

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS SPECIAL MEETING
MEETING MINUTES
JANUARY 22, 2026
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, January 22, 2026, at 412 Boulevard of the Allies – 7TH floor Conference Room and Via Zoom Webinar @ 10:30 a.m.

The HACP Board Chair, Wasi Mohamed, called the meeting to order. The Commissioner in attendance was: Wasi Mohamed. Attending the meeting via Zoom Webinar was Ms. Jala Rucker, Mr. Khari Mosely, Ms. Valerie McDonald-Roberts and Ms. Charlise Smith. Ms. Tammy Thompson and Ms. Janet Evans were not in attendance. A Quorum was met.

Next, the Chair noted that the Board members previously received a copy of the December 18, 2025, the HACP Board Meeting Minutes and asked for a motion to approve the minutes. Valerie McDonald-Roberts made a motion to approve, and Charlise Smith seconded the motion.

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

“AYES”: Charlise Smith, Wasi Mohamed, and Valerie McDonald-Roberts.

“NAYS”: None.

The Minutes were approved.

ACTIVITY REPORT

Michelle Sandidge, Chief Community Affairs Officer presented the Activity Report.

Happy New Year!!!

~From HUDs agency profiles list Here’s a list of 20 highly regarded public housing authorities in the United States, each managing fewer than 14,000 units. These agencies are cited for high HUD performance, innovation, or national recognition.

****King County Housing Authority (WA)**** - ~8,500 public housing units; nationally recognized as a Moving to Work (MTW) agency with strong development and resident services.

****Housing Authority of the City of Pittsburgh (PA)**** - ~6,000 public housing units; known for robust redevelopment and innovative programs and High performance. We beat out Dallas,Baltimore,New Orleans,and more!!!

~National Building Performance Architecture Magazine Congratulates The Reed's project team for achieving Enterprise Green Communities Certification Plus Zero Emissions! This 123-unit project has (2) apartment buildings and (24) townhouse and triplex dwelling units. The project also received WELL certification, Zero Energy Ready Home, Indoor airPLUS, and ENERGY STAR Multifamily New Construction certification - all verified and delivered by BPA. Tenants in this all-electric project in Pittsburgh's Hill District neighborhood will enjoy comfort and low utility bills, as well as HVAC systems functioning to match the design intent. Great work by the project team, including but not limited to TREK Development, Housing Authority of the City of Pittsburgh, Mistick Construction, WRT, Pando Alliance, and BPA

~We did it AGAIN! Our FY 2026 MTW Annual Plan was approved by HUD before the beginning of the Fiscal Year, no comments, corrections, deletions or modifications!! HCVs/CAP corrective action plan... issued by HUD was approved as well ..as the items cited were corrected ahead of the time frame. Congrats to the entire staff

~The plan also noted ...a goal of 20 home sales. We sold 41!!! and the employment goal was 100 and we almost tripled that goal with 283 hires which includes 86 hires who went through our partner EOM/ CVS pharm tech program .

~money money money the FSS service coordinator grant award came in at 357k breaking the 5million dollar FSS grant award dollars received for the last ten years. ..and EVP funds from Action Housing over \$240k

~Congratulations to the new mayor of Johnstown, Rev. Sylvia King. She visited the HACP with her team when she was the deputy mayor to learn about Choice. She sends New Years greetings to Mr Binion and is looking for the HACP to uphold their promise to work with the city of Johnstown to help us bring Choice to our city. HUD has referred numerous authorities to us about Choice including Steubenville North who recently received a Choice award. Our assistance door is always open.

~Attention....Asset Management and Public Safety ...We have a non rent paying family squatting in Glen Hazel. Check out the Hays Bald Eagles live on Pixcams.com.

~It's great to see HACP continuing to lead the industry when it comes to everything including rent levels. Our average rent of \$404.00 is 29.5% higher than the national public housing average of \$312.00, which speaks to the strong work happening across the organization, Northview continues to stand out, with an average rent of \$547.00 A big shout-out to the Asset Management and RSS teams for their work on this

~It's confirmed....Mr Binion takes his accomplishments on the road in April and May to Washington DC twice, for MTW and CLPHA panels on workforce,youth initiatives and the GAP funding program. The genesis and the concept/development of our creation of the CyberBus program and the vehicle concept with partners Jerome Bettis bus and the stem coding lab, were featured in the PG last week In addition.... The Workforce Cybers 2.0 will be heavily engaged and on display next month as our partner...MBA hosts the National construction industry Evening of Excellence Awards at Acisure Stadium. This event will have over 1500 nationwide construction related businesses in attendance. OPM. Thank You Master Builders Association for your 25k donation to CS E3/Cyberbus 2.0 to support workforce programming.

~Kudos to HCV for starting the year off with the first Landlord meeting with over 20 LLs in attendance ...featuring a presentation from our partner PWSA

~The Housing Authority of the City of Pittsburgh's leadership and continued advocacy for housing equity, resident-centered development, and community partnership have been instrumental in advancing access to quality housing across the city. And on behalf of... Half of the Battle Development on Jan 27th at 12 noon Cliffside Overlook Ground breaking is inviting our partner the HACP to attend and speak about our partnership and their commitment to affordable housing and minority developers in the city. Half of the Battle is owned by Ms Tyian Battle,former Bedford Dwellings resident, FSS /homeownership, and CEO of ACH clear pathways in the Hill District. We are honored to be on the program to speak and congratulate Ms Battle as she just obtained her real estate license. The ground breaking of four affordable PBV townhomes is only.... Half of the Battle of many things to come.

~Employee Turnover Analysis 2025 - 9.89% 2024 - 11.91% 2023 - 13.50% 2022 - 13.60% The threshold for concern is 10%. We have been remediating retention steadily over the past few years. In October 2024 we received board approval to implement the Multigenerational Recruitment and Retention Program, as well finalizing and implementing our new compensation structure resulting from our 2024 Agency wide Compensation Study and Succession planning facilitated by Gallagher. Both initiatives, in addition to departmental enhancements and efficiencies have resulted in the evidenced remediation of turnover and retention.

~Finally.... A Round of applause for the retention and elevation for JWKim aka Dr. Choice who is now officially the new CDO Chief Development Officer for Mod and Development. Well deserved and Congratulation's Chief Dr J!! .

This just in the Trib....Boston-based Beacon Communities announced the start of construction at 901-903 Liberty Ave., two buildings that will be converted into one structure with 50 new apartments. The 10-story, 52,000-square-foot historic apartment complex will cater to low-income households making between 20% and 80% of the area median income.

Funding will come from a variety of sources including 2.2 million in gap funding and 22 affordable housing vouchers from the HACP.

Commissioners Rucker and Mosely joined the meeting at this time.

The Chair asked for a motion to approve the Activity Report. Valerie McDonald-Roberts made a motion to approve the Activity Report. Charlise Smith seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Chair declared the motion carried and report approved.

PUBLIC COMMENTS:

1. Written Public Comments:

Antwan Griffin

412-251-4457

antwanlamarg@gmail.com

I want to recognize the Housing Authority’s investment in new affordable housing developments, including the recent announcement of the adaptive reuse project downtown in partnership with Beacon Communities. New units and redevelopment can be positive for the city and for residents.

However, I want to raise a concern about how these projects are communicated to the public. The announcements highlight ribbon cuttings, partnerships, and funding commitments, but do not include critical information for residents who are waiting for stable and affordable housing. Specifically, there is no information on when waitlists will open, how to apply, what income levels are being served, or how many units will be deeply affordable.

In practice, this means the promotional side of the project becomes visible before the access side. For people who are living in survival mode, who are being denied income-based housing or paying more than 40% of their income in rent, information about waitlist openings and eligibility matters far more than public celebration events. If public funds, vouchers, or land are being used, there should be equal transparency for the public about access to those units.

I am asking HACP to consider implementing a policy or practice that requires the posting of waitlist status or projected application dates at the same time that new developments are publicly announced. This would provide residents with clarity and dignity, and would ensure that announcements do not feel like publicity moments disconnected from the needs of the community.

People in Pittsburgh need housing now. Timely information about how and when they can actually access units would make a real and immediate difference.

Thank you.

2. Antwan Griffin

412-251-4457

antwanlamarg@gmail.com

My name is Antwan Griffin and I am submitting this comment to raise concerns about the transparency and fairness of income determinations and waiting list procedures connected to The Reed and the Bedford redevelopment process.

On November 10, 2025, I received a letter from The Reed stating I was denied for being “over-income” for Bedford Dwellings at the 50% LIHTC level. The letter stated my income was calculated at \$43,512.16 against a limit of \$37,600. No income calculation, annualization method, or supporting documentation was provided.

At the time of this denial, my primary job was substitute teaching. My hours were inconsistent and determined by the school, not by me. I also had a second job at which I was scheduled infrequently. Despite this, compliance projected a 12-month income that far exceeded my actual earnings. It is unclear whether they used peak hours, assumed continued employment at both positions, or ignored irregular work patterns. This is important because fluctuating, part-time, and substitute income is common for low-wage workers, and annualization assumptions can easily result in inflated projections that disqualify applicants who are in reality under-resourced.

When I requested clarification and a breakdown of the calculation, I was told there was no appeal process for over-income applicants. I was later told the income would be recalculated, but no recalculation or written response was ever provided. When my employment ended on December 3, 2025—resulting in a significant income reduction—I notified the leasing office and requested reconsideration. Again, no response was provided.

I am also concerned that I may have been removed from a waiting list as a result of this determination without being notified or given an opportunity to contest it. If this occurred, it raises questions about the integrity of waiting list management and about procedural due process in a redevelopment context where access to replacement housing is a public obligation.

My experience points to broader systemic issues that deserve policy attention:

- projected annual income determinations that do not account for variable hourly labor and disproportionately harm substitute teachers, gig workers, and low-wage workers with inconsistent hours;
- lack of transparency in denial determinations, including refusal to share calculations;
- lack of appeals, reconsideration, or updated review after material changes in income; and
- unclear removal procedures and lack of required notice for waiting lists tied to redevelopment or public benefit programs.

If LIHTC and HACP-administered housing programs rely on assumption-based projections rather than verified earnings and provide no mechanism to contest errors or update information, then the process becomes arbitrary rather than equitable.

I respectfully ask HACP and its partners to implement:

- documented denial notices with calculations included;
- appeals or reconsideration processes for over-income determinations;
- procedures for updating applications when income changes; and
- transparent waiting list status notifications, including notice before removal.

Thank you for the opportunity to comment.

3. Megan Hammond
412-391-2535
megan@fhp.org

Good morning, Commissioners,

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

My question today is about Resolution 3 regarding the Write Off of Collection Losses for the fourth quarter of 2025.

The Write Offs are 16.74% of total rent and associated charges for the quarter. As you may remember, the industry standard for Write Offs is 4%. While Write Offs have ongoing impacts from COVID-19, in 2025, HACP's quarterly Write Offs decreased to 8.47% in the second quarter of 2025 but then ballooned to 24.00% in the third quarter.

While today's 16.74% is less than the recent high of 24.00%, I'd like to understand the specific matters that are continuing such high Write Off rates. I understand that Write Offs represent households who have been evicted or otherwise left HACP housing with owed balances. Can you specify whether the fourth quarter Write Off households are evenly disbursed in the rent collection portfolio or are the households concentrated in a small

number of properties and/or a particular type of housing subsidy? Additionally, what percentage of households do the Write Offs represent?

I understand that COVID-19 resulted in high rent owed by delinquent households due to eviction freezes. I'm interested to know how HACP and its Project Based Voucher partners engage its households in rent delinquency now to provide households with the opportunity to successfully resolve the owed monies.

My goal is to better understand the specific drivers of HACP's Write Offs greatly exceeding the industry standard of 4% as well as whether any policy or practice revisions may be needed.

Thank you to you all for your hard work.

In Person Public Comment:

2. Dave Brighan. I'm the Executive director of Lawrenceville United. We've been very focused on affordable housing and partnership opportunities abound with housing authority. Uh, for example, we're very excited about the recent acquisition in Lawrenceville by Anthony Cheoffe and his team that will bring 23 affordable units of public housing to Lawrenceville. We hope to grow our supply of public housing through projects like this in the near future. In Lawrenceville. Um, I wanted to come today just to talk about a new housing development in Lawrenceville called Albion, Lawrenceville. Albion Lawrenceville is a brand new luxury 270-unit mixed-use development in Upper Lawrenceville that will have its first move-ins in March. Thanks to Lawrenceville's inclusionary zoning policy, which we campaigned for and helped design, 27 of those units are required to be set aside at affordable prices for low-income households below 50% area median income.

These units will be exactly identical to the market rate units, down to the finishes, appliances, and access to building amenities, like a gym, a dog park, a rooftop lounge, and even a sauna. To put this in perspective, a one-bedroom inclusionary unit is renting for \$1,000 with all utilities included. This same unit, exactly identical, is being leased by Albion at market for \$3,000 per month. Not including utilities. So in short, these are very nice units. Where the housing authority comes into the picture is with housing choice vouchers. We were able to get Albion's willingness to accept vouchers and to work with us and the Fair Housing Partnership to market the inclusionary units. After doing a ton of outreach, I'm proud to share that 16 of the 27 households that were selected from a randomized lottery or voucher holders. With move-in starting in March, now is crunch time to get the mechanics of this process solidified. Inspections completed, RAFTA processed. and have contracts executed. Many developers refuse to accept vouchers because they see this process as too difficult to navigate. We have the opportunity here to show a high-profile success story that proves the counter to that. We also hope that this process will

be an opportunity for us to collaboratively consider ways to make the process more efficient.

In projects like this in the future, so that we can remove barriers for more housing providers to encourage them to participate. I want to thank, uh, Housing Authority staff, Marsha Grayson, LaShawna Hammond, and Melissa Burton who have met with us a number of times to guide us through this process and educate us. We are not at the finish line quite yet, but we are very excited to partner with the Housing Authority to get us there. And to demonstrate how utilizing vouchers can be a win-win for developers, neighborhoods, low-income households, and for the housing authority. And a model for equitable development in our city. Thank you.

RESOLUTIONS:

RESOLUTION No. 1 of 2026

A Resolution -Authorizing the Executive Director, or His Designee, to Enter into General, Electrical, Mechanical, and Plumbing Construction Contracts with CSI Construction, Sargent Electric, East End Mechanical & Plumbing, and Frederick and Son Contracting for the 10 Scattered Sites Renovation (AMP 22 and AMP 39)

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) is rehabilitating ten (10) scattered site properties located throughout Pittsburgh (Properties), which require general and structural rehabilitation to address deferred maintenance, safety concerns, and code compliance issues, and ensure these properties are safe, habitable, and suitable for current and future residents (Project); and

WHEREAS, the HACP's Modernization division, in coordination with its Asset Management and Facility Services departments, has identified the Properties in need of important renovations within its portfolio and determined the need for contractors to provide general, electrical, plumbing, and mechanical construction services to renovate the residences; and

WHEREAS, the HACP retained Fukui Architects to define a comprehensive scope of work for the Project, ensuring that all necessary general construction, electrical construction, plumbing construction, and mechanical (HVAC) construction services are included to renovate the residences for the safe occupancy of current residents and future tenants; and

WHEREAS, on September 23, 2024, the HACP advertised Invitation for Bids (IFB) #600-31-24 seeking qualified contractors for general, electrical, mechanical, and plumbing construction contractors for the Project, and the only contractor for construction

services to receive competitive bids was plumbing services, necessitating a rebid for the remaining trades; and

WHEREAS, under IFB #600-31-24, East End Plumbing and Mechanical, Inc. is the lowest responsive and responsible Plumbing Construction bidder with a bid amount of \$81,000.00; and

WHEREAS, On March 10, 2025, the HACP advertised IFB #600-31-24 Rebid, and the only construction service to receive competitive bids was general construction, necessitating a sole source procurement for the remaining trades; and

WHEREAS, under IFB #600-31-24 Rebid, CSI Construction Co., Inc. is the lowest responsive and responsible bidder for general construction services with a bid amount of \$650,000.00. The responsive and responsible sole source contractor for electrical construction is Sargent Electric in the amount of \$99,000.00, and for mechanical construction, Frederick and Son Contracting in the amount of \$81,550.00; and

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

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

Section 1. The Executive Director, or his Designee, is hereby authorized to execute a General Construction contract in the amount of \$650,000.00 with CSI Construction Co., Inc., for the rehabilitation of ten (10) scattered site residences; and

Section 2. The Executive Director, or his Designee, is hereby authorized to execute an Electrical Construction contract in the amount of \$99,000.00 with Sargent Electric, Inc., for the rehabilitation of ten (10) scattered site residences; and

Section 3. The Executive Director, or his Designee, is hereby authorized to execute a Plumbing Construction contract in the amount of \$81,000.00 with East End Plumbing and Mechanical, Inc., for the rehabilitation of ten (10) scattered site residences; and

Section 4. The Executive Director, or his Designee, is hereby authorized to execute an Mechanical (HVAC) Construction contract in the amount of \$81,550.00.00 with Frederick and Son Contracting, for the rehabilitation of ten (10) scattered site residences; and

Section 5. The total amounts authorized in Sections 1 through 4 shall be paid from Program Income and/or Moving To Work (MTW) funds.

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

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

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

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 2 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to D. R. Wesley Management Consultants Inc. for Compliance Consultant Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has identified a need for compliance reviews of its departments; and

WHEREAS, the HACP issued a Request for Proposals (RFP#125-40-25) for Compliance Consultant Services on November 3, 2025; and

WHEREAS, the HACP received six (6) proposals by the deadline; and

WHEREAS, D. R. Wesley Management Consultants, Inc. was the highest-scoring, most responsible and responsive offeror; and

WHEREAS, this procurement was conducted in accordance with applicable Federal 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 authorized to enter into a contract with D.R. Wesley Management Consultants, Inc. to provide Compliance Consultant Services; and

Section 2. The contract shall be for an initial three (3) year term, with two (2), one (1) year extension options for a total of five (5) years; and

Section 3. The total amount payable for the services shall not exceed \$558,000.00 for the full five (5) year period, and shall be 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 Charlise Smith seconded the motion. After a discussion:

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

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

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 3 of 2026

A Resolution - Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$413,736.82 from Tenant Accounts Receivable for the Months of October 2025- December 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 October 2025- December 2025 is \$413,736.82; 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 \$413,736.82, which is 16.74% of the total rent and associated charges of \$2,470,814.42 for the fourth 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 \$413,736.82 from the Tenant Accounts Receivables (TARs) balance October 2025- December 2025 is hereby ratified.

The Chair asked for a motion to approve the Resolution. Charlise Smith 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": Jala Rucker, Wasi Mohamed, Charlise Smith,
Khari Mosley and Valerie McDonald Roberts.

"NAYS": None.

The motion carried and the resolution was approved.

RESOLUTION No. 4 of 2026

A Resolution – Adopting Policy Updates to the Housing Authority of the City of Pittsburgh Employee Handbook

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to comply with all applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, the HACP has determined that certain updates to the current Employee Handbook, are necessary to maintain continued compliance with applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, makes it necessary to establish the Artificial Intelligence Policy effective immediately to ensure HACP’s compliance with the rules, regulations, and guidelines of the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the HACP has determined this policy addition to the current Employee Handbook is necessary to maintain continued compliance with applicable federal, state and local laws, rules, regulations, and HUD guidelines, and adding the Artificial Intelligence Policy is essential.

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

Section 1: That the Housing Authority of the City of Pittsburgh authorizes the Executive Director or his designee to take any such action to implement, modify or amend provisions of the Employee Handbook to reflect the aforementioned Artificial Intelligence Policy to ensure consistency with changing state, federal, or local laws and regulations effective immediately.

Section 2: The updates to the HACP Employee Handbook, referenced above, are hereby adopted in their entirety and supersede or serve as additions to the policies in the Employee Handbook, previously approved according to Resolution Number 54 of September 2022.

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”: Jala Rucker, Wasi Mohamed, Charlise Smith,
Khari Mosley and Valerie McDonald Roberts.

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 5 of 2026

A Resolution -Authorizing the Executive Director or his Designee to Enter into Contracts for Insurance and to Pay Insurance Premiums and Deductibles

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by both 24 C.F.R./2 CFR 200 Section 965.201 et seq. and its Annual Contributions Contract (ACC) with the United States Department of Housing and Urban Development (HUD) to have insurance coverage; and

WHEREAS, the HACP issued a Request for Proposals (RFP) for insurance coverage in the following areas: boilers, directors and officers, fiduciary, auto liability, auto physical damage, property, general liability and cyber; and

WHEREAS, the HACP obtained insurance premium quotes for certain deductible levels in the above referenced areas for coverage beginning January 1, 2026 and ending January 1, 2027, with the exception of a three (3) year term for environmental (expiring January 1, 2029), and now recommends that the HACP accept insurance contracts with those terms with the Housing Authority Insurance Group (HAIG) and Gallagher Risk Management Services, Inc. (Gallagher/Chubb).

WHEREAS, the HACP has determined that the premiums referenced in Exhibit A are reasonable; and

WHEREAS, the Executive Director and Chairperson of the Board of Commissioners approved Contracts for Insurance and to Pay Insurance Premiums and Deductibles for coverage for 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 pay to HAIG and Gallagher/Chubb all required premiums for insurance coverage and to enter into contracts with HAIG and Gallagher/Chubb for the insurance coverage itemized on Exhibit A attached hereto, i.e., for insurance coverage in the areas of cyber, boilers, directors and officers, fiduciary, auto liability, auto physical damage, property and general liability for coverage from January 1, 2026 through January 1, 2027, with the exception of a three (3) year term for environmental (expiring January 1, 2029); and

Section 2. The Executive Director, or his Designee, is also authorized to pay deductibles and retentions, including those in excess of \$50,000, applicable to those insurance policies as required; and

Section 3. The Insurance Premiums and Deductibles 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 Charlise Smith seconded the motion. After a discussion:

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

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

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 6 of 2026

A Resolution - Adopting a revised Housing Authority of the City of Pittsburgh Procurement and Disposition Policy

WHEREAS, the Department of Housing and Urban Development (HUD) Handbook 7460.8 REV2 Section 2.2 states that public housing authorities such as the Housing Authority of the City of Pittsburgh (HACP) are required to establish and follow a written procurement and disposition policy that is consistent with 24 CFR 85.36; and

WHEREAS, the HACP is required to comply with all applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, the HACP has determined that revisions to the current Procurement and Disposition Policy are necessary to improve clarity of the Procurement and Disposition

Policy and maintain continued compliance with applicable federal, state, local laws, rules, regulations, and guidelines.

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

Section 1: The updated Housing Authority of the City of Pittsburgh Procurement and Disposition Policy referenced above, is hereby adopted in its entirety, and replaces the Procurement and Disposition Policy which was previously approved pursuant to Resolution Number 58 of 2024.

The Chair asked for a motion to approve the Resolution. Charlise Smith 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”: Jala Rucker, Wasi Mohamed, Charlise Smith, Khari Mosley and Valerie McDonald Roberts.

“NAYS”: None.

The motion carried and the resolution was approved.

RESOLUTION No. 7 of 2026

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract Amendment with Access Information Protected to provide file storage, file tracking, and file shredding services Authority-wide

WHEREAS, on July 24, 2014, pursuant to Board Resolution #22 of 2014, the Housing Authority of the City of Pittsburgh (HACP) entered into a Professional Services Agreement with Business Records Management for file storage, file tracking, and file shredding; and

WHEREAS, over the course of the contract, the number of departments and/or sites utilizing file storage, file tracking and file shredding services was greater than originally projected; and

WHEREAS, a contract amendment to increase the dollar amount of the contract by 20% to prevent interruption in file storage, file tracking and file shredding services was executed on August 1, 2017; and

WHEREAS, an additional modification is needed to prevent interruption of services while a new procurement is completed; and

WHEREAS, through a series of corporate actions beyond the control of the HACP, Access Information Protected has assumed provision of services under the contract; and

WHEREAS, on March 22, 2018, pursuant to Board Resolution #13 of 2018, the HACP entered into an amendment to the contract with Access Information Protected for file storage, file tracking, and file shredding services to increase the contract amount by \$8,990.70 with the amended total contract amount not to exceed \$93,812.17; and

WHEREAS, through Board Resolution #37 of July 22, 2021, a contract amendment was approved to increase the dollar amount of the contract by \$8,990.70 to \$102,802.87 to prevent interruption in file storage, file tracking, and file shredding services; and

WHEREAS, though Board Resolution #70 of October 28, 2021, a contract amendment was approved to increase the dollar amount of the contract by \$35,000.00 to \$137,802.87 to prevent interruption in file storage, file tracking, and file shredding services; and

WHEREAS, through Board Resolution #42 of September 22, 2022, a contract amendment was approved to increase the dollar amount of the contract by \$35,000.00 to \$172,802.87 to prevent interruption in file storage, file tracking, and file shredding services; and

WHEREAS, through Board Resolution #13 of February 23, 2023, a contract amendment was approved to increase the dollar amount of the contract by \$50,000.00 to \$222,802.87 to prevent interruption in file storage, file tracking, and file shredding services; and

WHEREAS, through Board Resolution #11 of February 24, 2024 a contract amendment was approved to increase the dollar amount of the contract by \$100,000.00 to \$395,043.27 to prevent interruption in file storage, file tracking, and file shredding services; and

WHEREAS, through Board Resolution #15 of February 27, 2025 a contract amendment was approved to increase the dollar amount of the contract by \$100,000.00 to \$495,043.27 to prevent interruption in file storage, file tracking, and file shredding services; and

WHEREAS, an additional modification is needed to prevent interruption of services while electronic conversion of the files is completed.

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 a contract amendment to the contract with Access Information Protected for file storage, file tracking, and file shredding services to increase the contract amount by \$300,000; and

Section 2. The amended total contract amount shall not exceed \$795,043.27; and

Section 3. 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 Charlise Smith seconded the motion. After a discussion:

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

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

“NAYS”: None.

The motion carried and the resolution was approved.

NEW BUSINESS: No New Business

EXECUTIVE REPORT: Caster Binion addressed the Board and stated that the Board had been provided with the Operations and Executive Report

We're in 2026. We have so many accomplishments, it's hard to talk about all of them, because every field that we have an operation has improved. Just some of them. For example:

Maintenance: 34,000 work orders. That we closed last year?

Deals, development deals: We almost average I'd like to say every 90 days we had a groundbreaking.

Ribbon cutting: because our unique Gap Finance program that was created here in the city of Pittsburgh.

Workforce: Did you hear the numbers in workforce? But we really don't know that most of those jobs are average about \$25.00/hour. And those are long-term work programs, especially one with CVS. We're very proud of that one. I think one time we had maybe.

Well, like, how many people stand in line trying to sign up?

We have graduated over 15 classes. And it felt good when I go to the pharmacy to pick up my medicine to know that person standing across from me, I made a difference through the Housing Authority, I made a difference in their life.

Home ownership. Our goal was 20. What did we do? 41, 42?

41. These are people and families that have an opportunity to grow and create something for their family, create equity in their house...you know, the American dream will happen when you buy a house. Then when your kid's ready to go to school, guess what? You go, and you borrow against your house so you can be able to finance your child to go to college. A rent collection. As they said, we are above the national standards. According to our peers. You know, everyone is at 20-21%, but 19%, but we're below that number.

Landlord relationship. We have great. uh, relationship with our landlords. We have about 20 who participate. We listen to them, we adapt to some of their concerns, and we made significant improvement in that program. Landlord relationship, great deal. Decreased the the time of processing contracts in the HCV program. This means we getting families into houses in a faster manner. We have moved over 500 residents into new homes.

Now, take into consideration that you normally have about 40 move-outs per month, so this is net gain of 500 plus. Uh, the 47 that we put in home ownership and also, our public housing program.

IT protection: Everyone wants to find out how we do that.

We have partners, our local partners. When they get in trouble in IT? They don't call the IT people, they call HACP IT. Because that's the relationship that we have with our partners. We are one of the first housing authorities to implement AI. I know everyone's scared of AI. But we have found a way to tame AI. To maximize. our processing and maximize how we can provide services and faster, streamlined process to our clients.

Reduction in crime: Yeah, I can't really go back and tell you how much crime we used to have in public housing.

I noticed there's still a stigma. associated with crime, but in reality, it's a reduction, you know, due to our public safety department and our partners with the police department, and also our guards.

Auditing: We probably spend over \$20 million last year. But you know what? The auditors came in and said every penny is counted for.

There's always some issues with the money. There's no issue with the money at HACP. Every penny is accounted for.

Self-sufficiency. To improve families. This is where our driver education program, our after-school programs come in. And the opportunity to... our core goal... is to create self-sufficiency for people so they can move forward in life and provide protection for their family.

We're doing an excellent job, because we are the standard for the nation. We continue to be above the national standards in every area of operation or everything that we do. We are the gold standard for Public Housing and for this industry.

Thank you. For your support for 2025. Great job, staff, we got to stand them, give yourself a hand.

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.

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

A handwritten signature in blue ink that reads "Amy L. Shaffer". The signature is written in a cursive style with a large initial 'A'.