

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
September 25, 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, September 25, 2025, at 412 Boulevard of the Allies, Lower Level Conference Room No. 2. and Via Zoom Webinar. The meeting began at 10:30 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 joined via Zoom Webinar. A Quorum was met.

Next, the Chair noted that the Board members previously received a copy of the July 24, 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": Jala Rucker, Charlies Smith, Janet Evans and
Wasi Mohamed and Tammy Thompson

"NAYS": None.

The Minutes were approved.

ACTIVITY REPORT

Michelle Sandidge presented the Activity Report for August and September 2025.

We didn't meet in August so strap yourself in for an informational ride!!!

~Over 30 residents at Pressley Street joined our Clinical Coordinator Dr Evan Chen and Dr Evan Buchheit from Numotion a wheelchair mobility equipment company to educate residents with resources to obtain a new wheelchair and upgrade their current wheelchair.

~YTD Our Homeownership program has helped 31 participants become homeowners. ~FSS shout out. We had 244 participants in Jan and currently 315 participants. That's a 72 person increase!!! With 10 grads YTD. Awesome!!!

~The HACP received the "Speedy" award from the 500 in 500 Initiative for issuing vouchers and processing contracts in an expedited manner. The HACP issued over 137 vouchers for 500 in 500 and an additional 56 for homeless referrals from DHS

~DHS congratulates HCV for 3 years of the HUD/HCV Community Choice Demonstration Since 2022, HACP and ACHA have successfully enrolled over 800 HCV families (each with at least one child age 17 or younger). Additionally, in collaboration with the YWCA over 80 families have relocated to opportunity areas and the HACP has greatly expedited lease-up times for CCD families. These opportunity areas are located in neighborhoods within the city and county, such as Squirrel Hill, Mount Lebanon, Fox Chapel, and Sewickley, where voucher holders have historically faced challenges finding rental units. ~Pgh Scholar House. The HACP was the second group to visit the first Kentucky SH in 2019 and sit on the Pgh steering committee to sign on to work to make this program a reality in the city. This program will assist single parents with one child with housing on their educational road to self-sufficiency.

~PARTNERSHIPS

~VP of CVS requested us to assist our rival, the PHA in opening a replica of our HACP/ CVS/EOM WITC program. We met with Philly and 2.0 will go to Philly to coordinate with Tabor Children's Services, PHA, CVS,MBA/Phila chapter and The Philadelphia Eagles. Tabor met with our Occupancy and Comms staff two years ago and our assistance will help coordinate the purchase and partnerships for a CyberBus for health and Workforce initiatives for youth coming out of Foster homes and reuniting families.

~ CVSHealth....the HACP and Ebenezer Outreach Ministries celebrated the largest graduating class from the free CVS Pharmacy Tech Program! Thirty-five graduates, including 20 HACP residents from the 25th cohort completed the program. All Graduates are either employed or interviewing Since 2020 our REP programs have helped over 800 residents gain meaningful, sustainable careers. ~Mr. Binion and staff met with VP of Oak Street Health. They were purchased by CVS for \$10.6 billion in cash and are connected with AARP (locations in Wilksburg and eighth Avenue in Homestead) Their VP presented Tuesday at our RAB. They have been providing informational events in all of our high rises Our meetings with their VP were regarding a rollout of a new OSH location at or near a HACP community. ~ CVS/EOM and HACP hosted an open house where 160 Community residents signed up for employment opportunities. CVS will be adding 3 additional employment/trainings through our REP.

~ August and Sept were Community days, Listening Posts with city Council-members, Job Fairs just yesterday at HWN over 20 residents swamped the 2.0 to sign up for jobs and we added a new additional partner. Dress For Success ...Partner PNC bank gave us a grant came for another \$20k for E3. ...40k .

~At the end of July.... Partner Highmark Wholecare distributed over 5000 lbs. of fresh food at various community days, and we were featured on WPXI. Many thanks to them for also committing additional financial support for E3 and programs.

~We applied for 4 NAHRO AWARDS and received FS...Carpentry Apprenticeship (partnership with PPS), AM Gail's Goats (Goatscape) M/D CedarWood Homes and Letsche School unique and creative developments

~The Big wellness Check-in was the end of July visit from HUD Secretary Scott Turner and Senator Dan McCormick. At our Bedford Choice location.. They stopped by the WOW CyberBus, and they were amazed with the CyberBus and Workforce CyberBus 2.0. OPM (my phrase) partnerships They met with ABK learning center children who sang ABC's to them in Spanish ...Dr. Quintin Bullock, President of CCAC, Workforce Director Lance Harrell, MBA were physically on 2.0 to discuss our workforce partnerships. ~Mr. Binion has been asked to bring our staff and the Cyberbus to either Capitol Hill/White House to discuss affordable housing.. especially the Gap financing program, which they dubbed... Mr. Binion and JW in their words .. as nothing but smart and a genius. To date we have provided 950 units and over \$60 million in ARMDC funds in GAP financing Oh...we were also featured in the HUD national news magazine!!!

~ Another WOW surprise.
As a military brat ...all I can say is "Hoo Ra" Mr. Binion.

~Another Wow surprise from the Secretary's Office Financial Operations
~HUD is excited to launch a pilot initiative aimed at strengthening program integrity and demonstrating that federal funds are used effectively to support their intended purposes. To help shape this effort, we are inviting a SMALL, select group of grantees to collaborate with us. This pilot is intentionally limited in scope and designed to be a partnership. Your participation will allow us to test the approach in a real-world setting, gather valuable feedback, and refine our processes to better support accountability, transparency, and program outcomes—all while minimizing administrative burden for grantees. HUD meetings have been virtual and in person. They are impressed with our forward thinking ...our Finance and IT along with the HCV tracking model as well as our monitoring initiatives. Some of the best boots on the ground they've ever seen was their comment our initiatives. Congratulations Finance, IT and HCV well executed info exchange.

~Congratulations! I am pleased to inform that the Housing Authority of the City of Pittsburgh has been selected to receive grant funding under the Fiscal Year 2025 Capital Fund Emergency Safety and Security Program as authorized by the Full-Year Continuing Appropriations and Extensions Act, 2025 (Public Law 119-4 enacted March 15, 2025), in the amount of \$54,286. Your PHA is commended for its efforts to ensure the health and safety of your public housing residents and to improve their quality of life.

~Finally... HACP is currently working with CMU and a branch of the federal government on Cybersecurity. We were selected due to our look ahead, innovations in technology.

~ Squeeze in one more ...Just yesterday Bedford Dwellings Phase II, a transformative affordable housing development, has been named a Finalist for the Visionary Place Award at the 2025 ULI Pittsburgh Placemaking Awards for Excellence. The Visionary Place Award

recognizes projects currently being imagined, planned, or under development that promise a lasting impact on the region's lifestyle, economy, and community fabric. Bedford Dwellings for its bold reimagining of Pittsburgh's oldest public housing community into a vibrant, mixed-income neighborhood designed to serve residents of all ages.

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": Jala Rucker, Janet Evans, Charlise Smith, Tammy Thompson
Wasi Mohamed.

"NAYS": None.

The Activity Report was approved.

Valerie McDonald-Roberts and 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.

Several different tenants, so we've had lots of trouble getting resolution with the staff. And so, I wanted to help kind of open your eyes to the situation and ask for your attention on these cases. One is for Mr. Dean, he's in Hazelwood. We bought the building where he lived in 2023. And it was terrible. Somehow it was passing Section 8 inspection. By the time it got to... Uh, by the time we got to 2023, it got re-inspected and it failed. So, Rising Tide Partners renovated another unit for him in Hazelwood, and in February. In January, we submitted a RAFTA for that property. It's an accessible... fairly accessible unit. He's an older gentleman. On February 12th. It had initial failed inspection. On February 14th, Will Stewart, who's an excellent inspector, came out and passed the unit and told us about it. So, we moved them in. In February 22nd, the Housing Authority said they final failed our RAFTA. Even though we sent revised requested documents. This is the key point where it messes up. In July, we contacted the Housing Authority and was like, why isn't this moving ahead? And they said, the inspections department will check. Lauren responded to Willie Stewart, who had left the authority. August of 2024, we met with Marcia Grayson. And she said that LaShauna Hammond and Melissa Burton would look into it. In September of 2024. Lashawn asked for some more information, and they said they'd look into it. In December of 2024, they said his unit final failed in March of 2024. In February of 2025. Uh, we... our property manager, Lauren Jones, emailed Housing Authority explaining that she had sent the raft in a year previously.

February 28th of 2025. Lauren called Will Stewart again to try to get confirmation. April 21st, 2025, the Housing Authority said they could not find copies of Will Stewart's inspection. That had confirmed it had failed. Because we asked them for documentation. Because the inspector told us it passed. May 6th of 2025, we met. They met to do another inspection, May 6, 2025. The inspection passed. Surprise, surprise! No word from Section 8 on a lease. And rent payment. Our property manager kept following up with them. September of 2025. We met with Marcia and LaShauna Hammond. And they admitted that they'd made a mistake about the about it not passing inspection. We went down and filled out all new paperwork. We emailed the inspector to find out. You know why she couldn't talk to us. Um, and we filled out. We'd previously filled out a waiver so that the Housing Authority could talk to us about this tenant's case, and submit it to the Housing Authority, they had been talking to us. Now they tell us they can't talk to us, and we have to submit a new form. So, we now owed \$19,662.05 on this one. Property. This is an example of. The crazy Twilight Zone situations we get into. With the Housing Authority sometimes, where... documents seem to disappear. Where the authority staff don't seem to take it seriously to resolve the problem. Meanwhile, we're housing a tenant and not evicting them. We could have evicted Mr. Turner. Way back when, and sent him into the county's 500-500 program, and he would have gotten a new voucher and been placed who knows where. But he would have gone through traumatic experiences to do that. So, I'm asking for your help as a board and as a staff. To look at n nonprofits like us as a partner. And when there's a screw-up, when there's an issue with a tenant. To not assume that it's our fault. But to get to the bottom of the problem. Because we're gonna do our best to make sure the tenants stay housed, regardless of the paperwork snafus. Because it's complicated, and nobody's perfect, we recognize that. But we need an aggressive response from the authority staff. To resolve these problems as they come. And we try to resolve them through all the internal challenges, all the internal processes. But now here I am at public comment. Taking the board's time and taking my time that should be spent on bigger problems than. Individual cases. There's more cases! So, this is a system process thing to attend to. Don't become an adversarial bureaucracy with your housing partners. Help us solve these problems. Thanks. Thank you.

Jennifer DiNardo of Rising Tide Partners addressed the Board of Commissioners:

Jennifer, a hi.

Good morning, Board, and staff. Thank you for allowing us to come and provide. Comment this morning. I'm Jennifer DiNardo, and I'm a senior real estate developer, or project manager with Rising Tide Partners.

And, you know, we're working in, um, 7 or 8 neighborhoods. The city of Pittsburgh and Wilksburg. And, you know, we're trying not to displace tenants and to serve low income. Households. So, we had received, um, multiple, uh, project-based voucher awards. In 2023, and in 2024. And admittedly, this is a complex. Um, project. There are 55 scattered site units, um, across 5 neighborhoods. And, you know, all the properties are in different conditions, some are vacant, some are occupied. Um, so here... I am 17 months later. Working on these multiple projects, and I do not have one thing to show. I don't have one unit under HAP contract. I have one tenant that has been qualified.

Um, we started the tenant eligibility process 6 months ago, and again, I have 1 person. Now, granted, there are tenant issues. Some people don't qualify, um, they have criminal backgrounds, going through appeals. Um, we've, you know, not received a whole lot of correspondence regarding the, um, appeals processes. And, um, you know, I think the documentation. Um, delays are sometimes on the tenants. Uh, people are waiting months and months and months to get. A copy of their social security card. In order to continue. Processing. But, you know, we've spent all this time waiting for these tenants to be. Um, you know, reviewed by the authority, um, in Hazelwood. Um, we've requested the various specific referral form. For our East Hills tenants, and we are still waiting. For those tenants to be referred for review. Um... And... you know, none of the units have been inspected. And we kind of think that's the wrong process. And those unit inspections don't occur until that tenant. Is gone through the briefing, determined eligible. That triggers the inspection. So, we could have a tenant who's eligible in a property that isn't. Um, we have multiple vacant properties that we've requested pre-inspections or inspections. You know, there's all this, you know, uh... difference between those two? And, you know, what it means if it fails, or is it life-threatening? Or is it regular improvements that need to be, um, undertaken in order to make the unit eligible? But we really believe that the units should be the priority. The inspections. This is project-based vouchers. Right? It's property-based. So, again, we, you know, and we have requested. Inspections, um... None of the... none of the occupied's have been inspected, and we have requested the vacants to be. Inspected, so we know what we're working with. And the authority has denied our request. To inspect vacants. And to start processing new tenants that we have. For the vacant units. So, again, you know, I've been working on this very diligently, and so has your staff. I'm not saying they haven't. Um, but we're... we're here 9... 17 months later with not one thing to show. And I... we just think the process needs to change. Um, and, you know, to move things a little bit quicker, because this is a long time that these properties. Have not received subsidy. So, thank you.

RESOLUTIONS:

RESOLUTION No. 75 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to DAAP, Inc. d/b/a COIT Services for Dryer Ventilation System Cleaning Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, on March 31, 2025, the Housing Authority of the City of Pittsburgh (HACP) issued an Invitation for Bid (IFB) #250-16-25 seeking qualified companies to provide Dryer Ventilation System Cleaning Authority-Wide. The IFB was deemed to have a lack of ample competition and was rebid; and

WHEREAS, on May 19, 2025, the HACP issued Invitation for Bid (IFB) #250-16-25-REBID seeking qualified companies to provide Dryer Ventilation System Cleaning Authority-Wide; and

WHEREAS, the IFB #250-16-25-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, four (4) companies responded to the IFB #250-16-25-REBID for Ductwork Cleaning to include Dryer Vent Wizard of Pittsburgh South; DAAP, Inc. d/b/a COIT Services; EZ Breathing Air Duct Cleaning LLC.; and United Safety Services Inc.; and

WHEREAS, DAAP Inc. d/b/a COIT Services was determined to be the lowest, most responsive, and most 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 \$88,800.00 with DAAP, Inc. d/b/a COIT Services for Dryer Ventilation System Cleaning 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 \$88,800.00 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 Tammy Thompson 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 76 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.

After a discussion regarding the availability of the document and parliamentary procedures:

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

“AYES”:

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

The Resolution does not pass.

A special board of commissioners meeting will be held on October 2, 2025 for a re-vote

RESOLUTION No. 77 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Purchase Seven (7) Vehicles

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace seven (7) vehicles in its fleet, to support operational needs throughout the authority; and

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

WHEREAS, through the identified purchasing cooperative agreement, the seven (7) vehicles and associated installed equipment specified to the HACP can be purchased for a cost of \$381,915; and

WHEREAS, an Independent Cost Estimate (ICE) was determined to be \$55,482 per Van, \$58,390 per F-250 and \$47,185 per F-150. The cost per Van is \$55,465, per F-250 \$55,762, and per F-150 \$48,828, which is 99%, 95% and 103% of the ICE, respectively. The prices are within the HACP acceptable range of 75% to 110% of the ICE; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to award a contract for the purchase of vehicles and the purchase and installation of additional equipment

under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$381,915.00; and

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

The Chair asked for a motion to approve the Resolution. Tammy Thompson 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 78 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Utilize Program Income Funds to Acquire Property to be Used for the Sole Purpose of Furthering Affordable Housing Options in the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is committed to continuing to provide affordable housing options in the City of Pittsburgh; and

WHEREAS, the HACP is actively seeking to acquire both single family homes as well as multi-unit structures within the City of Pittsburgh; and

WHEREAS, the HACP will utilize Program Income Funds up to \$3,000,000.00 for acquisition of these types of properties to increase affordable housing opportunities within the City of Pittsburgh.

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 utilize Program Income Funds in an amount not to exceed \$3,000,000.00 for acquisition of multiple residential units; and

Section 2. The Executive Director or his Designee is hereby authorized and directed to (i) negotiate, execute, and deliver all such agreements, documents and instruments and take all such other actions as it shall determine to be necessary or desirable in order to effect

the property acquisition and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the activities contemplated herein; and

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

The Chair asked for a motion to approve the Resolution. Tammy Thompson 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 79 of 2025

A Resolution - Approving the Housing Authority of the City of Pittsburgh FY 2026 Moving to Work Annual Plan, and authorizing the Executive Director or his Designee to submit the Annual Plan to the U.S. Department of Housing and Urban Development

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

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

WHEREAS, to meet the Annual Plan requirement of the MTW demonstration, the HACP has drafted the Fiscal Year (FY) 2026 MTW Annual Plan in the HUD-prescribed format (Form HUD-50900) and this Plan contains no significant changes, with the sole exception of revisions to the MTW Homeownership Plan, which are located in the appendices and proposed for consideration through a separate resolution.

WHEREAS, the HACP’s FY 2026 MTW Annual Plan was made available for public review and comment from Sunday, August 17, 2025 to Tuesday, September 16, 2025 on the HACP Website: https://hacp.org/public_notices/public-hearings-to-be-held-sept-3-2025-for-proposed-fy-2026-hacp-moving-to-work-annual-plan/ and other social media platforms to

include Facebook, LinkedIn, and Twitter. The notice was also published in media circulations to include the New Pittsburgh Courier and the Pittsburgh Post Gazette. Copies were also available at the HACP One-Stop-Shop. Public hearings were held on the proposed FY 2026 MTW Annual Plan on Wednesday, September 2, 2025, at 9:30 a.m. and 5:30 p.m.; and

WHEREAS, the HACP considered all comments received regarding the FY 2026 MTW Annual Plan and report to the Board of Commissioners.

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

Section 1. The HACP's Fiscal Year (FY) 2026 Moving to Work (MTW) Annual Plan is approved and the Executive Director or his Designee is authorized to submit the plan to HUD; and

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

The Chair asked for a motion to approve the Resolution. Valerie McDonald-Roberts made a motion, and Tammy Thompson 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, Tammy Thompson and Khari Mosley

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 80 of 2025

A Resolution – Authorizing the Executive Director or his Designee to enter into a Settlement Agreement for Property Damage Due to a Landslide that Occurred on February 21, 2018

WHEREAS, Charles P. McKinney, Jr., Shirley Simmons-McKinney, and Patrick C. McGinnis (hereinafter collectively referred to as "McKinney"), Sherrie Wadley, individually and as successor in interest to Frank Wadley, deceased (hereinafter "Wadley"), the City of Pittsburgh (hereinafter "City"), County of Allegheny (hereinafter "Allegheny County") , the School District of the City of Pittsburgh, the Housing Authority of the City of Pittsburgh (hereinafter "HACP"), Fairmont Apartments Limited Partnership, a Pennsylvania Limited Partnership (hereinafter "Fairmont"), Frank Zottola Construction, Inc, (hereinafter "Zottola"), The Gateway Engineers, Inc., (hereinafter "Gateway"), and Stephen MacIsaac

(hereinafter "MacIsaac") all of whom will be referred to as "the PARTIES." Individually, any one of the PARTIES will be referred to as "a PARTY" propose to enter into a Release Agreement; and

WHEREAS, on or about February 21, 2018, a land movement occurred at or about parcels of real property identified by the Allegheny County Real Estate Department (hereinafter "Allegheny County Real Estate") with the following Parcel Identification Numbers (hereinafter "Parcel ID"): 50-M-303 (i.e., 5470 Broad Street); 50-M-302 (formerly known as 5472 Broad Street); 50-M-301 (i.e., 5474 Broad Street); 50-M-300 (i.e., 5480 Broad Street); and 50-S-15 and 50-S-19 (i.e., 5461-5475 and 5475 Penn Avenue, respectively) (hereinafter the "SUBJECT INCIDENT"); and

WHEREAS, on or about February 21, 2018, Frank Joseph Wadley, Sr., and Sherrie A. Wadley were the owners of real property identified with a Parcel ID, 50-M-300 (i.e., 5480 Broad Street, Pittsburgh, PA 15206), and their ownership of the property commenced on or about July 30, 2014; and

WHEREAS, on or about February 21, 2018, Charles P. McKinney, Jr., and Shirley L. Simmons-McKinney and Patrick D. McGinnis, a single man, were the owners of real property identified with a Parcel ID, 50-M-301 (i.e., 5474 Broad Street, Pittsburgh, PA 15206), and their ownership of the property commenced on or about April 30, 1999; and

WHEREAS, on or about February 21, 2018, the City, individually and as Trustee for the County of Allegheny and The School District of the City of Pittsburgh (hereinafter collectively referred to as the "3 Taxing Bodies") was the owner of real property identified with a Parcel ID, 50-M-302 (i.e., formerly identified as 5474 Broad Street, Pittsburgh, PA 15206), and its ownership of the property commenced on or about June 16, 2017, when the City, individually and as Trustee for Allegheny County and The School District of the City of Pittsburgh, took possession of Parcel ID No. 50-M-302 pursuant to the Second Class City Treasurer's Sale and Collection Act. Records maintained by Allegheny County Real Estate identify the previous owners as Paul C. Robinson and Lucille Robinson (hereinafter "Robinsons") as the owners of record from May 29, 1970 through June 16, 2017; and

WHEREAS, on or about February 21, 2018, Stephen G. MacIsaac (hereinafter "MacIsaac") was the owner of real property identified with a Parcel ID, 50-M-303 (i.e., 5470 Broad Street, Pittsburgh, PA 15206), and his ownership of the property commenced on or about March 26, 2010; and

WHEREAS, on or about February 21, 2018, the HACP was the owner of real property identified with Parcel ID Nos. 50-S-15 and 50-S-19 (i.e., 5461-5475 and 5475 Penn Avenue, Pittsburgh, PA 15206, respectively) (hereinafter HACP Property"), and its ownership interest commenced on or about November 15, 2004; and

WHEREAS, on or about February 21, 2018, the Fairmont and the HACP were, and remain, parties to a Net Lease dated November 11, 2004 leasing the HACP Property to Fairmont for the construction and operation of an apartment unit and commercial business(es); and

WHEREAS, , A&A Roll Off Systems & Trucking, LLC (“A&A Roll Off”), is believed to be a Pennsylvania Limited Liability Company, (hereinafter “A&A Roll Off”). On or about March 29, 2016, A&A Roll Off responded to an invitation “Quote Sheet For the Demolition and Removal of Condemned Building or Structure, Specifications, Acceptance of Bid and Authorization to Proceed” issued by the City, Department of Permits Licenses and Inspections (hereinafter “PLI”) by submitting a Bid in the amount of Six Thousand, Three Hundred dollars (\$6,300.00) (“A&A Roll Off’s Bid”). PLI received A&A Roll Off’s Bid and then, awarded the Contract to A&A Roll Off, identifying its acceptance of the Bid on March 31, 2016 and mailing the executed document to A&A Roll Off on April 1, 2016. On or about the time A&A Roll Off razed the aforementioned structures, the Robinsons were the owners of record of Parcel ID No. 50-M-302; and

WHEREAS, at or about the time MacIsaac assumed ownership of parcel, 50-M-303 (i.e., 5470 Broad Street), the parcel included a detached garage and MacIsaac’s detached garage shared a party wall, common wall, shared wall and/or dividing wall (hereinafter “Common Wall”) with a detached garage located upon the Robinson’s parcel, 50-M-302; and

WHEREAS, at or about the time A&A Roll Off razed the Robinson’s detached garage, which shared a Common Wall with MacIsaac’s detached garage, MacIsaac chose to engage A&A Roll Off by separate agreement and/or contract to raze his portion of the detached garage at or about the time A&A Roll Off razed the Robinson’s detached garage (hereinafter, the Robinson’s detached garage and MacIsaac’s detached garage are identified collectively as the “Detached Garage”); and

WHEREAS, at or about the time A&A Roll Off razed the Detached Garage, it is alleged one or more retaining walls were located on or about the McKinney’s parcel, the Robinson’s parcel, and MacIsaac’s parcel (hereinafter collectively referred to as “Retaining Walls”), and/or a concrete crib retaining wall (hereinafter “Crib Wall”) present on the HACP’s parcel, respectively; and

WHEREAS, McKinney, Wadley, the HACP and the Fairmont believe A&A Roll Off, in its effort to raze the structures on the Robinson’s parcel and the MacIsaac’s parcel, respectively, damaged the aforementioned Retaining Walls and the Crib Wall; and

WHEREAS, Plaintiffs McKinney commenced their action at GD-18-010289, by Complaint on or about August 28, 2018, naming the City, the HACP and A&A Roll Off as defendants; and

WHEREAS, Plaintiffs Wadley commenced their action at GD-18-010305, on or about August 28, 2018, naming the City, the HACP and A&A Roll Off as defendants. Thereafter, Plaintiff Frank Wadley passed away, and Sherrie Wadley continued the action both personally and as successor in interest to Frank Wadley; and

WHEREAS, McKinney and Wadley, respectively, raise claims against A&A Roll Off, the City, and the HACP, respectively, that arise in Tort; and

WHEREAS, the HACP joined Fairmont as a defendant in each lawsuit, filing a Complaint to Join the Fairmont on or about March 20, 2019, asserting claims in tort arising from the original claims asserted by McKinney and Wadley, respectively, and asserting claims arising in contract arising from the Net Lease; and

WHEREAS, the Fairmont as a defendant in each lawsuit, asserted crossclaims claims arising in tort, as those claims arising from the original claims asserted by McKinney and Wadley, respectively, and asserting claims in contract arising from the Net Lease; and

WHEREAS, the City raised cross claims and counterclaims in tort against Wadley, McKinney, A&A Roll Off, the HACP and Fairmont arising from the original claims asserted by McKinney and Wadley, respectively; and

WHEREAS, the Court consolidated the McKinney and the Wadley actions, respectively, at GD 18-010305 by Order dated February 3, 2021; and

WHEREAS, the City joined Zottola as a defendant on or about February 9, 2021, and then filed its Complaint to Join Zottola on or about March 5, 2022. The City's allegations against Zottola arise in Tort and claim alleged errors and omissions with respect to Zottola's placement of a cover on parcel 50-M-302 subsequent to the SUBJECT INCIDENT and alleging claims for damage to the McKinney and Wadley parcels arising after the SUBJECT INCIDENT and placement of the cover; and

WHEREAS, Zottola joined Gateway as a defendant on or about May 10, 2021, and then, filed its Complaint to join Gateway on or about November 9, 2022 raising allegations in Tort against Gateway for alleged errors and omissions arising from Gateway's alleged design of the placement of the cover on parcel 50-M-302 subsequent to the SUBJECT INCIDENT and for damage to the McKinney and Wadley parcels after the SUBJECT INCIDENT and placement of the cover; and

WHEREAS, the City joined MacIsaac as a defendant on or about November 23, 2023 and then, filed its Complaint to Join MacIsaac on or about December 4, 2023, raising allegations in tort for errors and omissions related to his retention of A&A Roll Off to raze his portion of the Detached Garage and for maintenance and care of his parcel leading up to the SUBJECT INCIDENT; and

WHEREAS, the PARTIES, McKinney, Wadley, individually and as successor in interest to Frank Wadley, deceased, the City, the HACP, Fairmont, Zottola, Gateway, and MacIsaac, have each filed direct claims, crossclaims and counterclaims, respectively, as more fully described in the pleadings filed individually at docket number(s) at GD 18-010289 and GD 18-010305 and consolidated at GD 18-010305 in the Court of Common Pleas, Allegheny County, Pennsylvania (hereinafter collectively referred to as the "SUBJECT LAWSUIT") and the discovery, to the extent necessary, are incorporated by reference herein; and

WHEREAS, the PARTIES individually at docket number(s) at GD 18-010289 and GD 18-010305 and consolidated at GD 18-010305 in the Court of Common Pleas, Allegheny County, Pennsylvania, have direct claims, crossclaims and counterclaims, respectively, against A&A Roll Off, and A&A Roll Off has not filed any response or pleading in reply to the claims asserted individually and/or collectively by the PARTIES; and

WHEREAS, the PARTIES to this RELEASE all deny the claims that were made against them in the SUBJECT LAWSUIT; and

WHEREAS, McKinney, Wadley, the HACP, Fairmont, and MacIsaac have expressed their individual and collective interest in the full and complete remediation of the alleged damage to all of the parcels as those damagers may have arisen from the SUBJECT INCIDENT and/or the alleged actions and/or omissions following the SUBJECT INCIDENT (hereinafter referred to as the "REMEDIATION") as part of their consideration for this compromise and settlement agree to reasonably cooperate in the overall REMEDIATION of the real property identified as Parcel ID Nos.: 50-M-303 (i.e., 5470 Broad Street); 50-M-302 (formerly known as 5472 Broad Street); 50-M-301 (i.e., 5474 Broad Street); 50-M-300 (i.e., 5480 Broad Street); and 50-S-15 and 50-S-19 (i.e., 5461-5475 and 5475 Penn Avenue, respectively) (hereinafter the "AFFECTED PARCELS"); and

WHEREAS, REMEDIATION is, or will be, the process by which the AFFECTED PARCELS will come into compliance with all applicable City Building Code(s); and

WHEREAS, the 3 Taxing Bodies, as the equitable owners of real property identified with a Parcel ID, 50-M-302 (i.e., formerly identified as 5474 Broad Street) envision the positive effect of a full and complete REMEDIATION of these AFFECTED PARCELS as a benefit of to the community and the adjacent and surrounding property owners, endorse the aforementioned goal for REMEDIATION of the AFFECTED PARCELS as championed by McKinney, Wadley, the HACP, Fairmont, and MacIsaac; and

WHEREAS, on or about February 2, 2024 Zottola and Gateway and Wadley and McKinney, as Plaintiffs in the SUBJECT LAWSUIT, entered a Joint Tortfeasor's Release for the settlement, release, and discharge, with prejudice, of any and all of their claims, known and unknown, foreseen and unforeseen, against Zottola and Gateway, only, arising from or relating to the alleged actions and omissions of Gateway and/or Zottola following the SUBJECT INCIDENT, and the remaining PARTIES acknowledge the aforementioned settlement and payment, respectively, by Zottola and Gateway as a factor in their decision to compromise and settle the remaining claims asserted by and between them in the SUBJECT LAWSUIT; and

WHEREAS, in the spirit of compromise, the PARTIES seek to resolve, remise, and release any and all claims the PARTIES have raised in the SUBJECT LAWSUIT, including any and all crossclaims and counterclaims asserted in the SUBJECT LAWSUIT, pursuant to the terms and conditions of the RELEASE as set forth therein.

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

Section 1. The Executive Director or his Designee is hereby authorized to execute the RELEASE containing the following terms and conditions:

1. The PARTIES agree to waive and/or withdraw all crossclaims and counterclaims asserted by and between McKinney, Wadley, the City, the HACP, the Fairmont, MacIsaac, Zottola and Gateway so the sole remaining claims are those claims McKinney and Wadley, respectively, as plaintiffs have asserted against the defendant A&A Roll Off;
2. The HACP agrees to contribute to this compromise and settlement the sum of Five Hundred Thousand Dollars and No Cents (\$500,000.00);
3. The Fairmont and its insurance carrier State Farm agree to contribute to this compromise and settlement the total sum of Four Hundred Thousand Dollars and No Cents (\$400,000.00). This total sum shall consist of One Hundred Thousand Dollars and No Cents (\$100,000.00) payable by the Fairmont and Three Hundred Thousand Dollars and No Cents (\$300,000.00) payable by State Farm;
4. The City agrees to contribute to this compromise and settlement the total sum and value of Five Hundred Thousand Dollars and No Cents (\$500,000.00) that will consist of one payment in the amount of Four Hundred Ninety-nine Thousand, Nine Hundred and Ninety-nine Dollars and No Cents (\$499,999.00) and its interest in parcel No. 50-M-302 valued at One Dollar and No Cents (\$1.00) in resolution of all of the pending claims between the PARTIES. The 3 Taxing Bodies will convey, through the City of Pittsburgh as trustee parcel 50-M-302 to McKinney;
5. Charles P. McKinney and Shirley S. McKinney as cross-claim and counterclaim defendants agree to contribute the total sum of Twenty Thousand Dollars and No Cents (\$20,000.00);
6. Sherrie Wadley, Individually and as Successor in Interest to Frank Wadley, Deceased, as a cross-claim and counterclaim defendant and The Property & Casualty Insurance Company of Hartford, and The Hartford Financial Group agree to contribute the total sum of Twenty Thousand Dollars and No Cents (\$20,000.00);
7. MacIsaac as a cross-claim and counterclaim defendant and Liberty Mutual Insurance/Liberty Mutual Insurance Group and Liberty Mutual Fire Insurance Company agree to contribute the total sum of Ten Thousand Dollars and No Cents (\$10,000.00), (hereinafter collectively referred to as the "SETTLEMENT FUND"); and

Section 2. The PARTIES agree to contribute to the SETTLEMENT FUND for the primary purpose of REMEDIATION of the AFFECTED PARCELS. The PARTIES have agreed to create the SETTLEMENT FUND with the understanding that the total amount contributed to the

SETTLEMENT FUND shall be sufficient to pay all costs and expenses associated for the REMEDIATION of the AFFECTED PARCELS; and

Section 3. The owners and/or tenants of the AFFECTED PARCELS, McKinney, Wadley, the HACP, the Fairmont, and MacIsaac and/or their successors and/or assigns hereto agree they will do the following with respect to the REMEDIATION:

1. The owners and/or the tenants of the AFFECTED PARCELS do hereby consent to the entry on their land by contractors, architects, engineers, and any other representatives of the contractors, architects, engineers, who are engaged in the REMEDIATION;
2. The owners and/or the tenants of the AFFECTED PARCELS agree to cooperate and assist in the application process that may be necessary to obtain the necessary municipal permits and approvals required to complete the REMEDIATION;
3. To the extent any one or all of the owners and/or affected tenants convey, have conveyed, or will convey their individual or collective legal or equitable right or interest in an AFFECTED PARCEL before the commencement and/or the completion of the REMEDIATION, each conveyance shall include a provision that each and every subsequent owner and/or tenant shall provide notice of this RELEASE and the obligation for the successor or assign to fulfill the duties and obligations set forth within this RELEASE until such time as the REMEDIATION is complete;
4. The City agrees that upon completion of the REMEDIATION of the AFFECTED PARCELS and upon confirmation of compliance with all applicable City Building Code(s), it will rescind and/or withdraw the Notice of Violation and Order(s), respectively, issued by the City, PLI to the record owners and/or tenants of the AFFECTED PARCELS for conditions of the AFFECTED PARCELS; and
5. McKinney, Wadley, the HACP, Fairmont, and MacIsaac, including their respective successors and/or assigns, agree and therefore, intend the SETTLEMENT FUND shall be utilized for the purpose of the REMEDIATION of the AFFECTED PARCELS. McKinney, Wadley, the HACP, Fairmont, and MacIsaac have agreed they shall enter an escrow agreement ("ESCROW AGREEMENT") for the deposit and management of the SETTLEMENT FUND. (A copy of the ESCROW AGREEMENT, identified as "Exhibit A," is attached hereto, incorporated herein, and made part of this RELEASE, Therefore, McKinney, Wadley, the HACP, Fairmont, and MacIsaac agree the SETTLEMENT FUND identified above shall be payable to the Remediation Fund (hereinafter "REMEDIATION FUND"). McKinney, Wadley, the HACP, Fairmont, MacIsaac, agree to reasonably cooperate with the creation and execution of the ESCROW AGREEMENT and management of the REMEDIATION FUND to accomplish the REMEDIATION;
6. McKinney, Wadley, Fairmont, and MacIsaac have identified the selection of The Bloomfield-Garfield Corporation (hereinafter "BGC") to manage the REMEDIATION of the AFFECTED PARCELS and administer the REMEDIATION FUND (hereinafter

referred to as the "REMEDATION PROJECT"). McKinney, Wadley, Fairmont, and MacIsaac have agreed that BGC, as the designated steward of the REMEDIATION FUND, shall receive an administrative fee as compensation for BGC's services to, and for the benefit of, the REMEDIATION PROJECT. McKinney, Wadley, Fairmont, MacIsaac, and BGC agree that BGC shall have authority to enter into contract(s) on their behalf and in furtherance of the REMEDIATION PROJECT and they will not withhold reasonable cooperation to accomplish the REMEDIATION PROJECT. McKinney, Wadley, Fairmont, MacIsaac, and BGC agree BGC shall administer the REMEDIATION PROJECT, including but not limited to the design, construction, application for permitting, and the procurement of insurance of which the adjoining parcel owners and/or tenants McKinney, Wadley, the HACP, Fairmont, MacIsaac, and BGC shall be named as insureds and/or additional insureds;

7. McKinney, Wadley, the HACP, Fairmont, and MacIsaac have agreed BGC shall utilize the REMEDIATION FUND to pay all expenses related to the REMEDIATION of the AFFECTED PARCELS. BGC, as the steward of the REMEDIATION FUND, shall pay costs and expenses from the REMEDIATION FUND in the following order:
 - a. BGC shall disperse the City's financial contribution for REMEDIATION costs and expenses up to Four Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$499,999.000).
 - b. BGC shall disperse the HACP's financial contribution for the REMEDIATION costs and expenses over Four Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$499,999.000) to Nine Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$999,999.00).
 - c. BGC shall disperse State Farm's financial contribution for REMEDIATION costs and expenses over Nine Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$999,999.00) to One Million Two Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$1,299,999.00).
 - d. BGC shall disperse Fairmount's financial contribution for REMEDIATION costs and expenses over One Million Two Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$1,299,999.000) to One Million Three Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$1,399,999.00)
 - e. BGC shall disperse the collective contribution of the Wadley, McKinney and MacIsaac contributions dollar-for-dollar for REMEDIATION costs and expenses over One Million Three Hundred Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$1,399,999.00) to One Million Four Hundred Thousand Forty-nine Dollars (\$1,400,049.000).
8. With respect to REMEDIATION of the AFFECTED PARCELS and/or the stewardship and management of the REMEDIATION FUND, and/or the execution of any contract

by the BGC for or on behalf of McKinney, Wadley, Fairmont, and/or MacIsaac, and/or the BGC, the BGC is not acting as an agent or contractor of, or for, the HACP or the City;

9. To the extent the REMEDIATION cost and expense of the AFFECTED PARCELS does not equal or exceed the REMEDIATION FUND, any funds that remain in the REMEDIATION FUND shall be distributed equally between McKinney and Wadley pro rata; however, if the REMEDIATION of the AFFECTED PARCELS exceeds the REMEDIATION FUND, McKinney, Wadley, Fairmont, and/or MacIsaac, shall be responsible for any cost or expense that may exceed the REMEDIATION FUND and be necessary to bring the AFFECTED PARCELS into compliance with City Building Code(s);
10. In consideration for this settlement, the City and the PARTIES agree the City's settlement contribution shall be allocated as follows: Four Hundred Ninety-nine Thousand, Nine Hundred Ninety-nine Dollars (\$499,999.00) shall be a credit to any and all damages that could be awarded for a claim that falls within an exception to the Tort Claims Act, 42 Pa. C.S. § 8541, et seq., and One Dollar (\$1.00) shall be a credit for any and all other claims asserted against the City by any PARTY;
11. In consideration for the settlement of this dispute and the provisions set forth herein, the PARTIES to the ESCROW AGREEMENT, agree they will individually and/or collectively convey any construction easements reasonably necessary to allow the Remediation to occur on their respective parcel. The construction easements shall be recorded; and

Section 4: The contract will 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 Khari Mosley 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, Tammy Thompson and Khari Mosley

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 81 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Fund Concrete Repair to the Rear Sidewalk of 412 Boulevard of the Allies

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), the Urban Redevelopment Authority (URA), and the City of Pittsburgh (City), referred to as the (Co-Owners), jointly purchased certain real property located at 412 (formerly 420) Boulevard of the Allies (Office Building) in Pittsburgh, Pennsylvania, to be used as administrative office space for the Co-Owners in September of 2018; and

WHEREAS, the ownership interest of the Office Building is of each Co-Owner is the HACP (39.375%), the City (37.510%), and the URA (23.115%); and

WHEREAS, the Co-Owners have determined that it is prudent to obtain property management services for the Office Building; and

WHEREAS, the Co-Owners advertised a Request for Proposal (RFP) #125-08-19 for property management services for an initial term of three (3) years, with two (2) one (1) year extension options, for a total of five (5) years; and

WHEREAS, as of February 20, 2019, the Co-Owners received six (6) proposals for professional services in response to the RFP; and

WHEREAS, an evaluation committee was assembled representing all three (3) Co-Owners to evaluate the proposals for property management services for the Office Building, and selected Oxford Development Company as the responsive and responsible firm; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, local, and HACP procurement rules and regulations; and

WHEREAS, by Board Resolution No. 12 of 2019, the Executive Director or his Designee was authorized to enter into a Professional Services Contract (Contract) with Oxford Development Company in the amount not to exceed \$900,000.00 for the property management of the Office Building. The HACP, URA and the City of Pittsburgh's portion of the Contract shall be equal to its percentage ownership of the Office Building; and

WHEREAS, the Co-Owners by Professional Service Contract For Property Management for 412 Boulevard of the Allies entered into a contract dated July 1, 2023 with Oxford Development Company; and

WHEREAS, the Co-Owners determined that Oxford should conduct a procurement to undertake repairs to the rear sidewalk of the Office Building; and

WHEREAS, Oxford received two (2) bids with the winning bid at \$784,035.00.

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

Section 1. The Executive Director or his Designee is hereby authorized to obligate and expend an amount not to exceed three hundred and twenty five thousand dollars (\$325,000.00) to repair the concrete sidewalk located at the rear of the 412 Boulevard of the Allies; 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 other such actions as determined to be necessary or desirable in order to effect the repairs of the concrete sidewalk of 412 Boulevard of the Allies and (i.) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the repairs of 412 Boulevard of the Allies contemplated herein; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or proper in connection with the repairs of 412 Boulevard of the Allies including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, and modifications and additions thereto); and

Section 4. The contract will 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 Khari Mosley 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 81 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Fund Concrete Repair to the Rear Sidewalk of 412 Boulevard of the Allies

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), the Urban Redevelopment Authority (URA), and the City of Pittsburgh (City), referred to as the (Co-Owners), jointly purchased certain real property located at 412 (formerly 420) Boulevard of

the Allies (Office Building) in Pittsburgh, Pennsylvania, to be used as administrative office space for the Co-Owners in September of 2018; and

WHEREAS, the ownership interest of the Office Building is of each Co-Owner is the HACP (39.375%), the City (37.510%), and the URA (23.115%); and

WHEREAS, the Co-Owners have determined that it is prudent to obtain property management services for the Office Building; and

WHEREAS, the Co-Owners advertised a Request for Proposal (RFP) #125-08-19 for property management services for an initial term of three (3) years, with two (2) one (1) year extension options, for a total of five (5) years; and

WHEREAS, as of February 20, 2019, the Co-Owners received six (6) proposals for professional services in response to the RFP; and

WHEREAS, an evaluation committee was assembled representing all three (3) Co-Owners to evaluate the proposals for property management services for the Office Building, and selected Oxford Development Company as the responsive and responsible firm; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, local, and HACP procurement rules and regulations; and

WHEREAS, by Board Resolution No. 12 of 2019, the Executive Director or his Designee was authorized to enter into a Professional Services Contract (Contract) with Oxford Development Company in the amount not to exceed \$900,000.00 for the property management of the Office Building. The HACP, URA and the City of Pittsburgh's portion of the Contract shall be equal to its percentage ownership of the Office Building; and

WHEREAS, the Co-Owners by Professional Service Contract For Property Management for 412 Boulevard of the Allies entered into a contract dated July 1, 2023 with Oxford Development Company; and

WHEREAS, the Co-Owners determined that Oxford should conduct a procurement to undertake repairs to the rear sidewalk of the Office Building; and

WHEREAS, Oxford received two (2) bids with the winning bid at \$784,035.00.

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

Section 1. The Executive Director or his Designee is hereby authorized to obligate and expend an amount not to exceed three hundred and twenty five thousand dollars (\$325,000.00) to repair the concrete sidewalk located at the rear of the 412 Boulevard of the Allies; 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 other such actions as determined to be necessary or desirable in order to effect the repairs of the concrete sidewalk of 412 Boulevard of the Allies and (i.) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the repairs of 412 Boulevard of the Allies contemplated herein; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or proper in connection with the repairs of 412 Boulevard of the Allies including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, and modifications and additions thereto); and

Section 4. The contract will 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 Khari Mosley 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 82 of 2025

A Resolution - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2026 Budget for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has prepared its Fiscal Year (FY) 2026 budget; and

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

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

2026 Total Budget Sources	\$224,970,236
2026 Total Budget Uses	\$224,970,236

2026 Net Surplus/Deficit \$0

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

Section 1. The Fiscal Year 2026 Budget in the amount of \$224,970,236 is hereby approved; and

Section 2. The Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2026 Budget into effect.

The Chair asked for a motion to approve the Resolution. Janet Evans 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 83 of 2025

A Resolution - Authorizing the Commitment of Funds for 120 Cecil Way Project-Based Voucher/Gap Financing Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 80 of 2024 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for 120 Cecil Way, an office-to-residential conversion development located at 120 Cecil Way in the Downtown neighborhood, which provides ninety-seven (97) units of low-income affordable housing (Project), and authorized the HACP to enter into underwriting negotiations via Allies & Ross Management and Development Corporation (ARMDC) with the Project’s owner entity, BC Cecil Way LLC (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 March 2025; and

WHEREAS, the Project entails the adaptive reuse of a former vacant office building and steam plant into ninety-seven (97) general occupancy apartment units, all of which will be supported by LIHTC and forty-nine (49) of which will be supported by LIHTC and PBV; and

WHEREAS, the HACP and its instrumentality, the 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 \$3,050,000 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's cash flow; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to 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 \$3,050,000 and grant forty-nine (49) PBVs, 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. Valerie McDonald-Roberts made a motion to approve the resolution, 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, Tammy Thompson and Khari Mosley

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 84 of 2025

**A Resolution - Authorizing the Commitment of Funds for 901-903 Liberty Avenue
Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 80 of 2024 awarded Beacon Communities, LLC (Developer) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for 901-903 Liberty Avenue, a commercial-to-residential conversion development located at 901-903 Liberty Avenue in the Downtown neighborhood, which provides fifty (50) units of low-income affordable housing (Project), and authorized the HACP to enter into underwriting negotiations with the Developer and the Project's owner entity (Owner Entity); and

WHEREAS, the Owner Entity applied for a 4% Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in the first quarter of 2025; and

WHEREAS, the Project entails the adaptive reuse of former commercial and manufacturing buildings into fifty (50) units, all of which will be supported by LIHTC and PBV's; 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. 80 of 2024 authorized the financing commitment of \$2,200,000 and twenty-two (22) PBVs; and

WHEREAS, due to a funding gap caused by an increase in construction costs, the Project needs additional MTW Gap Financing loan of up to \$300,000 (increasing the total investment of MTW Gap Financing to \$2,500,000) and additional three (3) PBVs (a total of twenty-five (25) PBVs) to successfully reach financial closing; and

WHEREAS, the HACP will grant \$2,500,000 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.

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 MTW funds in an amount not to exceed \$2,500,000, which the ARMDC will utilize to invest as MTW Gap Financing loan 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 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 Charlise Smith 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 85 of 2025

A Resolution – Approving the Utility Allowance Schedules FY 2026 for the Housing Choice Voucher Program

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

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

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

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

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

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

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

WHEREAS, the proposed FY 2026 HCV Utility Allowance Schedule was posted in the local newspapers from Sunday, August 17, 2025, to Tuesday, September 16, 2025; and

WHEREAS, the proposed FY 2026 HCV Utility Allowance Schedule was made available for public review and comment on its website and all other forms of HACP social media from Monday, August 11, 2025, to Tuesday, September 16, 2025, via the following link:
https://hacp.org/public_notices/hacp-to-hold-public-hearings-on-sept-4-2025-for-proposed-fy-2026-housing-choice-voucher-program-utility-allowances/

WHEREAS, the HACP hosted virtual public hearings via Zoom on Thursday, September 4, 2025, at 9:30 am and 5:30 pm; and

WHEREAS, no member of the public attended the hearings on Thursday, September 4, 2025, and the HACP will report on any public comments received at the September 25, 2025, Board of Commissioners meeting; and

WHEREAS, the HACP desires to apply the HCV Program FY 2026 Utility Allowance Schedules effective 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 Executive Director or his Designee is hereby authorized to update the Housing Choice Voucher (HCV) Program Utility Allowance Schedules as listed in the "Table of Exhibit" with an effective date of January 1, 2026.

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, Tammy Thompson and Khari Mosley

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 86 of 2025

A Resolution - Adopting the NSPIRE-V inspection process in replacement of the current inspection process of Housing Quality Standards (HQS)

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) introduced the National Standards for the Physical Inspection of Real Estate (NSPIRE), Demonstration

Project in 2019 to replace the Housing Quality Standards (HQS) model under the Housing Choice Voucher (HCV) and Low-Income Public Housing (LIPH) Programs; and

WHEREAS, on May 11, 2023 the HUD issued Final Rule for NSPIRE-V Inspections and urged Public Housing Authorities (PHA) that administered Housing Vouchers to prepare to implement NSPIRE-V. The initial anticipated date for the HCV Program to implement NSPIRE-V Inspections was pushed back several times with a final implementation Notice issued on July 5, 2024 for an October 1, 2025 implementation date; and

WHEREAS, the HACP prepared for the October 1, 2025 implementation date by conducting Landlord and Tenant “NSPIRE Bootcamp” training programs, advertising the NSPIRE October 1, 2025 start date in publications of the Landlord Newsletter, training the HACP Inspection Team and changing the Inspection booklet in Elite; the electronic record keeping program used by the HACP; and

WHEREAS, on September 10, 2025 HUD extended the “Mandatory Compliance date for NSPIRE-V to February 1, 2027; and

WHEREAS, the HACP is prepared to implement NSPIRE-V on October 1, 2025 as NSPIRE-V establishes a new uniform standard designed to improve the quality of housing by focusing on resident health, safety, and functionality through clearer requirements and more consistent inspections; and

WHEREAS, NSPIRE introduces key changes including consolidation of inspection standards under a single system for HUD-assisted housing, greater emphasis on life-threatening and health-related deficiencies that must be corrected promptly, enhanced clarity in inspection protocols and updated deficiency categories, adjusted inspection frequency based on property performance and compliance history, and increased accountability for both property owners and Public Housing Agencies (PHA).

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority City of Pittsburgh hereby adopts and affirms its commitment to comply with HUD’s NSPIRE-V requirements with an effective date of October 1, 2025.

The Chair asked for a motion to approve the Resolution. Khari 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 87 of 2025

A Resolution - Authorizing the Executive Director or his Designee to enter a contract with RNN Group Inc. to conduct electronic employment income verifications on adults applying for and currently participating in Subsidized Housing Programs

WHEREAS, 24 CFR 982.516, 24 CFR 982. 551, 24 CFR 5.230 and HUD Notice PIH 2010-9 require Public Housing Authorities (PHAs) to verify the reported income of all adult household members applying for or receiving housing assistance through HUD subsidized programs that are administered by the PHA; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) administers the Housing Choice Voucher (HCV) Program, the Low-Income Public Housing (LIPH) Program and provides federal assistance via the HACP Homeownership; and

WHEREAS, in order to meet the requirement to verify income for adult household members requirement, the HACP conducts electronic employment income verifications on adults applying for housing assistance and/or currently participating in housing assistance programs; and

WHEREAS, conducting electronic 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 7/14/2025, the HACP issued Requests for Proposals (RFP) number 250-27-25 seeking qualified firms to provide electronic employment income verification services; and

WHEREAS, on 8/05/2025, the HACP received four (4) proposals in response to the RFP; and

WHEREAS, the RNN Group Inc. was the highest ranked responsible Proposal; and

WHEREAS, the HACP seeks to enter a contract for a total amount of \$ 947,100.00 for an initial three (3) years term with two (2) one (1) year extension options, for a total of five (5) years; 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 contract with RNN Group Inc. for Employment Income Verification Services for an initial three (3) years term with two (2) one (1) year extension options, for a total of five (5) years for a not-to-exceed amount of \$947,100.00 and

Section 2. The contract is to 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 Khari Mosely 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, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

EXECUTIVE REPORT: Mr. Binion addressed the Board.

The staff provided the board with an executive report and an operation report.

And one of the things I want to say. This is not normal.

Let me say it again, it is not normal. The things that the board, the House Authority, and the residents are achieving is not normal at normal housing authorities. The staff has done an outstanding job.

With the imagination to make things happen. The gap financing. Uh, just something you might... overlook, which I think is pretty big. Our relationship with CVS. Where I believe we had, how many? Classes to graduate. All right, and, like, 98% of people are still working. And it's so popular, I think we had a hundred and what?

Right, so some... some of these successes that we have here at the Housing Authority, I just want... thank the board, the staff.

We are constantly looking for pathways to provide affordable housing in the city of Pittsburgh, at the same time saving our budget.

So that's a good thing. Staff, we have got a little more to go towards the end of the year. Now, there are a lot of things to do, but I know you're going to accomplish it. And boy, we will continue to work on the future of the HACP.

NEW BUSINESS: No New Business

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

ADJOURNMENT: The Chair asked for a motion to adjourn the meeting. Jala Rucker made a motion to adjourn. Wasi Mohamed 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

