

The Housing Authority of The City of Pittsburgh
Board Meeting AGENDA
OCTOBER 23, 2025
10:30 A.M.
412 BOULEVARD OF ALLIES, LL CONFERENCE ROOM
PITTSBURGH, PA 15219 AND
VIA ZOOM CONFERENCING

- 1. Roll Call.**
- 2. Motion to Approve the October 2, 2025, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for September 2025**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 89 of 2025 – Approval of the 2026 Low Income Public Housing Utility Allowance Schedule.**
- 6. Resolution No. 90 of 2025 – Approving the Housing Choice Voucher FY 2026 Payment Standards.**
- 7. Resolution No. 91 of 2025 – Ratifying the Executive Director’s Decision to Write-Off Collection Losses in the amount of \$614,140.72 from Tenant Accounts Receivable for the Months of July 2025 – September 2025.**
- 8. Resolution No. 92 of 2025 - Approve Funding the Multi-Year Modernization Plan for Employee IT Hardware (FY2026-2028).**
- 9. Resolution No. 93 of 2025 - Authorizing the Executive Director or his Designee to Execute a Change Order with Graciano for the additional quantities for the repair & replacement of exterior balconies for Building 74, Northview Heights, AMP-09.**
- 10. Resolution No. 94 of 2025 - Authorizing the Executive Director or his Designee to Approve the Procurement of Scope of Services from Johnson Controls Fire Protection, LP (under the State-Procured Sourcwell Contract #30421-JHN) for the Fire Alarm Systems Relocation, Repositioning, and Reprogramming at Bedford Dwellings.**
- 11. Resolution No. 95 of 2025 - Authorizing the Executive Director or his Designee to Award Contracts for Construction Management Services for the Housing Authority of the City of Pittsburgh.**

12. **Resolution No. 96 of 2025 – Authorizing the Executive Director or his Designee to Enter into Contracts for Employee Health/Prescription, Dental and Vision Benefits.**
13. **Executive Report.**
14. **New Business.**
15. **Executive Session.**
16. **Adjournment.**

RESOLUTION No. 89 of 2025

**A Resolution – Approval of the 2026 Low Income Public Housing Utility Allowance
Schedule**

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

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

WHEREAS, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

WHEREAS, public housing authorities must review their utility allowance schedule each year; and

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

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

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

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

Section 2. The Executive Director of the HACP, or his Designee, is hereby authorized to update the Utility Allowance schedule effective January 1, 2026.

Section 3. The amount designated shall be paid from program income and/or Moving To Work (MTW) funds.

The effective date of the new allowance schedule will be January 1, 2026.

HIGH RISE COMMUNITIES

(Caliguiri Plaza, Carrick Regency, Finello Pavilion, Gualtieri Manor, Morse Gardens)

Bedroom Size	High Rises
Studio	\$38.00
1	\$44.00

TRADITIONAL SCATTERED SITES

Bedroom Size	Row/Town House	Detached House	New Construction (All Gas) *	New Construction (All Electric) *	Mid-Rise Apartments (Arch Street)
1	N/A	N/A	N/A	N/A	N/A
2	\$170.00	\$188.00	\$168.00	\$205.00	\$195.00
3	\$205.00	\$227.00	\$206.00	\$248.00	N/A
4	\$238.00	\$265.00	\$244.00	\$294.00	N/A
5	N/A	N/A	N/A	\$337.00	N/A

EAST LIBERTY AND LARIMER SCATTERED SITES

Bedroom Size	Detached House *	Row/Town House (All Electric) *	Row/Town House (Gas & Electric) *	Large Apartment 6449 Centre Ave. *
2	N/A	N/A	N/A	\$136.00
3	\$220.00	\$212.00	\$220.00	N/A
5	\$298.00	N/A	N/A	N/A

*Low Income Public Housing (LIPH) Scattered Site units built from 2010 to present.

RESOLUTION No. 90 of 2025

A Resolution - Approving the Housing Choice Voucher FY 2026 Payment Standards

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) establishes Fair Market Rents (FMR) for each U.S. market annually; and

WHEREAS, to increase affordable units in the city of Pittsburgh, the Housing Authority City of Pittsburgh (HACP) established HUD-approved Moving to Work (MTW) activities under the approved MTW Annual Plans; and

WHEREAS, the approved activities include establishing Housing Choice Voucher (HCV) alternative payment standards, specifically the Tiered, Rehabilitation, and Reasonable Accommodation Payment Standards; and

WHEREAS, on August 15, 2025, the HUD Office of Policy, Development & Research (PD&R) provided the HACP with specially calculated FY 2026 Allegheny County FMRs; and

WHEREAS, the Tiered Payment Standard enables HCV owners to receive Housing Assistance Payments (HAP) ranging from 110% to 160% of the HUD-approved FMR for Allegheny County based on the unit's census tract location minus tenant-paid utilities; and

WHEREAS, the Rehabilitation and Reasonable Accommodation Payment Standards provide a 10% increase over the applicable tiered Allegheny County FMR minus tenant-paid utilities; and

WHEREAS, the proposed FY 2026 HCV Payment Standard Charts were posted in local newspapers from Sunday, October 6, 2025, to Friday, October 18, 2025; and

WHEREAS, the proposed FY 2026 HCV Payment Standard Charts were available for public review and comment the HACP website and social media from Sunday, September 21, 2025, to Tuesday, October 21, 2025, via the following link: https://hacp.org/public_notices/hacp-to-hold-public-hearings-on-oct-4-regarding-proposed-fy-housing-choice-voucher-payment-standards/; and

WHEREAS, the HACP held virtual public hearings via Zoom on Wednesday, October 8, 2025, at 9:30 am and 5:30 pm, with no public attendance or comments submitted; and

WHEREAS, the HACP intends to apply the FY 2026 MTW Tiered, Rehabilitation, and Reasonable Accommodation Payment Standards 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 Tiered, Rehabilitation, and Reasonable Accommodations Payment Standards as listed in the “Table of Exhibit” effective January 1, 2026, except for the Rehabilitation Payment Standard, which may resume in FY 2026 or later, pending further review.

**Board Meeting
October 23, 2025
Agenda Item No. 7**

RESOLUTION No. 91 of 2025

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$614,140.72 from Tenant Accounts Receivable for the Months of July 2025 through September 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 July 2025 - September 2025 is \$614,140.72; 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 \$614,140.72, which is 24.00% of the total rent and associated charges of \$2,558,769.27 for the third 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 \$614,140.72 from the Tenant Accounts Receivables (TARs) balance July 2025 - September 2025 is hereby ratified.

RESOLUTION No. 92 of 2025

**A Resolution - Approve Funding the Multi-Year Modernization Plan for
Employee IT Hardware (FY 2026-2028)**

WHEREAS, the ability of the Housing Authority of the City of Pittsburgh (HACP) staff to efficiently process resident applications, manage properties, and deliver the core mission depends on having fast, reliable computers and tools; and

WHEREAS, an internal assessment confirms the HACP technological needs are constantly changing, and staff requires more powerful equipment to leverage the new “smart tools” and data analysis the HACP is implementing, including our emerging Artificial Intelligence (AI) initiatives; and

WHEREAS, to meet these new operational demands and defend against growing cybersecurity threats, the HACP must move from repairing old and oftentimes obsolete equipment to a planned, systematic replacement schedule; and

WHEREAS, the IT Department of the HACP previously executed essential strategic investments to stabilize our operations, establishing a higher, critical level of spending that must now be formally budgeted over the next three (3) fiscal years; and

WHEREAS, a 20% annual budget growth rate is necessary to cover rising equipment costs, technological mandates, and fund the required, structured replacement plan; and

WHEREAS, all equipment will be purchased using pre-approved government contracts (Cooperative Agreements) to ensure we maximize value for the HACP.

NOW, THEREFORE, BE 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 adjust the IT Endpoint Hardware Budget to fund the essential computer replacement program for Fiscal Years (FY) 2026, 2027, and 2028; and

Section 2. The total expenditure for the three (3) year program shall not exceed Four Hundred Seventy-One Thousand, Three Hundred Forty-Two Dollars and Eight Cents (\$471,342.08), allocated as follows; and

Proposed Allocation

Fiscal Year	
FY 2026	\$129,489.58
FY 2027	\$155,387.50
FY 2028	\$186,465.00
TOTAL:	\$471,342.08

Section 3. This investment directly improves the HACP's ability to deliver services, strengthens our defenses against cyber threats, and ensures our staff are fully equipped to support the agency's mission and future growth.

RESOLUTION No. 93 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Execute a Change Order with Graciano for the additional quantities for the repair & replacement of exterior balconies for Building 74, Northview Heights, AMP-09.

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that a change order is necessary for Graciano Corporation (Contractor) to repair and replace the balconies at Building #74, Northview Heights (Project), to ensure the completion of the Project; and

WHEREAS, during construction, an unforeseen condition was encountered that requires additional quantities in demolition and materials on the balconies; and

WHEREAS, the HACP desires the Contractor to provide Change Order services for balcony repairs & replacement at Northview Heights Building #74, AMP-09, in the amount of \$197,859.00; the original Not-to-Exceed amount of the contract was \$998,303.62, the addition of this change order will take the overall amount of the project to \$1,198,303.62; 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 execute a change order with Graciano Corporation for additional quantities for the balcony repairs & replacement, at Northview Heights building #74 in the amount of \$197,859.00; the original Not-to-Exceed amount of the contract was \$998,303.62, the addition of this change order will take the overall amount of the project to \$1,196,162.62; and

Section 2. The amount shall be paid from Program Income and/or Moving to Work (MTW) funds.

RESOLUTION No. 94 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Approve the Procurement of Scope of Services from Johnson Controls Fire Protection, LP (under the State-Procured Sourcewell Contract #30421-JHN) for the Fire Alarm Systems Relocation, Repositioning, and Reprogramming at Bedford Dwellings

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is undertaking the comprehensive redevelopment of the Bedford Dwellings Low-Income Public Housing (LIPH) community through the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhood Initiative Grant (CNIG), which requires a phased demolition of the Bedford Dwellings (CNIG Demolition); and

WHEREAS, the existing fire alarm system of Bedford Dwellings (Fire Alarm System) is a networked system encompassing all 28 residential buildings located within the Somers Drive and Chauncey Drive communities and the stand-alone Boiler House, which, due to their size, occupancy, and usage, are required to maintain an approved 24-hour monitored service for life safety; and

WHEREAS, the monitored fire alarm system includes critical components such as a primary control panel, backup power supply, supervised wiring, and monitoring devices, with the primary control panel currently located at Somers Drive; and

WHEREAS, the proposed demolition of the Somers Drive Section (Bedford Dwellings Phase III site and the first phase of the CNIG Demolition) will include the seven buildings with 98 public housing units. The demolition requires the existing networked Fire Alarm System at Somers Drive to be disconnected from the network and the prescribed scope of services to be administered as follows:

- Relocating the primary control panel from Somers Drive buildings to the adjacent Chauncey Drive buildings, which comprises in part the Bedford Dwellings public housing community;
- Repositioning the Boiler House to operate as a stand-alone monitored system; and
- Reprogramming the system to maintain full monitored protection for the remaining Chauncey Drive buildings and the Boiler House at Bedford Dwellings; and

WHEREAS, there currently exists a competitively awarded state-procured contract, Sourcewell Contract #30421-JHN with Johnson Controls Fire Protection, Facility Security Systems, which encompasses the services required for this relocation, repositioning, and reprogramming work; and

WHEREAS, the HACP has conducted its due diligence in determining the design and scope of services necessary to ensure uninterrupted fire alarm monitoring and compliance for the remaining occupied Bedford Dwellings buildings at Chauncey Drive during and after Phase III demolition and redevelopment, at a cost not to exceed \$56,800.00; and

WHEREAS, the procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations, as well as the HACP's procurement policies and procedures.

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

Section 1. The Board hereby affirms the Executive Director or his Designee's decision to authorize work under the state-procured Sourcewell Contract #30421-JHN with Johnson Controls Fire Protection, LP for the relocation, repositioning, and reprogramming of the Bedford Dwellings Fire Alarm System to support Phase III redevelopment at Somers Drive, at a cost not to exceed \$56,800.00; and

Section 2. The authorized expenditure shall be paid from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
October 23, 2025
Agenda Item No. 11**

RESOLUTION No. 95 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Construction Management Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize Construction Management professionals under contracts for development and modernization work; and

WHEREAS, contracted Construction Management firms are utilized in the execution of projects the HACP undertakes authority-wide; and

WHEREAS, on July 28, 2025, the HACP issued Request for Proposals (RFP) #600-25-25 seeking qualified firms capable of providing Construction Management services; and

WHEREAS, the HACP received six (6) proposals in response to the RFP; and

WHEREAS, SB Thomas & Associates, Inc., Massaro CM Services, LLC, Tusick & Associates Architects, Inc., G. Stephens, Inc., Cosmos Technologies, Inc. and Procon Consulting, LLC submitted the highest ranked, responsive, and responsible proposals; 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 contracts in the aggregate amount of one million five hundred thousand dollars (\$1,500,000.00) with SB Thomas & Associates, Inc., Massaro CM Services, LLC, Tusick & Associates Architects, Inc., G. Stephens, Inc., Cosmos Technologies, Inc. and Procon Consulting, LLC for Construction Management services for two (2) years with three (3) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of one million five hundred thousand dollars (\$1,500,000.00) shall be payable from Moving to Work (MTW) funds and/or Program Income funds.

**Board Meeting
October 23, 2025
Agenda Item No. 12**

RESOLUTION No. 96 of 2025

A Resolution –Authorizing the Executive Director or his Designee to Enter into Contracts for Employee Health/Prescription, Dental and Vision Benefits

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) by its policy and as required in its Collective Bargaining Agreements, provides medical, dental and vision benefits to its union and non-union employees; and

WHEREAS, the HACP's existing/former contracts with the University of Pittsburgh Medical Center (UPMC) for Exclusive Provider Organization (EPO) and Point of Service (POS) Health and Prescription Drug, Vision, and Dental benefits for employee, dependent, and retiree coverage will expire on December 31, 2025; and

WHEREAS, the HACP issued a Request for Proposals (RFP) and the highest ranked proposers in each area were the UPMC for health and prescription, vision, and dental coverages; and

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

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

Section 1. The Executive Director or his Designee is authorized to enter into an agreement with UPMC Health Plan for Health and Prescription, Vision, and Dental Coverages, each for a period of five (5) years, in amounts not-to-exceed \$45,500,000.00 (health and prescription), \$450,000.00 (vision), and \$2,550,000.00 (dental); and

Section 2. The cost of these contracts is to be paid for from Program Income and/or Moving To Work (MTW) funds and employee contributions.