

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS SPECIAL MEETING
MEETING MINUTES**

DECEMBER 18, 2025

**412 Boulevard of the Allies –7TH floor Conference Room and
Via Zoom Webinar
10:30 a.m.**

The Housing Authority of the City of Pittsburgh (HACP) held a Regular Meeting of the Board of Commissioners on Thursday, December 18, 2025, at 412 Boulevard of the Allies –7TH floor Conference Room and Via Zoom Webinar @ 10:30 a.m.

As the Chairman of the Board of Commissioners was having vocal issues, the HACP Board Chair, Vice-Chair, Jala Rucker, called the meeting to order. The Commissioner in attendance was Mr. Khari Mosely. Attending the meeting via Zoom Webinar were Ms. Jala Rucker, Mr. Wasi Mohamad. Ms. Janet Evans, Ms. Tammy Thompson, and Ms. Charlise Smith. Mrs. Valerie McDonald-Roberts was not in attendance. A Quorum was met.

Next, the Vice-Chair noted that the Board members previously received a copy of the October 23, 2025 HACP Board Meeting Minutes and asked for a motion to approve the minutes. Tammy Thompson made a motion to approve, and Janet Evans seconded the motion.

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

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

“NAYS”: None.

The Minutes were approved.

ACTIVITY REPORT

Chuck Rhorer presented the Activity Report for December 2025.

~Hi all, Thank you for joining us at the meet and greet at the Pressley. We greatly appreciate the participation of the Housing Authority of the City of Pittsburgh and Councilman Wilson and his staff. Your commitment to engaging directly with residents and addressing their questions helps ensure that quality living and strong community support remain a priority. We are grateful for your partnership and dedication to the wellbeing of our neighbors. We look forward to continuing to work together to support the residents of Pressley Street and beyond. Office of Representative Lindsay Powell

~ I always feel like somebody's watching me.....Introducing the HACP/CA's digital literacy team ...certified FAA drone pilotsDeVontay Eberhardt ...Jordan Owens, Steve Kohrs and Brandon Hamilton. After intensive training and testing our team can now take aerial pics/video using drones 2026

~ Fun Fact...The LIPH national average monthly rent for PHA's is currently \$377 - as of September 30th, the HACP average monthly rent is \$393. We're performing 4.25% higher than our peers nationally based on resident income.

~ The Envelope please.... The award goes to Facility Service with the 2025 NSPIRE average of 92!!!! (National Standards for the Physical Inspection of Real Estate (NSPIRE), is a set of standards HUD uses to inspect assisted housing The standards cover various aspects of a property, including electrical systems, fire safety, and structural integrity

~ In 2025 the 412 One-Stop-Shop had a total of 13,565 visitors.

~ Mosaic Ribbon cutting last month opened with a 3.5 million dollar HACP /GAP financed award. The first LGBTQ + friendly senior, 62 and older apartment building, with 48 one and two bedroom units. 35 of which are HACP/PBV subsidized units.

~ We had the opportunity to celebrate with Governor Shapiro and Lieutenant Governor, (LG) Davis, as we were part of the press announcement highlighting the \$25 million dollars in funding for early learning initiatives in the state of Pennsylvania. The governor and the LG acknowledged the HACP's work on the Early Learning Investment Commission (ELIC) helping to shape legislation for funding in Harrisburg regarding this much-needed resource.

~ In Closing: Many Thanks to all of our partners who provided meals and gifts during the holidays to our residents.

Ms. Rucker asked for a motion to approve the Activity Report. Tammy Thompson made a motion to approve the Activity Report. Charlise Smith seconded the motion. After the report was presented:

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

"AYES": Jala Rucker, Charlise Smith, Wasi Mohamed, Khari Mosley, Janet Evans, and Tammy Thompson

"NAYS": None.

The Vice-Chair declared the motion carried and report approved.

PUBLIC COMMENTS

1. Megan Hammond

(412) 391-2535
megan@fhp.org

Wants Comment Read Aloud: YES
Wants Response: YES

Good morning, Commissioners,

My name is Megan Hammond. I'm the Executive Director of the Fair Housing Partnership of Greater Pittsburgh.

Today, I've got two main questions.

One, regarding Resolutions 107 and 108 which are the sale of 2 properties from HACP's inventory due to the properties being uninhabitable. Certainly, I understand when properties in Pittsburgh are vacant and uninhabitable. It's an unfortunate reality in Pittsburgh.

My question is given the glut of vacant and uninhabitable residential properties, is there a plan for the sale of these properties? Such as are the properties being donated to the Pittsburgh Land Bank or is there a plan for an organization to rehabilitate the properties?

Two, regarding Resolution 111 which is the transfer of \$28,530,000 from HACP to Allies & Ross Management and Development Corporation for Development Activities.

Given that the transfer of funds are public funds. Currently, the public only has access to HACP's decisions to transfer funds to ARMDC, but the public doesn't have access to how ARMDC spends the transferred funds. My ask is whether HACP can commit to ARMDC's decision-making process including a public component in 2026. For example, ARMDC's monthly meetings being open to the public similar to HACP's Commissioners meeting.

I recognize that ARMDC is not necessarily legally obligated to include a public process. However, HACP could choose within its discretion for ARMDC to incorporate a public process. ARMDC having a public process would allow for greater collaboration between the stakeholders of Pittsburgh's affordable and fair housing needs.

Thank you to all the Commissioners for your hard work in 2025 and here's to forward progress in 2026.

RESOLUTIONS:

RESOLUTION No. 97 of 2025

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Frederick and Son Contracting for HVAC and Geothermal Support Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Heating, Cooling and Ventilation (HVAC) and Geothermal Support across all HACP locations of resident units and common area spaces in High-Rise properties; and

WHEREAS, on October 13, 2025, the HACP issued an Invitation for Bid (IFB) #300-36-25 seeking qualified companies to provide HVAC and Geothermal Support Authority-Wide; and

WHEREAS, the IFB #300-36-25 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, four (4) companies responded to the IFB #300-36-25 for HVAC & Geothermal Support: R&B Mechanical, Inc., SSM Industries, Inc., Quality Mechanical Services, and Frederick and Son Contracting; and

WHEREAS, Frederick and Son Contracting was determined to be the most responsive and responsible bidder.

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

Section 1 The Executive Director, or his Designee, is hereby authorized to enter into a contract in the amount not-to-exceed \$8,000,000.00 with Frederick and Son Contracting for HVAC and Geothermal Support Authority-Wide for the initial term of one (1) year, with four (4) one (1) year extension options, for a total of five (5) years; and

Section 2 The total five (5) year authorized amount of \$8,000,000.00 shall be made payable from Program Income and/or Moving to Work (MTW) funds.

The Vice-Chair asked for a motion to approve the Resolution. Commissioner Mosley 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”: 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. 98 of 2025

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Roofing Services Authority-Wide Contract with White Water Painting and Vaughan Brothers Inc.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Roofing Services across all HACP locations for top performance of resident roofing and gutter systems; and

WHEREAS, an Invitation for Bid (IFB) #300-02-23 was issued on January 3, 2023, resulting in a Roofing Services contract awarded to White Water Painting and Vaughan Brothers Inc. in the amount of \$1,000,000.00; and

WHEREAS, the HACP is requesting to amend the monetary value of the Roofing Services contract with White Water Painting and Vaughan Brothers, Inc. by \$500,000.00 for a new total of \$1,500,000.00 to ensure the HACP can continue preventative maintenance gutter cleanouts, routine and emergency roofing and gutter systems repairs and replacements for the full five (5) years as stated in the terms of the original contract executed on February 26, 2023.

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

Section 1 Authorize the Executive Director or his Designee to hereby amend the monetary value of the Roofing Services Authority-Wide contract with White Water Painting and Vaughan Brothers Inc. by adding \$500,000.00 to the existing contract, for a new total amount not to exceed \$1,500,000.00; and

Section 2 The additional funds to bolster the Roofing Services Authority-Wide contract with White Water Painting and Vaughan Brothers, Inc. shall be made payable from Program Income and/or Moving to Work (MTW) funds.

The Vice-Chair asked for a motion to approve the Resolution. Commissioner Thompson made a motion, and Commissioner Evans seconded the motion. After a discussion:

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

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

“NAYS”: None.

Khari Mosley recused himself from the vote due to a conflict of interest.

The motion carried and the resolution was approved.

RESOLUTION No. 99 of 2025

A Resolution – Authorizing the Executive Director or his Designee to enter into a Contract with The Hartford Life and Accident Insurance Company for the Housing Authority of the City of Pittsburgh (HACP) Employee Group Term Life Insurance, Accidental Death, and Dismemberment Insurance and Group Long Term Disability Insurance

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), in accordance with its policy and Collective Bargaining Agreements, is required to provide Group Term Life, Accidental Death and Dismemberment, and Long-Term Disability insurance to its regular full-time union and non-union employees; and

WHEREAS, the HACP’s contract with The Hartford Life and Accident Insurance Company for employee Group Term Life, Accidental Death and Dismemberment, and Long-Term Disability insurance benefits will expire on December 31, 2025; and

WHEREAS, the HACP issued a Request For Proposals (RFP), and the highest ranked proposer is The Hartford Life and Accident Insurance Company; and

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

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

Section 1. The Executive Director or his Designee is authorized to enter into an agreement with The Hartford Life and Accident Insurance Company for Group Term Life Insurance, Accidental Death and Dismemberment Insurance and Group Long Term Disability Insurance for three (3) years, with two (2), one (1) year extension options for a total of five (5) years in an amount not-to-exceed \$1,090,339.00 for the five (5) year period; and

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

The Vice-Chair asked for a motion to approve the Resolution. Commissioner Evans made a motion, and Mr. Mosley seconded the motion. After a discussion:

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

"AYES": 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. 100 of 2025

A Resolution – Authorizing the Executive Director or His Designee to Award a Contract to Gilbert's Risk Solutions for Workers' Compensation Insurance

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by the Pennsylvania Workers' Compensation Act to provide workers' compensation coverage to employees for lost wages and medical expenses resulting from work-related injuries and/or a work-related illness; and

WHEREAS, the current contract for Worker's Compensation with Gilbert's Risk Solutions expires on December 31, 2025; and

WHEREAS, the HACP issued RFP #650-24-25 for Workers Compensation Insurance and received three (3) bids; and

WHEREAS, the highest ranked proposer is Gilbert's Risk Solutions; and

WHEREAS, the HACP seeks authorization to award a contract to Gilbert's Risk Solution for three (3) years with two (2), one (1) year extension options for a total of five (5) years in an amount not-to-exceed \$3,127,424.00; and

WHEREAS, the payment structure is a guaranteed cost program, for which the insured pays a fixed premium (or a fixed rate that is applied to an exposure base) for the policy term, regardless of the number and amount of losses that occur during the policy term.

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 three (3) year contract with two (2), one (1) year extension options for a total of five (5) years for workers compensation insurance with Gilbert's Risk Solution, in the amount not to exceed \$3,127,424.00, contingent upon the number of employees on payroll; and

Section 2. The cost of the insurance premium is to be paid for from Program Income and/or Moving To Work (MTW) funds.

The Vice-Chair asked for a motion to approve the Resolution. Charlise Smith 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": 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. 101 of 2025

A Resolution - Authorizing the Executive Director or his Designee to enter into a Contract with Emergent Financial Services for investment management, consulting, and financial wellness and education services for the Housing Authority of the City of Pittsburgh Pension and Retirement Plan

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), in accordance with its policy and Collective Bargaining Agreements, provides a defined contribution pension and retirement plan to its regular full-time union and non-union employees; and

WHEREAS, the current contract for investment management, consulting, financial wellness, and education services with Duncan Financial Group expires on December 31, 2025; and

WHEREAS, the HACP issued RFP #650-41-25 for Employee Retirement Plan Investment Management and Financial Wellness Consulting and received eight (8) bids; and

WHEREAS, the highest ranked proposer is Emergent Financial Services; and

WHEREAS, the HACP seeks authorization to award a contract to Emergent Financial Services for three (3) years with two (2), one (1) year extension options for a total of five (5) years in an amount not to exceed \$302,500.00 commencing 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 enter into a three (3) year contract with two (2), one (1) year extension options for a total of five (5) years for

Employee Retirement Plan Investment Management and Financial Wellness Consulting with Emergent Financial Services, in the amount not to exceed \$302,500.00; and

Section 2. The fees for these services will be paid the Pension Plan forfeiture account, Program Income and/or from Moving To Work (MTW) funds.

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

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

"AYES": 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. 102 of 2025

A Resolution – Revising the Public Housing Flat Rent Schedule, as required by The U.S. Department of Housing and Urban Development

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

WHEREAS, Public Housing Authorities (PHAs) are required to establish a Flat Rent Schedule for each public housing unit based on market rates, and are required to revise that schedule annually; and

WHEREAS, at recertification, PHA's must offer tenants the option of paying either the Flat Rent or the income-based Brooke Rent; and

WHEREAS, HUD Notice PIH 2015-13 requires public housing authorities to review the FMR published annually, and to modify the previously approved flat rent schedule if the existing flat rents are less than 80% of the FMR; and

WHEREAS, HUD published the 2026 /FMRs increased for all unit sizes, requiring the Housing Authority for the City of Pittsburgh (HACP) to modify its Flat Rent Schedule for all unit sizes; and

WHEREAS, the proposed 2026 Flat Rent Schedule was posted in the local newspapers on November 2, November 5, November 9, November 12, November 16, November 19, and November 23, 2025; and

WHEREAS, direct mailing of the proposed 2026 Flat Rent Schedule was sent to all Low-Income Public Housing (LIPH) residents via the United States Postal Service on November 7, 2025; and

WHEREAS, the proposed 2026 Flat Rent Schedule was made available for public review and comment on the HACP website and all other forms of HACP social media from November 7, 2025, through, December 8, 2025 via the following link: https://hACP.org/public_notices/proposed-revisions-to-the-2026-low-income-public-housing-flat-rent-schedule/; and

WHEREAS, the HACP facilitated virtual public hearings via Zoom on Wednesday, November 12, 2025, at 10:00 AM and 6:00 PM; and

WHEREAS, the HACP received nine (9) individual inquiries from current HACP residents and two (2) public comments during the public hearings from non-HACP residents, with none explicitly opposing this HUD required process.

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

Section 1. The revised Flat Rent Schedule for the Low-Income Public Housing program (LIPH), attached hereto as Exhibit A, is hereby approved; and

Section 2. The revised Flat Rent Schedule for the LIPH portfolio is effective retroactively to January 1, 2026.

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

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

"AYES": 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. 103 of 2025

A Resolution - Ratifying the Executive Director's decision to enter into a professional services contract with Door and Window Guard System (DAWGS) vacant property security for the provision and installation of protective security coverings for vacant HACP properties

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is actively engaged in relocation and redevelopment activities across its Low-Income Public Housing (LIPH) portfolio, resulting in an increasing number of vacant units requiring enhanced security; and

WHEREAS, the HACP has experienced a significant rise in unauthorized entry, vandalism, and safety incidents in vacant units, including break-ins by children and youth that create severe risks due to exposure to debris, mold, open wiring, and other hazardous conditions; and

WHEREAS, several HACP communities—including Bedford Dwellings, Northview Heights, Allegheny Dwellings, and Homewood North—have reported escalating issues involving damage, graffiti, unsafe gatherings, and emergency responses caused by the unlawful entry of individuals into unsecured vacant units; and

WHEREAS, the immediate installation of modular perforated steel window screens, reinforced entry doors, adjustable steel sheeting, and all necessary accessories is required to secure vacant properties, prevent further damage, protect public safety, and preserve the HACP assets; and

WHEREAS, on September 2, 2025, the HACP issued Invitation for Bid (IFB) No. 250-32-25 for vacant property security services, which closed on October 2, 2025, yielding only one (1) bid, thereby preventing award under standard procurement procedures due to insufficient competition; and

WHEREAS, the urgency of securing the Somers Drive portion of Bedford Dwellings—scheduled for vacancy by December 1, 2025—and other vulnerable sites necessitated immediate action, as waiting for HUD sole-source approval would have posed unacceptable safety risks and delays, particularly given the ongoing federal government shutdown; and

WHEREAS, to ensure timely protection of vacant assets and maintain compliance with federal and HACP procurement requirements, the HACP Procurement identified a compliant cooperative purchasing mechanism through the GSA Schedule 84, allowing the agency to enter into an expedited contract; and

WHEREAS, the Executive Director, pursuant to this authority and in recognition of the urgency, executed a professional services contract with Door and Window Guard System (DAWGS) Vacant Property Security to provide protective security coverings for vacant HACP properties.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Housing Authority of the City of Pittsburgh hereby ratifies the Executive Director's decision to enter into a contract with Door and Window Guard System (DAWGS) Vacant Property Security under GSA Schedule 84 for the provision of protective security coverings for vacant HACP properties. The contract includes a one (1) year term with two (2) one (1) year extension options, at an amount not to exceed \$400,000.00 and will be paid from Program Income or Moving To Work (MTW) funds.

The Vice-Chair asked for a motion to approve the Resolution. Charlise Smith 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": 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. 104 of 2025

A Resolution - Approving the Granting of Funds and Authorizing the Payment of Costs and Expenses in Connection with Immediate Maintenance Needs and Operating Expenses Upon Acquisition of Property Known as Christopher A. Smith Terrace

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) previously approved Resolution Number 64 at a meeting of the Board of Commissioners of the HACP on July 24, 2025 (the "Prior Resolution"). The Prior Resolution is hereby incorporated in this resolution by reference. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Prior Resolution; and

WHEREAS, The Board of Commissioners of the HACP desire to grant funding to Allies & Ross Management and Development Corporation (ARMDC) for the payment of certain costs and expenses in connection with immediate maintenance needs and operating expenses up acquisition of the Property and the Project, up to the total amount of \$540,150.00; and

WHEREAS, The Board of Commissioners of the HACP desire to approve the payment of certain costs and expenses in connection with the immediate maintenance needs and operating expenses upon acquisition of the Property and the Project, up to the total amount of \$540,150.00 as shown on the projected operating budget attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the HACP:

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

Section 2. The Board of Commissioners of the HACP hereby approves, in its entirety on behalf of the HACP, the granting of funds and authorizing the payment of costs and expenses in connection with immediate maintenance needs and operating expenses, and directs the Authorized Officers to take such actions in connection with the costs as the Authorized Officers deem necessary, advisable, or appropriate; and

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

Section 4. The Board of Commissioners of the HACP hereby ratifies, confirms, and approves all lawful actions taken by the Authorized Officers or other officers, employees, or Commissioners of the HACP, and all lawful papers and documents executed by any of the foregoing on behalf of the HACP where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein.

The Vice-Chair asked for a motion to approve the Resolution. Commissioner Mosley 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": 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. 105 of 2025

A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide \$2,000,000 in Program Income or Non Federal Funds and/or Moving to Work (MTW) Funds to Support the Provision of Onsite Educational Programs and Services Dedicated to Improving the Lives of HACP Resident Youth

WHEREAS, on June 24, 2025, the Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners approved Resolution No. 69, authorizing the HACP to execute a Grant Agreement with Clean Slate E3 to provide \$2,000,000 in Program Income to support the provision of on-site education programs and services dedicated to improving the lives of the HACP resident youth; and

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

WHEREAS, the HACP does not want to limit the source of funding as stated in the original Resolution No. 69, and therefore intends to expand the sources of funding provided to Clean Slate E3 to include Non Federal and/or Moving to Work (MTW) Funds; and

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

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

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a Grant Agreement with the HACP's non-profit affiliate Clean Slate E3 providing \$2,000,000 in Program Income, Non Federal Funds and/or Moving to Work (MTW) funds for expanded program capacity; and

Section 2. The HACP's Grant Agreement with Clean Slate E3 will mandate that funds will be used for the provision of out of school time (OST) programs, workforce development, and related mission-driven programs and services.

The Vice-Chair asked for a motion to approve the Resolution. Janet Evans 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": 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. 106 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Advertise the Fiscal Year (FY) 2026 Housing Authority of the City of Pittsburgh Board of Commissioners Meeting Dates

WHEREAS the regular Board of Commissioners meetings of the Housing Authority of the City of Pittsburgh (HACP) shall be held on the dates noted in Section 1 of this resolution; and

WHEREAS the HACP Board of Commissioners meetings will be publicly advertised in two (2) newspapers of general circulation and social media specifying the date, time, and location of each meeting.

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

Section 1. The Executive Director is hereby authorized and directed to publicly advertise in the ***Pittsburgh Post-Gazette***, ***New Pittsburgh Courier***, and any other newspaper or social media platform that the Executive Director considers necessary for the following HACP Board of Commissioners meeting dates, times, and location:

Thursday, January 22, 2026

Thursday, February 26, 2026

Thursday, March 26, 2026

Thursday, April 23, 2026

Thursday, May 28, 2026

Thursday, June 25, 2026

Thursday, July 23, 2026

NO BOARD MEETING IN AUGUST

Thursday, September 24, 2026

Thursday, October 22, 2026

NO BOARD MEETING IN NOVEMBER

Thursday, December 17, 2026

Section 2. All of the above meetings will be held at 10:30 a.m. via ZOOM Conferencing and/or in person unless specified otherwise by public advertisement.

The Vice-Chair asked for a motion to approve the Resolution. Janet Evans 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”: 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. 107 of 2025

A Resolution - Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Disposition of 700 Lillian Street.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns a three (3) bedroom single family dwelling located at 700 Lillian Street, Pittsburgh, PA 15210, on a 2,625 square foot lot, in the Allentown Neighborhood (Property); and

WHEREAS, the Property has been vacant for over a decade and is uninhabitable; and

WHEREAS, the HACP conducted a physical needs assessment (PNA) of the Property, which estimated the rehabilitation of the property to be \$121,899.56, but did not meet the physical obsolescence criteria as defined in §970.15(b)(2); and

WHEREAS, the Property's rehabilitation would require additional rehabilitation outside of the guidance permitted in §970.15(b)(2), requiring substantial rehabilitation costs to meet the HACP's current housing standards; and

WHEREAS, the HACP intends to dispose of the Property at fair market value (FMV); and

WHEREAS, the HACP staff have completed the necessary due diligence items, including physical needs assessment, appraisal, resident consultation, and local government consultation, to submit an application to the HUD Special Application Center (SAC) for the approval of the disposition; and

WHEREAS, the HACP intends to submit the formal disposition application for the Property to HUD; and

WHEREAS, the HACP has determined that the disposition aligns with the 2025 Moving to Work (MTW) Plan and is in the best interest of the HACP and its residents.

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 further authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain approval for the proposed disposition of the Property; and

Section 2. Upon approval by HUD, the Executive Director or his Designee is hereby authorized to dispose of the Property by way of a transaction of sale for an appraised fair market value.

The Vice-Chair asked for a motion to approve the Resolution. Commissioner Mosley 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”: 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. 108 of 2025

A Resolution – Authorizing the Executive Director or his Designee to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban

Development (HUD) for the Demolition/Disposition of 802 Stanhope Street

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns a three (3) bedroom single family dwelling located at 802 Stanhope Street, Pittsburgh, PA 15204, on a 2,350 square foot lot, in the Sheraden Neighborhood (Property); and

WHEREAS, the Property has been vacant for over a decade and is uninhabitable; and

WHEREAS, the HACP conducted a physical needs assessment (PNA) of the Property to meet the physical obsolescence criteria as defined in 24 CFR §970.15(b)(2); and

WHEREAS, the PNA determined the building to be beyond repair due to extreme structural decay and estimated the rehabilitation of the property to be \$192,234.84, 46% of HUD's total development cost limit for a comparable-sized unit; and

WHEREAS, the Property's location is secluded on the one-way portion of Stanhope Street and can only be accessed by traveling against the authorized direction of traffic, and is attractive to trespassers and poses an ongoing liability and safety concern to the HACP and proposes vulnerability for future resident(s), making the location undesirable for a residential unit; and

WHEREAS, the Property's location constraints meet the functional obsolescence criteria as defined in 24 CFR §970.15(b)(1)(ii), which would provide justification for demolition; and

WHEREAS, the HACP intends to dispose of the Property at fair market value (FMV) after demolition; and

WHEREAS, the HACP staff have completed the necessary due diligence items, including physical needs assessment, appraisal, resident consultation, and local government consultation, to submit an application to the HUD Special Application Center (SAC) for the approval of the demolition and disposition; and

WHEREAS, the HACP intends to submit the formal demolition/disposition application for the Property to HUD; and

WHEREAS, the HACP has determined that the demolition and disposition align with the 2025 Moving to Work (MTW) Plan and are in the best interest of HACP and its residents.

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 further authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain approval for the proposed demolition and disposition of the Property; and

Section 2. Upon approval by HUD, the Executive Director or his Designee is hereby authorized to dispose of the Property by way of a transaction of sale for an appraised fair market value; and

Section 3. The Executive Director or his Designee is hereby authorized, empowered, and directed to take such other action, from time to time, in connection with the transaction contemplated by the foregoing resolutions as the Executive Director or his Designee deems necessary, advisable, or appropriate, including payment of any fees, costs, expenses, assessments, and/or taxes in connection with the foregoing.

The Vice-Chair asked for a motion to approve the Resolution. Commissioner Mosley 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”: 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. 109 of 2025

A Resolution - Approving the Granting of Funds and Authorizing the Payment of Certain Costs and Expenses in Connection with The Acquisition and Ownership of Property Known as Christopher A. Smith Terrace

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) previously approved Resolution Number 64 at a meeting of the Board of Commissioners of the HACP on July 24, 2025 (the “Prior Resolution”). The Prior Resolution is hereby incorporated in this resolution by reference. Capitalized terms used but not defined herein shall have the meanings ascribed to such terms in the Prior Resolution; and

WHEREAS, The Board of Commissioners of the HACP desire to grant funding to the Allies & Ross Management and Development Corporation (ARMDC) for the payment of certain costs and expenses in connection with the acquisition and ownership of the Property and the Project, up to the total amount of \$640,000.00 (the “Transaction Costs”); and

WHEREAS, The Board of Commissioners of the HACP desire to approve the payment of certain costs and expenses in connection with the acquisition and ownership of the Property and the Project, up to the total amount of \$640,000.00 (the “Transaction Costs”), as shown on the schedule of Estimated Acquisition Costs attached hereto, including but not limited to (a) costs to reimburse to Riverview Terrace at closing of the Property Acquisition in connection with the demolition of an existing skybridge connecting the Project to the building on the property adjacent to the south of the Property, (b) the cost of obtaining title insurance for the Property Acquisition, (c) realty transfer taxes due in

connection with the Property Acquisition, (d) legal, engineering, and other professional costs incurred in connection with the Property Acquisition and the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the HACP:

Section 1. The Board of Commissioners of the HACP hereby approves in its entirety on behalf of the HACP, the payment of the Transaction Costs, and approves, authorizes, and directs the Authorized Officers, to take such actions in connection with the Transaction Costs as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 2. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate, including the payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing; and

Section 3. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 4. The Board of Commissioners of the HACP hereby ratifies, confirms, and approves all lawful actions taken by the Authorized Officers or other officers, employees, or Commissioners of HACP, and all lawful papers and documents executed by any of the foregoing on behalf of HACP where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein.

The Vice-Chair asked for a motion to approve the Resolution. Janet Evans 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”: Jala Rucker, Janet Evans, Wasi Mohamed, Charlise Smith, Tammy Thompson and Khari Mosley

“NAYS”: None.

The motion carried and the resolution was approved.

At this time, Chairman Mohamed took over to ‘chair’ the rest of the meeting due to the Vice-Chair’s having technical problems.

RESOLUTION No. 110 of 2025

A Resolution - Authorizing the Executive Director or His Designee to Enter into a General Construction Contract with Metro Property Services, LLC, for the Rehabilitation of 728 Montooth Street, AMP 22

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is addressing conditions at the property located at 728 Montooth Street in the Beltzhoover neighborhood of Pittsburgh, which sustained significant structural damage on July 3, 2023, when a vehicle collided with the building, compromising its structural integrity and rendering it unsafe for occupancy; and

WHEREAS, the property requires comprehensive rehabilitation, including all necessary structural, safety, and code-compliant repairs, in order to restore it to a safe and habitable condition and return it to service as quality housing for the community; and

WHEREAS, the HACP has determined that a qualified general contractor is required to perform the necessary general and structural construction services to complete the rehabilitation work; and

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

WHEREAS, on September 8, 2025, the HACP issued Invitation for Bids (IFB) #600-26-24 seeking qualified general construction contractors, and on October 9, 2025, received three (3) responsive bids; and

WHEREAS, Metro Property Services LLC. submitted the lowest responsive and responsible bid in the amount of \$75,842.00; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a General Construction contract with Metro Property Services LLC in the amount of \$75,842.00 for the rehabilitation of 728 Montooth Street, Pittsburgh, PA 15210; and

Section 2. The contract shall be funded through Program Income and/or Moving to Work (MTW) funds.

The Chair asked for a motion to approve the Resolution. Janet Evans 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": 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. 111 of 2025

A Resolution - Approving the Transfer of Development Project Funds of FY 2026 Capital Fund Budget to Allies & Ross Management and Development Corporation

WHEREAS, by Resolution No. 82 of 2025, the Housing Authority of the City of Pittsburgh (HACP) agreed to obligate FY 2026 Moving To Work Capital Funds (Capital Funds) in the amount of \$28,530,000, which are granted from the HACP to the Allies & Ross Management and Development Corporation (ARMDC) to fund certain development activities (Development Activities); and

WHEREAS, the HACP transfers the authorized amount of FY 2026 Capital Funds as grant funds (Grant Funds) for the ARMDC to invest and leverage other financing instruments for the Development Activities, and the ARMDC may loan all or a portion of the Grant Funds to development partners and owner entities; and

WHEREAS, the HACP will grant to the ARMDC the Grant Funds upon execution of grant agreements between the HACP and the ARMDC subject to the terms and conditions thereof; and

WHEREAS, the ARMDC will submit a monthly grant report to the HACP's Board of Commissioners indicating summary disbursements to date of the Grant Funds.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into one (1) or more Grant Agreements with the Allies & Ross Management and Development Corporation (ARMDC), transferring the Grant Funds up to \$28,530,000, which the ARMDC shall utilize to fund the Development Activities; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the Housing Authority of the City of Pittsburgh (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 Development Activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Development Activities contemplated herein; and

Section 3. All amounts shall be payable from Moving-to-Work (MTW) funds, Program Income, or other sources as appropriate.

The Chair asked for a motion to approve the Resolution. Janet Evans 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": Jala Rucker, Janet Evans, Wasi Mohamed, Charlise Smith, Tammy Thompson and Khari Mosley

"NAYS": None.

The motion carried and the resolution was approved.

NEW BUSINESS: No New Business

EXECUTIVE REPORT: Caster Binion addressed the HACP Board of Commissioners and stated that the Board was provided with the Operations and Executive Report. In January 2026, we will have a comprehensive 2025 achievement report. Mr. Binion thanked the Board for their leadership in 2025, we accomplished a lot of things and thank you for your direction. Thank you to the resident boards and partners with whom we work and provide services to our clients, the residents. Thank you to my staff. HUD continues to visit the HACP to find out how "we do things so well." They put us on special committees. One of these committees is the financial committee with our CFO, Bernie McGinley, to write policies and procedures for HUD nationally. HUD also contacts us often as pathfinders.

EXECUTIVE SESSION: At this time, the Board went into Executive Session to discuss personnel matters.

ADJOURNMENT: The Chair asked for a motion to adjourn the meeting Charlise Smith made motion to adjourn Khari Mosley seconded the motion.

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

"AYES": Jala Rucker, Charlise Smith, Wasi Mohamed, Khari Mosley and Tammy Thompson

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

