

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
JUNE 25, 2026
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, June 25, 2026, Via Zoom Webinar @ 10:30 a.m.

The Commissioners in attendance via Zoom Webinar were Ms. Jala Rucker, Mr. Wasi Mohamed, Ms. Charlise Smith, Mrs. Valerie McDonald-Roberts, and Ms. Tammy Thompson. Mr. Khari Mosley and Ms. Janet Evans were not in attendance. A Quorum was met.

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

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

“AYES”: Khari Mosley, Jala Rucker, Valerie McDonald-Roberts
and Tammy Thompson.

“Nays”: None.

The Minutes were approved.

ACTIVITY REPORT

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

~Over 150 nationwide PHA EDs, staff and various national city development teams attended the National community development association conference and visited our Bedford Choice location. The visit included a discussion and presentation/tour citing the HACP reimagining affordable housing communities and opportunities for the residents of the City of Pittsburgh.

~Mayor Corey O’Conner, City Councilman Wilson, the NVH senior TC leadership and HACP Commissioner McDonald-Roberts joined the HACP for A “Remember The Time Event” ..featuring a memorabilia time capsule that was buried in the ground at the construction site of the new NVH mid-rise. The capsule will be unearthed, 50 years from now. The Future mid-rise will house 48 units of affordable 1-2 bedroom apartments for seniors relocating from the existing Highrise, which is scheduled to come down as soon as the new one is completed in 2027

~We toured the active construction of the newest Pittsburgh Scholar House (PSH) location, Woodlawn lofts, Hazelwood Green phase one - opening this fall. A journey that we have been involved with for 6+ years. Vision takes patience, time, and persistence. PSH is currently powered by 78+ voucher's from the HACP. The HACP is assisting with a number of marketing and recruitment events with PSH.

~The Ebenezer Outreach Ministries (EOM), in partnership with CVS and the HACP, celebrated the graduation of cohort 32 from its Pharmacy Technician workforce program. Mr. Binion delivered the keynote address. The graduation reflects the continued success of a partnership that is creating real workforce opportunities for Pittsburgh residents. Through the three-year collaboration, CVS, HACP and EOM have helped 220 students graduate. The partners have created resident training pathways that are built to equip them with skills for employment and long-term career growth. EOM also launched their Summer, Learn & Earn Program... made possible through the collaborative efforts of the HACP, McAuley Ministries, CVS Health, United Way, and Partners4Work. Together, CVS, Ebenezer, and HACP have established programs and a WITC with the potential to serve hundreds of teenagers and young adults year-round.

~The HACP Resident Sustainability Manager Lloyd Wilson, Jr. one of three Pittsburgh area leaders recognized at Ebenezer Missionary Baptist Church for their contributions towards social justice. Mr. Wilson was recognized for connecting residents with life-changing career opportunities, working with CVS and Ebenezer Outreach Ministries.

~ And a shout out to our newest partner In ...Health !!! Metro Community Health Center. We can't wait to tell you more about our collaboration and the creative healthcare/food rollouts being innovated throughout the City of Pittsburgh. These ideas are in conjunction with the vision of state DHS Secretary, Val Arkoosh...prescribing health and food as medicine.

~The Cheryl Gainey wellness center gets the final Spotlight with the Allegheny Dwellings OST program, Long Term fitness and their coach Myrae Lee. Ms. Lee a former resident of Allegheny Dwellings with a bachelor's degree in early learning and a minor in psychology from Carlow University. She's pouring education, fitness, physical and behavioral health & inspiration into the lives of the youth attending the program. She credits her mom, BJWL OST, and former HACP Commissioner and TC president, Ms. Cheryl Gainey as mentors and game changers in her life. The CGWellness Center is supported in part by funds from Clean Slate E3 and Highmark Wholecare.

The Chair asked for a motion to approve the Activity Report. Valerie McDonald-Roberts made a motion to approve, and Jala Rucker seconded the motion.

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

"AYES": Jala Rucker, Tammy Thompson,
Valerie McDonald-Roberts and Wasi Mohamed.

"NAYS": None.

The Activity Report was approved.

PUBLIC COMMENTS:

1. VALERIE LAUW
412-737-8580
Valerielauw@outlook.com

Wants Comment Read Aloud: YES
Wants Response: YES

My Name is Valerie Lauw, past President of NVH Citizen's Council, and I want to know why NVH has never received funding promised year after year for a new playground and only has a DEADLY Playground. HACP is in violation of HUD Section 3 -10. Board of Commissioners are implemented in this scandal for your board must oversee spending or LACK OF. So, I continue to advocate for new playgrounds in Northview Heights. Your Board is a mountain in my way. Family youths and children's lives are at risk. Do you ALL have No Shame? I will continue to summit (sic) these deadly photos on line. To HUD Local Office Director. Mayor's Office. city council. health department. Etc. Stop Stealing from Our Communities and Children.

2. MARETTA BROCK
412-872-1195
beboute@upmc.edu

Wants Comment Read Aloud: YES
Wants Response: YES

I have maintained my voucher for the last 15 years, continued to pay my rent portion & was not made aware that my voucher was terminated by the HACP until nearly a year after the fact that my voucher was terminated. My property manager also failed to notify me of this change & I ask for recertification to be made as soon as possible.

3. DAVE BREINGAN
412-802-7220
Dave@LUnited.org

Wants Comment Read Aloud: YES
Wants Response: NO

Good morning! This is Dave Breingan, Co-Director of Lawrenceville Together, the merged organization of Lawrenceville United and Lawrenceville Corporation. Our mission is to build opportunity and community for all who live and work in Lawrenceville. We are a membership organization of over 1,000 residents, small businesses, and workers in Lawrenceville.

I just wanted to reiterate comments made by Megan Hammond at the Fair Housing Partnership in stressing the need for consistent language translation & interpretation services for families with Limited English Proficiency. Lawrenceville Together is committed to welcoming and including all community members, regardless of language, and it's critical that public institutions like HACP that have a footprint in our neighborhood and provide an essential need like housing are providing communications in languages that are accessible to everyone.

Lawrenceville has been proud to have been the first home to waves of recent immigrants and refugees, including the Somali Bantu population that's largely now resettled in HACP properties in Northview Heights, and we have experienced firsthand the importance of language translation services.

HACP documents and requirements are complex even for native English speakers/readers to understand, and I can't imagine trying to navigate them without access to a primary language. While the federal government may be walking back from commitments to language accessibility, HACP should ensure its following local City of Pittsburgh requirements for language translation services and set a positive example for language justice.

Thank you.

4. RentHelpPGH
412-534-5930
operations@renthelppgh.org

Wants Comment Read Aloud: YES

Wants Response: YES

RentHelpPGH has been made aware that HACP is not providing translation services to those who need it. We strongly encourage the reconsideration of this decision.

A number of our clients have relied on interpretation and translation services to successfully navigate their housing challenges, to the benefit of both themselves as well as their landlords. We believe language and translation services are a pivotal service to ensure a successful landlord-tenant relationship.

Language access is essential to Pittsburgh residents to receive equitable services, including housing. Our neighbors who are learning English rely upon language and translation services to achieve successful and stable housing outcomes. Denying

access to language and translation services will significantly impact the residents ability to thrive within our city.

We request that HACP provides language translation to comply with Pittsburgh's City Code and to do so without using federal funds, such as the revenue generated by interest.

5. ANNE PULUKA
412-325-1427
apuluka@cjplaw.org

Wants Comment Read Aloud: YES
Wants Response: YES

My name is Anne Puluka. I'm a staff attorney at the Community Justice Project. We're a non-profit civil rights law firm and part of the Pennsylvania Legal Aid Network. Improving access to government services for non-English speakers has been a focus area for our firm and our clients for years, and in a diverse City like Pittsburgh, translation services are essential for individuals and families to access the resources they need. Pittsburghers are fortunate that protections for preferred language are included in our City's non-discrimination ordinance. We recently learned from a client that HACP is no longer providing translation services as a result of HUD guidance. What is the specific federal directive that led to this policy change? If the prohibition on translation is tied to federal funding, does HACP have other funding sources that can be used to continue providing this service? How does HACP plan to provide services to our LEP neighbors going forward? Thank you for the time and consideration of this important issue.

7. MATT JORDAN
412-707-7989
matt@casasanjose.org

Wants Comment Read Aloud: YES
Wants Response: YES

I am submitting this comment in my capacity as the Lead Community Organizer at Casa San Jose. We are a Pittsburgh based nonprofit that supports immigrant families with resources, advocacy, and community. It is vitally important that HACP continues to provide language translation, in spite of HUD's directive to no longer provide non-English content. So much work has been done to establish Pittsburgh as an inclusive and welcoming city. We cannot allow the federal government's funding restrictions to impact the way we treat vulnerable people. As an organization committed to helping immigrants find their way in this city, we see language access as the first barrier of entry. It is imperative that we remain committed to improving language access. We cannot afford to take it away from people.

RESOLUTIONS:

RESOLUTION No. 45 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

WHEREAS, the Amended and Restated By-Laws ("By-Laws") of the Housing Authority of the City of Pittsburgh (HACP/or referred to as "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 and the Board have entered into a Fifth Amended Employment Agreement, effective February 26, 2026, which extended Mr. Binion's term through June 30, 2026, and provided the Board with an option to extend the term for an additional three (3) months under the terms and conditions of the Fifth Amended Employment Agreement; and

WHEREAS, the Board has retained 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) months; and

WHEREAS, the Board has determined that it is in the best interests of the Authority to exercise the option in the Agreement to extend the term of the Fifth Amended Employment Agreement for three (3) additional months.

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

Section 1. Pursuant to Section 2 of the Fifth Amended Employment Agreement, effective February 26, 2026 (“Agreement”), between the Authority and Mr. Binion, the Board hereby exercises its option to renew and extend the Agreement for an additional three (3) months pursuant to the terms and conditions set forth in the Agreement.

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

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

“AYES”: Tammy Thompson, Jala Rucker, Wasi Mohamed
Valerie McDonald-Roberts and Charlise Smith

“NAYS”: None.

The Resolution was approved.

EXECUTIVE REPORT: Executive Director Binion addressed the board.

Good morning. Thank you for my passing the resolution and this will give us opportunity to finish up some business. We'll continue to have a great impact in the community and our residents and our partners in the City of Pittsburgh regarding affordable housing. We will continue to work with the board, and with their guidance, work with residents, especially the staff with their hard work. We continue our interaction with community partners and also politicians in the area.

The board has been provided with the Executive, Operations and Finance reports. We will continue to use our imagination to improve affordable housing in the City of Pittsburgh, and uplift residents with our incredible programs that we have.

NEW BUSINESS:

Valerie McDonald-Roberts asked a question:

My understanding is, is that HACP has taken over the choice people plan from DHS.

Michelle Sandidge, Chief Community Affairs Officer addressed the topic.

I put some information in the executive report under my section. I could just let everybody know that there are several pillars as it relates to choice. One is the people plan. When we applied for the choice grant, we listed DHS as a provider for the people plan. Out of the \$50 million that we get, about 7% of that is the people plan. That's about \$7.5 million over seven years. We received word mid-March from DHS that they could no longer execute that part of the plan, and that they thought that it would be well served for the HACP to take it over.

We were thinking the same thing, but we were talking internally about doing something in 2027, and we also meet with HUD every month. So, they were also, you know, in box step with us and our thoughts. So, we did go to Mr. Binion. We talked about the execution of what we would do. Mr. Binion was supportive. I want to shout out to our H.R. department as well as legal finance, everybody, even modern development because we rose to the occasion, the agreement with DHS will end in a few days, at the end of this month. We did not want to have a break in the service, and neither did HUD. So, what we did, we put together a proposal, we had to send it to HUD, we had to talk to HUD to get approval all the way up the food chain.

When you make a change for Choice, you need to get approval from everybody in Washington DC. Believe it or not, when we talked to HUD, they were very supportive of what we thought. They looked at our proposal, they asked us if Mr. Binion was okay with it. They thought that we should have done it a long time ago. So, DHS said, "You know, we're having some internal issues. Everybody knows they had a change of leadership, and when that happens abruptly, they said it was going to be a year before they would get their feet on the ground, and we couldn't wait a year.

So, believe it or not, HUD got our information, and they turned it around within two weeks, and they approved it. We were excited about that. The whole thing about government moves slowly, the HACP under Mr. Binion and everybody here moved fast. We have a director; we have other program directors that we have hired. They are working now. They both came from the University of Pittsburgh. One is a doctor, and she did a dissertation from our FSS program. Her name is Jennifer Burke, and she also came from Housing and Urban Development, locally. The other one is a tenured professor from the University of Pittsburgh. His name is Mario Brown. He is a resident of the Hill District, and so he's very familiar with what we're doing. DHS said that we'll turn everything over to you, including the funding. They will maintain the portion of being a leveraged partner, but they will not execute. We will do it ourselves. And that's roughly about 2.5 million of the 7 million. Over the last 3 years, we will absorb the rest, and we will execute with the same entities. HUD was very excited about the fact that we have Neighborhood Resilience Project, Macedonia Phase, and Partner for Work under contract, and they wanted us to continue so there would be continuity and no breaker services. So, that's, that's in a nutshell, effective July 1st, the HACP will be the people need for choice for Bedford dwellings.

Mr. Binion added: I just want to add; we did not initiate this. We reacted. I'm very excited about the staff that she hired. The transition is going to be very smooth and really have a significant impact on our residents.

EXECUTIVE SESSION: The Board Conducted an Executive Session.

ADJOURNMENT: Wasi Mohamed asked for a motion to adjourn the meeting. Tammy Thompson made a motion to adjourn, and Valerie McDonald-Roberts seconded the motion.

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

"AYES": Jala Rucker, Wasi Mohamed, Tammy Thompson,
Charlise Smith and Valerie McDonald-Roberts

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

