

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS SPECIAL MEETING
MEETING MINUTES
February 26, 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, February 26, 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 Commissioners in attendance were Mr. Wasi Mohamed, Ms. Jala Rucker, Ms. Charlise Smith, Mrs. Valerie McDonald-Roberts, and Ms. Janet Evans. Attending the meeting via Zoom Webinar was Mr. Khari Mosley and Ms. Tammy Thompson. A Quorum was met.

Next, the Chair noted that the Board members previously received a copy of the January 22, 2026, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion.

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

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

“NAYS”: None.

The Minutes were approved.

ACTIVITY REPORT

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

February Happy Black History Month 100 year celebration

~HUD assistant..., DEPUTY secretary and regional administrator, Joe DeFelice visited Bedford Dwellings to meet with Mr. Binion and staff to discuss the agency’s awesome strides with workforce development and advancement of providing affordable housing using HCV funds creatively and compliance driven. Choice, and homeownership updates and our best in class - Section 3 and GAP funding program along with success stories about resident developers and homeowners. My favorite part of the follow up email . . . Quote...”We don’t see many PHAs anywhere close to as successful as HACP is with the

program, so just trying to pick your brain for best practices You all are the best! Looking forward to seeing you in April.”

-In June, Mr. Binion and select HACP staff have been invited to Texas to be a part of the US Housing and Community Development, and Exposition conference with HUD secretary Scott Turner. The conversations and sessions will discuss innovative ways to develop and deliver affordable housing, housing for the homeless and Choice models. As mentioned in the Case Study showcasing development in Pittsburgh featured in Tax Advisor Magazine is the HACP 's partnership with the URA and others to re-imagine housing in downtown Pittsburgh and continue our mission to maintain affordable housing for the residents that we serve. Currently we have provided HACP Gap Financing Loans totaling \$17.5M for 7 downtown projects as of today ...that means 286 PBV's units at rents of roughly \$1000 a unit. Without the GAP program, PBV's downtown would be double the amount. The Total development costs for the seven downtown projects is approximately \$237M The HACP typically pays \$500,000 for a unit we're doing them through GAP at roughly \$70-\$100,000 per unit.

~HACP /CS / Cyberbus and CAC crew are gearing up with a NFL draft event on Friday April 24th in conjunction with ACH clear pathways. The event will feature a citywide tailgate with a workshop forum for youth about careers in sports and entertainment. We will also announce the winners of the HACP/CS:CAC Madden tournament ... as well as a big card that that's being designed by the ACH Clearpathways art students to be signed by everyone, thanking the Legendary Coach Mike Tomlin for his years of service.

~Tonight, the Workforce on Wheels CB will be showcased outside of Acrisure stadium with our partner Master Builders Association , national event Evening of Excellence.. with over 2000 attendees from the Construction, development, architectural and trades world.

~We celebrated the ground breaking of Cliffside Overlook Apartments honoring our long standing partnership and partner, Ms. Tyian Battle CEO of ACH Clearpathways, and female minority owner of Half the Battle development. Look for 4 affordable townhomes coming to the Hill District!

~Bi Annual meeting with District Attorney Zappala regarding our programs and senior safety initiatives took place. Keep an eye out for Wireless Sr. Safety system with lanyard Cameras. This Pilot is in the works, and it will allow residents to have video in their homes and with them with their permission, 24/7.

~In closing our pest control crew is AWOL ... looking for Punxsutawney Phil talking about more winter weather. An update on our snow removal 24/7 effort. Shout out to 7 site managers; 25 Resident Relations staffers; 55 laborers and janitors, one back hoe driver treated streets and sidewalks, with 10 tons of calcium, 200 tons of rock salt distributed prior information to 2000 residents about snow removal. The OSS and HCV were virtually accessible with a QR code, from CA and IT. The HACP maintained accessibility and safety

across its portfolio of 2433 units and touched base with our mixed finance partners to make sure they were prepared. GH owl laid an egg Tuesday ... in the pear... oops the pine tree!!!!

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": Valerie McDonald Roberts, Charlise Smith, Wasi Mohamed, Khari Mosley, Jala Rucker, Tammy Thompson, and Janet Evans.

"NAYS": None.

The Activity Report was approved.

PUBLIC COMMENTS:

1. Written Public Comments:

1. Rachel Turner

(412) 275-7969
godschild9954@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

I feel that the city of Pittsburgh should make ready affordable housing for people with disabilities. Especially those who never received any housing and public housing. And make it for American citizens not immigrants for illegals and everyone But a Black American woman who grew up here.

RESOLUTIONS:

RESOLUTION No. 8 of 2026

A Resolution - Authorizing the Executive Director, or his Designee, to Enter Into an Electrical Construction Contract with Sargent Electric, Inc. for the Bedford Dwellings Primary and Secondary Electrical Isolation Project

WHEREAS, the Bedford Dwellings Choice Neighborhoods initiative (CNI) redevelopment of the Housing Authority of the City of Pittsburgh (HACP) is a multi-phase, decade-long transformation, with full completion projected for September 2032, which includes replacement of the 98 existing public housing units located at Somers Drive site with high-quality, mixed-income replacement housing (Phase III); and

WHEREAS, Phase III, which includes the demolition of the public housing units at Somers Drive area, requires the isolation of the primary and secondary electrical systems to ensure a safe, code-compliant demolition of Somers Drive while maintaining full operation of the Bedford EnVision Center, Bedford Boiler House, and the Chauncey Drive public housing buildings (Demolition-Related Utility Relocation); and

WHEREAS, the existing utilities at Bedford Dwellings are master-metered, and the HACP has determined that the separation of primary and secondary electrical systems is necessary to facilitate a safe and successful Demolition-Related Utility Relocation (Bedford Dwellings Primary and Secondary Electrical Isolation Project); and

WHEREAS, the HACP retained Fukui Architects to define the scope of work necessary to fully separate electrical utility services for the Bedford EnVision Center, Bedford Boiler House, and the structures located on Chauncey Drive from those located on Somers Drive; and

WHEREAS, on October 10, 2025, the HACP advertised Invitation for Bids (IFB) No. 600-35-25, titled Bedford Dwellings AMP-02 Primary and Secondary Electrical Isolation, seeking qualified electrical contractors for the project; and

WHEREAS, despite outreach to forty-five (45) contractors and multiple bid due date extensions, only one bid was received; and

WHEREAS, the HACP reviewed the sole bid submitted by Sargent Electric, Inc. in the amount of (\$84,669.00) and determined that the bid is responsive, the contractor is responsible and qualified, and the bid price is fair and reasonable based on the project scope, independent cost estimates, and prevailing market conditions; and

WHEREAS, the HACP has determined that award to the sole bidder is in the best interest of the HACP and rebidding the project would likely result in unnecessary delays impacting resident safety and the overall CNI redevelopment and Phase III timelines; and

WHEREAS, the procurement was conducted in accordance with applicable federal, state, and local laws 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 Executive Director, or his Designee, is hereby authorized to execute an electrical construction contract with Sargent Electric, Inc. in the amount of Eighty-Four Thousand Six Hundred Sixty-Nine Dollars (\$84,669.00) for the Bedford Dwellings Primary and Secondary Electrical Isolation Project; and

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

The Chair asked for a motion to approve the Resolution. Charlise Smith made a motion to approve the Resolution. Jala Rucker seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 9 of 2026

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract with Garland/DBS, Inc. through OMNIA Partner’s Cooperative Purchasing Program for Roof Replacement Phase I at Northview Heights, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has conducted assessments of roofing systems at Northview Heights and determined that multiple low-slope roofs have exceeded their warranty life expectancy and exhibit age-related deterioration that compromises building performance and asset preservation; and

WHEREAS, based on these findings, the HACP developed a phased approach for the Northview Heights Roof Replacement Project, with Phase I focused exclusively on the replacement of identified low-slope roofing systems at Buildings 29, 30, 38, 40, 42, 43, 55, 56, 57, 62, 74, 76, and 80; and

WHEREAS, the HACP is a participating member of OMNIA Partners, Public Sector, and Garland/DBS, Inc. holds an active, competitively procured master agreement administered by OMNIA Partners under the Master Intergovernmental Cooperative Purchasing Agreement (MICPA No. PW1925); and

WHEREAS, the HACP desires to utilize Contract PW1925, a cooperative purchasing contract for roofing and waterproofing work that allows the Authority to procure roofing materials, roof replacement and repair services, waterproofing systems, and related products and professional services from Garland/DBS, Inc. through OMNIA Partners, in the amount of \$5,673,257.00; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations, and 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 Executive Director or his Designee is hereby authorized to purchase Roofing services that cover materials, replacement, repair, and waterproofing utilizing the existing contract with Garland/DBS, Inc. through OMNIA Partners' cooperative purchasing program for Roof Replacement Phase I at Northview Heights in the amount of \$5,673,257.00; and

Section 2. The amount shall 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 to approve the Resolution. Charlise Smith seconded the motion. After a discussion:

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

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

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 10 of 2026

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

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 80 of 2024 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for 120 Cecil

Way, an office-to-residential conversion development located at 120 Cecil Way in the Downtown neighborhood, which provides ninety-seven (97) units of low-income affordable housing (Project), and authorized the HACP to enter into underwriting negotiations via Allies & Ross Management and Development Corporation (ARMDC) with the Project's owner entity, BC Cecil Way LLC (Owner Entity); and

WHEREAS, the HACP Board Resolution No. 83 of 2025 authorized the granting of \$3,050,000 of MTW Gap Financing funds to the ARMDC for the issuance of a construction and permanent loan to the Owner Entity for the Project, which will be repaid through the Project's cash flow; and

WHEREAS, the Project applied for a four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in March 2025; and

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

WHEREAS, the HACP and its instrumentality, the ARMDC, conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

WHEREAS, due to a combination of market factors, including high interest rates and rising construction costs, the Project is requesting an increase in MTW Gap Financing funds in the amount of \$1,850,000 to address the financing gap created by these factors; and

WHEREAS, the HACP will grant an increase of MTW Gap Financing funds to the ARMDC in the amount of \$1,850,000, which would result in a total commitment of \$4,900,000 to the Project; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the final approval of the Project by the U.S. Department of Housing and Urban Development (HUD).

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

Section 1. The Executive Director or his Designee is hereby authorized to grant the ARMDC an increase of MTW Gap Financing funds in the amount of \$1,850,000, which would result in a total commitment of \$4,900,000 to the Project which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute, and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

The Chair asked for a motion to approve the Resolution. Jala Rucker made a motion to approve the Resolution. Charlise Smith seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 11 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Grant Funds to ARMDC for Preparatory Site Work for the Bedford Dwellings Phase III Redevelopment

WHEREAS, the Allies & Ross Management and Development Corporation (ARMDC), an instrumentality of the Housing Authority of the City of Pittsburgh (HACP), and its co-developer, Trek Development Group (Co-Developer), have formed a joint venture, which has been approved as Housing Implementation Entity by U.S. Department of Housing and Urban Development (HUD) to replace the Bedford Dwellings public housing (411 units) with 823 units of mixed-income housing developments as part of the Bedford Dwellings/Hill District Choice Neighborhoods Implementation Grant (CNIG) housing plan by 2032 (CNIG Housing Plan); and

WHEREAS, the CNIG Housing Plan calls for the development of 65 units of affordable housing on a 4.08-acre HACP-owned land, also known as the Somers Drive, as the third phase of the Bedford Dwellings redevelopment (Phase III); and

WHEREAS, the Phase III site has significant challenges due to the factors such as undermining, steep slopes, and vacant structures and the HACP and the ARMDC intend to proceed with early site work to address the challenges of the site to make it a clean, safe, and buildable site in advance of the mid-year financial closing to significantly reduce project schedule, construction cost inflation, and investors’ financing costs. The HACP

and the ARMDC intend to contract with the Co-Developer, for mine grouting, mass grading, building demolition, EnVision Center modifications, and related activities (Early Clean & Buildable Site Work) subject to authorization from HUD Office of Public Housing Investments and HUD Office of Recapitalization; and

WHEREAS, the HACP will grant to the ARMDC an amount not to exceed \$8,690,485 (Eight Million Six Hundred and Ninety Thousand Four Hundred and Eighty Five dollars) for the ARMDC to enter into an additional services loan agreement with the Co-Developer to conduct the Early Clean & Buildable Site Work (Pre-closing Additional Services Loan Agreement).

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

Section 1. The Executive Director or his Designee is hereby authorized to grant the ARMDC a total amount not to exceed (Eight Million Six Hundred and Ninety Thousand Four Hundred and Eighty Five dollars) \$8,690,485 for Phase III's Early Clean & Buildable Site Work, which shall be paid from Moving to Work (MTW) or Program Income funds; and

Section 2. The Executive Director or his Designee is hereby authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain HUD's approval to carry out Phase III's Early Clean & Buildable Site Work contemplated herein; and

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

The Chair asked for a motion to approve the Resolution. Tammy Thompson made a motion to approve the Resolution. Charlise Smith seconded the motion. After a discussion:

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

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

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 12 of 2026

A Resolution - Authorizing the Reservation of Funds and the Negotiation for the Potential Acquisition of Homewood House Apartments

WHEREAS, Homewood House Apts LLC, (HHA) a Delaware limited liability company, owns certain real property located at 7130 Frankstown Avenue, Pittsburgh, Pennsylvania 15208, upon which is an approximately 100-unit multifamily affordable housing complex known as Homewood House Apartments (the "**Property**"); and

WHEREAS, the HHA is part of an affiliated group of entities owned or controlled by Mark Silber ("**Silber**"), and on or about August 1, 2024, Silber pled guilty to crimes related to an extensive multi-year conspiracy to fraudulently obtain multimillion-dollar loans on commercial and multifamily properties; and

WHEREAS, the Property is encumbered by a first-priority mortgage in favor of the Federal National Mortgage Association ("**Fannie Mae**"); and

WHEREAS, Fannie Mae obtained a foreclosure judgment against the Property, and the foreclosure court appointed Sal Thomas, CPM of Tarantino Properties, Inc., a Texas corporation, as the receiver for the Property; and

WHEREAS, Fannie Mae's legal filings allege that the Property failed a U.S. Department of Housing and Urban Development (HUD) inspection, which revealed that the Property has fallen into disrepair; and

WHEREAS, the City of Pittsburgh (the "**City**"), the Urban Redevelopment Authority of Pittsburgh (URA), and the Housing Authority of the City of Pittsburgh (HACP) desire for the Property to be revitalized and maintained as affordable housing; and

WHEREAS, the City and the URA have informed the HACP that either the City or the URA may use its power of eminent domain to acquire the Property; and

WHEREAS, if the Property is acquired by the City or the URA, or otherwise becomes available for purchase, the HACP desires to express its intent to acquire the Property from the URA or the City or otherwise, for a price up to the Property's appraised fair market value (the "**Acquisition**"); and

WHEREAS, the Acquisition will be contingent upon the successful negotiation of a Purchase and Sale Agreement (the "**PSA**"), and the HACP's sole determination that the revitalization and operation of the Property is economically feasible; and

WHEREAS, to evidence its intent to enter into negotiations for the Acquisition, the HACP desires to approve an internal reservation of up to Five Million Dollars (\$5,000,000) (the "**Acquisition Funds**"), for the acquisition of the Property; and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the HACP to ratify all lawful actions taken related to the Acquisition and all other matters set forth herein to date.

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 are hereby incorporated herein; and

Section 2. The Board of Commissioners of the HACP hereby approves the internal reservation of the Acquisition Funds to evidence the HACP's intent to enter into negotiations for the Acquisition; and

Section 3. The Executive Director of the HACP, or any such other officers of the HACP as the Executive Director shall so designate, or any or all of them (collectively, the "**Authorized Officers**"), may take such actions in connection with the internal reservation of the Acquisition Funds, the negotiation of a PSA, and the potential Acquisition as the Authorized Officers deem necessary, advisable, or appropriate. The PSA and the final terms of the Acquisition shall be subject to the review and approval of the Board of Commissioners of the HACP by a separate resolution prior to the execution and delivery of such PSA and the closing of the Acquisition; and

Section 4. The Authorized Officers are hereby further authorized, empowered, and directed to take such other actions, from time to time, in connection with the intended 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 5. The Authorized Officers are hereby authorized and directed to take on behalf of the Authority all further actions that may, in the reasonable discretion of the Authorized Officers, be necessary, advisable, or appropriate in connection with the negotiation of the PSA, or any of the transactions contemplated thereby; and

Section 6. 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 this Resolution and the consummation of the matters set forth herein, including payment of any fees, costs, expenses, assessments, and/or taxes in connection with the foregoing.

Discussion:

Valerie McDonald-Roberts - Just wanted to make sure that and thank Councilman Mosley. For pushing this forward, I remember when that building was built, and it was one of the nicer buildings to be in, and to see it go downhill like this is disgusting.

Also to note that, Councilman, that you we have your commitment. that once| if indeed, once this is done, that you will take care of the surrounding social components.

Because this area is not a good area. It's not a safe area right now. Not at all. So, I just wanted to make sure that we take care of not just the building, but you've got to deal with the surroundings as well.

Wasi Mohamed: Thank you. I echo the importance of, you know, addressing the entire corridor. We actually have a working group that we started a few months ago, which includes public safety, PLI, and fire. Um, as well as social service agencies to begin to address the multi-layered challenges that really impact right at the intersection of Frankstown and Homeless.

Councilman Mosley: I first want to thank the Gainey administration, uh, you know, for their work in really, you know, assisting me in getting this started. You know, I want to thank them for their willingness to prioritize this in their transition conversations with the O'Connor administration and to thank the O'Connor administration for truly taking this as seriously, you know, as the Gainey administration is, and I can't thank the O'Connor administration enough for just jumping into this full bore as a partner and being fully committed to seeing this effort through. Also, you know, finally, obviously thanking Director Binion and the entire staff over at the Housing Authority for again being willing to be a part of this extraordinary step, a very admittedly extraordinary step to enforce eminent domain. But we think it is a necessary step to take. To prevent any displacement from the 100-plus units, the residents that live in the 100-plus units in the building, to preserve that as affordable housing in the perpetuity, and then protecting that property from falling into the hands of another bad actor. And as we heard in the very voluminous reading of this particular resolution with the bad actors that were in control, you know, of this building and had a negative impact on the lives of so many people.

But lastly, I do want to thank the residents of the Homewood House who I have had an opportunity to spend a lot of time with over the last two (2) plus years. When I was a councilman-elect, I had my first meeting with them, raising the issues about what was going on in the building and sharing their frustrations and their anxiety. Um, so without them, you know, I wouldn't have the true grassroots support needed to really move this forward and know that the residents of the building who are the most important folks in the entire conversation.

Thank you. To know they are 100% behind us. We had a meeting in December a couple months ago, and they expressed their full support, you know, for this effort. So again, I want to thank everyone involved. This is a team effort, and it takes that type of innovative collaboration, as they say.

The Chair asked for a motion to approve the Resolution. Khari Mosley made a motion to approve the Resolution. Jala Rucker seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 13 of 2026

A Resolution - Authorizing Funding for Multi-Year Purchases of Fleet Vehicles and the Purchase of a Case TV450B Compact Track Loader

WHEREAS, the ability of the Housing Authority of the City of Pittsburgh (HACP) staff to efficiently process resident needs, manage properties, and deliver the core mission depends on operating modern, efficient vehicles capable of carrying the necessary materials and completing all required functions; and

WHEREAS, the HACP has determined that it is necessary to replace aging vehicles in its fleet and to purchase a Case TV450B Compact Track Loader to support operational needs throughout the authority; and

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

WHEREAS, all vehicles and equipment will be purchased using pre-approved government contracts (Cooperative Agreements) to ensure we maximize value for 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 approve the funding of \$2,462,370.00 over the next three (3) purchase cycles as the vehicles can take a over a year to make and deliver; and

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

The Chair asked for a motion to approve the Resolution. Janet Evans made a motion to approve the Resolution. Tammy Thompson seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 14 of 2026

A Resolution – Amending Resolution No. 39 of 2025 and Re-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 Eight (8) Vacant Properties

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 84 of 2022 approved the creation of the Surplus Property Sales (SPS) Program to dispose of HACP-owned vacant properties that were never utilized and developed for public housing (HACP Surplus Properties); and

WHEREAS, the HACP Board of Commissioners previously approved Resolution No. 39 of 2025, which authorized the disposition of eight (8) HACP Surplus Properties; and

WHEREAS, pursuant to that authority, the HACP submitted a formal disposition application to the United States Department of Housing and Urban Development (HUD) Special Application Center (SAC) for review on May 7, 2025; and

WHEREAS, following the HUD SAC review, the HACP is required to update its disposition process to ensure compliance with federal regulations based on specific reviewer comments; and

WHEREAS, per HUD SAC reviewer requirements, the HACP must perform additional resident consultation and dispose of the properties via a public bid process rather than the previously proposed private sale to adjacent property owners; and

WHEREAS, the HACP is now required to sell the eight (8) HACP Surplus Properties at 100% of the Fair Market Value (FMV), totaling \$106,000, as the previous 10% of FMV proposal did not meet HUD’s “commensurate public benefit” criteria for below-market sales; and

WHEREAS, the HACP intends to utilize any proceeds from these sales for the management and development of low-income affordable housing; and

WHEREAS, the HACP has determined that the disposition aligns with both the 2025 and 2026 Moving to Work (MTW) Plans and remains 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, reflecting the public bid process, additional resident consultation, and the full Fair Market Value (FMV) pricing, necessary to obtain approval for the proposed disposition; and

Section 2. Upon approval by HUD, the Executive Director or his Designee is hereby authorized to dispose of the Properties via public bid at FMV determined by third-party appraisal, in accordance with HUD’s request unless HUD permits a lower price if there are no competitive bidders at FMV; 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 Chair asked for a motion to approve the Resolution. Janet Evans made a motion to approve the Resolution. Khari Mosley seconded the motion. After a discussion:

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 15 of 2026

A Resolution - Extending the term of Caster D. Binion as the Executive Director of the Housing Authority of the City of Pittsburgh for three months with an option to extend the term as set forth in a Fifth Amended Employment Agreement

WHEREAS, the Amended and Restated By-Laws (“By-Laws”) of the Housing Authority of the City of Pittsburgh (HACP or the Authority) govern the operation of the Board of Commissioners (“Board”) and the Board’s appointment of the Executive Director; and

WHEREAS, Section 4.01 of the By-Laws states in pertinent part: “the Authority shall have an Executive Director appointed by the Board, who shall serve as the senior management officer of the Authority subject to the policies and decisions of the Board; and

WHEREAS, Section 4.02 of the By-Laws provides that “[t]he Executive Director shall be appointed by the Board and shall have general supervision over the administration of the business and affairs of the Authority, subject to the direction of the Board. The Executive Director shall be charged with the development and management of the public housing communities of the Authority. The Executive Director shall be authorized to execute and deliver all contracts, deeds, and such other instruments as may be authorized by the Board; and

WHEREAS, Caster D. Binion (“Mr. Binion”) has served in the position of Executive Director of the Authority since February of 2013; and

WHEREAS, Mr. Binion has expressed his intention to retire from his employment with the Authority on a mutually agreeable date to be determined; and

WHEREAS, a task order was initiated to provide the Board the opportunity to engage directly with Gans, Gans and Associates, executive recruiters, to assist in the identification and evaluation of potential candidates to serve as the new Executive Director; and

WHEREAS, the Board’s intention is to have a new Executive Director in place in the next three (3) to six (6) months; and

WHEREAS, Mr. Binion and the Board have agreed and determined that it is in the best interest of the Authority for Mr. Binion to continue his employment at the Authority and in the position of Executive Director of the Authority for an additional period of time under terms and conditions which are set forth in a Fifth Amended Employment Agreement.

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

Section 1. The Employment Agreement between the Authority and Mr. Binion is hereby amended and extended for three (3) months to cover the period from April 1, 2026 through June 30, 2026, with an option to extend the agreement for additional three month intervals pursuant to the terms and conditions set forth in the Fifth Amended Employment Agreement, effective February 26, 2026.

The Chair asked for a motion to approve the Resolution. Janet Evans made a motion to approve the Resolution. Khari Mosley seconded the motion. After a discussion:

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

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

“NAYS”: None.

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.

So, what I have to say now is that there's a whole lot of impact; from the board, the Housing Authority, and the residents and the city that we made on the city of Pittsburgh. I am still going to be here to finish on my legacy. I think it's very important that some things I need to close. I want to thank the board to give me an opportunity to work with my staff to complete some of these big things that we're doing.

And my wife wanted to thank the board. So, it's I don't want people to get confused about this process. You know, I've been here for a long time. You know, we work as a family.

We did big things. But you know, time. comes. Well, you have to make a decision. My family and I made this decision. So do not get it confused. Thank you.

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 Valerie McDonald-Roberts made motion to adjourn and Jala Rucker seconded the motion.

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

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

"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".