

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS SPECIAL MEETING
MEETING MINUTES
October 2, 2025
Via Zoom Webinar
9:00 a.m.

The Housing Authority of the City of Pittsburgh (HACP) held a Special Meeting of the Board of Commissioners on Thursday, October 2, 2025, via Zoom Webinar at 9:00 a.m.

The HACP Board Chair, Wasi Mohamed, called the meeting to order. The Commissioners in attendance: Ms. Jala Rucker, Ms. Charlise Smith, Mr. Wasi Mohamad. Ms. Janet Evans, Mr. Khari Mosley, Mrs. Valerie McDonald-Roberts and Ms. Tammy Thompson. A Quorum was met.

Next, the Chair noted that the Board members previously received a copy of the September 25, 2025, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve, and Khari Mosley seconded the motion.

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

“AYES”: Jala Rucker, Charlies Smith, Janet Evans, Valerie McDonald-Roberts,
Wasi Mohamed, Khari Mosley and Tammy Thompson

“NAYS”: None.

The Minutes were approved.

PUBLIC COMMENTS:

In-Person Public Comment:

1. Andrea Boykowycz
(412)
aboykowycz@opdc.org

621-7863

Wants Comment Read Aloud: YES

Wants Response: YES

Oakland Planning and Development Corporation is the managing partner for Quippa LP, a 49-unit LIHTC project in West Oakland. Many of our tenants are housing choice voucher holders, and our PHFA-approved budget absolutely depends on the rent subsidies these vouchers provide. Our 2025 and 2026 budgets are now under water because we have experienced significant challenges working with HACP’s online system, and have received no timely response from HACP staff.

Our organization has worked productively with HACP for many years, managing vouchers for tenants at all our properties. This summer was the first time HACP required use of their online portal to submit lease renewals – but Quippa LP was never provided access to the portal. We were denied rent increases for 17 units at Quippa LP because we were not given access we were required to have until after the relevant window for increase requests had closed.

Our property management team has made regular requests for portal access for Quippa LP over multiple years. Despite our pleas for help and the supporting files we had sent on time via email, mail, and fax making clear we did not have the required online access, HACP staff denied our request to increase rents for the remainder of 2025 and the entirety of 2026.

We all know how much costs are increasing, and how much policy decisions in Washington are negatively impacting these essential programs. However, this problem is local, and is entirely of HACP's own making. Please do not compound everyone's struggles by failing to take adequate responsibility for administrative failures. Our tenants deserve better.

RESOLUTIONS:

Resolution No. 88 is being presented to the HACP Board of Commissioners (BOC) today as it was previously presented to the BOC on September 25, 2025 (Resolution No. 76) and did not pass in the affirmative. The Commissioners requested more time to review the document. The Homeownership Plan is an attachment to the FY 2026 MTW Annual Plan and as a required document it is due to HUD on October 15 which is prior to the HACP's next regular scheduled Board meeting on October 23, 2025. RESOLUTION No. 88 of 2025

RESOLUTION No. 88 of 2025

A Resolution - Approving the FY 2026 HACP MTW Homeownership Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is a participant in the federal Moving to Work (MTW) Demonstration Program. The HACP MTW Homeownership Program is a U.S. Department of Housing and Urban Development (HUD) approved MTW activity and is contained in the MTW Annual Plan appendices.

WHEREAS, the current HACP MTW Homeownership Program Plan (Policies and Procedures) must be amended to clarify policy and procedures and to maintain compliance with federal regulations as they pertain to the HACP as a participant in the MTW Demonstration Program; and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Program Plan (Policies and Procedures) will clarify and replace existing provisions under the current HACP MTW Homeownership Program Plan (Policies and Procedures); and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Program Plan (Policies and Procedures) include clarifying application and waiting list policies, adjusting closing cost and soft second mortgage funding, implementing a home warranty requirement and education component, clarifying the foreclosure prevention fund, and adding sections on partnership, outreach, education, non-discrimination, program oversight, administration, and recordkeeping; and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Program Plan (Policies and Procedures) were posted in the local newspapers from Sunday, August 16, 2025, to Tuesday, September 16, 2025; and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Plan (Policies and Procedures) were made available for public review and comment on the HACP website and social media platforms from , Sunday, August 16, 2025, to Tuesday, September 16, 2025 via the following link: https://hacp.org/public_notices/the-hacp-to-hold-public-hearings-on-aug-27-2025-to-review-proposed-revisions-of-the-moving-to-work-homeownership-plan/

WHEREAS, the HACP hosted public hearings via Zoom on Wednesday, August 27, 2025, at 9:00 am and 5:30 pm; and

WHEREAS, one (1) member of the public attended the public hearings, and one (1) public comment was received during the stated public comment period; and

WHEREAS, the proposed changes to the HACP MTW Homeownership Program Plan (policies and Procedures) will go into effect on January 1, 2026.

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

Section 1. The Housing Authority of the City of Pittsburgh (HACP) MTW Homeownership Program Plan (Policies and Procedures) requires approval by the Board of Commissioners and once approved, the Executive Director or his Designee is authorized to submit the amended Homeownership Program Plan (Policies and Procedures) to HUD.

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 and a Q & A with Serra Heck and the HACP team:

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

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

“NAYS”: None.

The motion carried and the resolution was approved.

NEW BUSINESS: No New Business

EXECUTIVE SESSION: There was no Executive Session

ADJOURNMENT: The Chair asked for a motion to adjourn the meeting. Janet Evans made motion to adjourn Khari Mosley 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, Khari Mosley, Janet Evans, and Tammy Thompson

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

