted a bid of $86,100.00; and

WHEREAS, the Chief Contracting Officer determined that the HACP may proceed with the next lowest responsive and responsible bidder for General Construction, Plavchak Construction, which submitted a bid of $197,800.00; 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 an Electrical Construction contract in the amount of $86,100.00 with Sargent Electric for the renovation of 1204/1206 Arch Street; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into a General Construction contract in the amount of $197,800.00 with Plavchak Construction for the renovation of 1204/1206 Arch Street; and

Section 3. The total amounts authorized in Sections 1 and 2 shall be paid from Program Income and/or Moving To Work (MTW) funds.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed and Khari Mosley.

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 68 of 2025

A Resolution – Authorizing the Executive Director or His Designee to Issue a Task Order Notice To Proceed to Fukui Architects for Architectural and Engineering Services for the Design and Construction Administration of a Community Center at Northview Heights

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of a ten (10) story high-rise apartment building with eighty-seven (87) units and commercial, as well as sixty-eight (68) buildings containing four hundred and fifty-five (455) public housing units located in the Northview Heights public housing community (Northview Heights Community); and

WHEREAS, the high-rise building currently contains various non-residential spaces such as a management office, a convenience store, a health clinic, a gymnasium, a community room, and a maintenance shop (Community Amenities), which all serve the members of the Northview Heights Community; and

WHEREAS, pursuant to the U.S. Department of Housing and Urban Development's (HUD) demolition approval for the high-rise apartment building, HACP has planned to build a new community center for Community Amenities (Community Center) and demolish the high-rise building upon completion of a new replacement housing, Northview Midrise with a Total Development Cost (TDC) of approximately $9,000,000; and

WHEREAS, a Request for Task Order Proposal (RFTOP) for Architectural and Engineering (A/E) Services for development of the Community Center was issued to three (3) A/E firms, which were procured and contracted under the HACP's Request for Qualification (RFQ) #600-13-25, soliciting fee proposals along with their capacity to provide A/E services for the development of the Community Center; and

WHEREAS, Fukui Architects has been selected for A/E Services for the Community Center based on their fee proposal and capacity; and

WHEREAS, all procurement activities have been conducted in accordance with applicable federal, state, local regulations, and the HACP policies.

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 their Designee is hereby authorized to issue a task order notice to proceed to Fukui Architects, in an amount not-to-exceed $380,354.68 for the A/E Services of the proposed Community Center at Northview Heights Community. The contract will have a term of three (3) years, with two (2) one (1) year extensions; and

Section 2. Funding for this contract shall be paid from Moving to Work (MTW) and/or Program Income funds.

The Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion, and Janet Evans seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed and Khari Mosley.

“NAYS”: None.

The motion carried and the resolution was approved.

Charlise Smith joined the meeting at this time.

RESOLUTION No. 69 of 2025

A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide $2,000,000 in Program Income to Support the Provision of Onsite Educational Programs and Services Dedicated to Improving the Lives of HACP Resident Youth

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has established Clean Slate E3 as its non-profit affiliate dedicated to the mission of providing residents of the HACP housing with opportunities to obtain higher education and/or access to structured training programs designed to improve education and employment outcomes; and

WHEREAS, the HACP intends to expand the capacity of Clean Slate E3 in order to provide additional opportunities for partner organizations to provide educational, youth-serving programming available to residents of HACP households and will do so by allowing Clean Slate E3 to contract with local nonprofit organizations with well-established, outcome-based educational or related programming; and

WHEREAS, the HACP will support efforts by Clean Slate E3 to issue a Request For Proposals (RFP) modeled after a previous program developed by the HACP and The Pittsburgh Foundation known as the Youth Services Investment Fund (YSIF), which funded youth-serving programs for HACP residents; and

WHEREAS, the HACP's grant agreement with Clean Slate E3 will authorize Clean Slate to enter into contracts with qualified organizations that submit acceptable proposals with a maximum number of five awards, not to exceed the total budgeted amount of $700,000 per year, with a targeted start date of September 2025; and

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 Grant Agreement with the HACP's non-profit affiliate Clean Slate E3 providing $2,000,000 in Program Income; and

Section 2. The HACP's Grant Agreement with Clean Slate E3 will mandate that funds will be used for the provision of out of school time (OST) programs, workforce development, and related mission-driven programs and services. The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed, Charlise Smith and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 70 of 2025

A Resolution – Ratifying the Executive Director's decision to write off Collection Losses in the amount of $218,894.14 from Tenant Accounts Receivable for the Months of April 2025- June 2025.

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 2025- June 2025 is $218,894.14; 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 $218,894.14, which is 8.47% of the total rent and associated charges of $2,583,436.15 for the second quarter of 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's decision to write off collection losses of $218,894.14 from the Tenant Accounts Receivables (TARs) balance April 2025- June 2025 is hereby ratified.

The Chair asked for a motion to approve the Resolution. Janet Evans made a motion, and Jala Rucker seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed, Charlise Smith and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 71 of 2025

A Resolution - Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2024, and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh

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

WHEREAS, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year ended December 31, 2024; and

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

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

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

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

Section 1. The Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2024.

The Chair asked for a motion to approve the Resolution. Kahari Mosley made a motion, and Janet Evans seconded the motion. After a discussion:

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed, Charlise Smith and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 72 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Preferred Fire Protection for Fire Extinguisher Inspections and Maintenance Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes a 3rd Party to perform Fire Extinguisher Inspections and Maintenance across all HACP locations to ensure local and federal safety compliance; and

WHEREAS, on April 6, 2025, the HACP issued Invitation for Bid (IFB) #300-09-25 seeking qualified companies to provide Fire Extinguisher Inspections and Maintenance Authority-Wide and did not receive sufficient bids for a competitive solicitation; and

WHEREAS, on May 19, 2025, the HACP issued an IFB #300-09-25 REBID seeking qualified companies to provide Fire Extinguisher Inspections and Maintenance Authority-Wide; and

WHEREAS, IFB #300-09-25 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, six (6) companies responded to the IFB #300-09-25 REBID for Fire Extinguisher Inspections and Maintenance; and

WHEREAS, Preferred Fire Protection 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 $59,778.00 with Preferred Fire Protection for Fire Extinguisher Inspections and Maintenance 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 $59,778.00 shall be awarded to the vendor and made payable from Program Income and/or Moving to Work (MTW) funds.

The Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion, and Janet Evans seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed, Charlise Smith and Khari Mosley.

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 73 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to J & S Handyman Services for Tub Surround Installation Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes vendor support to perform Tub Surround Installations across the Authority; and

WHEREAS, on June 2, 2025, the HACP issued an Invitation for Bid (IFB) #300-18-25 seeking qualified companies to provide Tub Surround Installation Authority-Wide; and

WHEREAS, the IFB #300-18-25 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, seven (7) companies responded to the IFB #300-18-25 for Tub Surround Installation; and

WHEREAS, J & S Handyman Services 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 $360,000.00 with J & S Handyman Services for Tub Surround Installation 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 $360,000.00 shall be awarded to the vendor and made payable from Program Income and/or Moving to Work (MTW) funds.

The Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion, and Janet Evans seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Jala Rucker, Janet Evans Wasi Mohamed, Charlise Smith and Khari Mosley.

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 74 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. for Plumbing Support Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning plumbing conditions for resident health and sanitation at properties Authority-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, on June 9, 2025, the HACP issued an Invitation for Bid (IFB) #300-19-25 seeking qualified companies to provide Plumbing Support Authority-Wide; and

WHEREAS, IFB #300-19-25 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 the IFB #300-19-25 for Plumbing Support, specifically: Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc.; and

WHEREAS, both Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. were determined to be the lowest responsive and responsible bidders.

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 contracts in the amount not to exceed $5,139,200.00 with Pittsburgh Property Maintenance, LLC and D. Dennis & Sons, Inc. for Plumbing Support Authority-Wide for the initial term of three (3) years with two (2), one (1) year extension options, for a total of five (5) years; and

Section 2 The total five (5) year authorized amount of $5,139,200.00 shall be made payable from Program Income and/or Moving to Work (MTW) funds.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion and Valerie McDonald-Roberts seconded the motion.

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Janet Evans
Wasi Mohamed, Charlise Smith and Khari Mosley.

"NAYS": None.

The motion carried and the resolution was approved.

Next, the Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion. After a discussion, a vote being had thereon, the "Ayes and "Nays" were as follows:

"AYES": Wasi Mohamed, Jala Rucker, Valerie McDonald-Roberts,
Khari Mosley, Janet Evans, and Charlise Smith.

"NAYS": None.

The Chair declared the motion carried and the Resolution approved.

EXECUTIVE REPORT: Executive Director, Caster D. Binion remarked that the Board received Activity Reports and a comprehensive Executive report with detail information about all activities happening at the HACP. He stated that as you can see from these resolutions and all of the resolutions last month and the month before that the HACP is in the business of repositioning. That is our mission statement and we're doing a pretty good job. He stated that we work again gentrification including HCV program. We are processing over 120 contracts per month. We are using GAP financing to provide affordable housing to the City of Pittsburgh. My staff is very creative, and they work very hard as you can see in these resolutions that we continue to bring affordable housing to the City of Pittsburgh. I'd like to take this time to give my staff a clap. (clapping). We've got financing, afterschool programs and a lot more to do so keep it up. August is the month for rest. So, if you want to take a break, then all boots are on when you come back.

NEW BUSINESS: Commissioner McDonald-Roberts addressed the board and the public.

On July 20, the Pittsburgh Post Gazette or the Post Gazette had an article regarding six (6)" new townhomes, zero buyers. The one thing I wanted to point out is kind of like I've seen this time and time again." I will read the section under costs are so expensive.

> Mr. Gatti is president and CEO of Trek Development Group, a firm that has completed several residential projects in the Hill District, all focused on low-income and mixed-income rentals. He is currently leading one of the largest efforts yet: a partnership with the URA to build 99 affordable rental units as part of the Bedford Dwellings redevelopment. The project is backed by $50 million in federal HUD funding and $7 million from the URA, along with tax credits. Even with that support, Mr. Gatti said the math is still tight.

Mr. Binion. Would we have this development if it were not for the HACP promoting and pushing and being successful in garnering a Choice Neighborhood Grant?

Mr. Binion replied: This choice neighborhood would not be possible if it were not for the work of my staff, partners, developers, and the URA along with other partners around the city. We are the primary in building affordable housing in the City of Pittsburgh. Don't get it twisted all of this Gap Financing we created. We are the lead of building affordable housing in the City if Pittsburgh. We set the path forward. Bottom line creating affordable housing, that's us. Creating after school programs, that's us. Developing over 50 partnerships in the City of Pittsburgh, that's us.

Commissioner McDonald-Roberts replied: that is what I thought. I would then say I am so disappointed in the post-gazette. For their bias. I am not! Communicating that it was the Housing Authority of the City of Pittsburgh in any part of this article. Not in one part of this article. And indeed, if it were not for the HACP, we would not be in this position to build these kind affordable housing units. As a Bedford Dwellings redevelopment. What happened? So, I'm very disappointed, and the only thing is that this is not a competition with the URA. We work together. The URA and the HACP work together. So, this is not competition. This is the Post-Gazette's non-acknowledgement that there is a team effort. That is what we believed, the HACP is the lead. URA are our partners.

Mr. Binion stated: But, um, I would just congratulate. All of the team. Through the HACP staff, this actually came to fruition. That this was… I don't know if there's been any other… there may be, but there are any other, uh, PHAs out there That were successful in getting Choice neighborhood grants.

So, this is amazing, for the Post Gazette, not to me, at least acknowledge the HACP. The only thing I can ask them is to look at your optics. I'm looking at the executive staff of the URA, and they don't look like Executive Staff of HACP .

Commissioner McDonald-Roberts stated: So, I'm saying… But, um, it does not… Which is me, and I don't think it's fair. So, I have nothing to say except I would just ask the poster to say, please. Consider the optics when you do your reporting, and make sure it's complete.
Thank you.

The Chair next said we'll be moving to the Executive Session. Mr. Mohamed wanted to clarify two things: we, the board held an executive session on July 10th, 2 to 3 p.m., around personnel matters. Just want to make sure we announce that in this meeting and it goes in minutes, just when it's supposed to.

Also, for the notes here and the minutes, it was brought up that we were supposed to do executive session slash personnel, um, just flagging for folks publicly, like, we do this after every meeting, just to make sure the board is doing their responsibility in regard to personnel, right? So, we will have this after every single meeting. It will be an executive session with the board will go into and discuss any open priorities we have with that personnel. So, I just want to make that short. Can't remember, I think we're told to put it into the notice that it says the purpose the purpose, so let's just amend it, if possible.

EXECUTIVE SESSION: At this time, the Board of Commissioners entered into Executive Session regarding personnel matters.

ADJOURNMENT: Valerie McDonald-Roberts asked for a motion to adjourn the meeting.

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

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

"AYES": Valerie McDonald-Roberts, Jala Rucker, Charlise Smith, Wasi Mohamed and Khari Mosley.

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

Amy L Shaffer