HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS SPECIAL MEETING
MEETING MINUTES
May 28, 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, May, 28, 2026, at 412 Boulevard of the Allies – LL Conference Room and Via Zoom Webinar @ 10:30 a.m.

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

Ms. Jala Rucker, Vice-Chair of the Board of Commissioners, chaired the meeting. She noted that the Board members previously received a copy of the April 30, 2026, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve, and she seconded the motion.

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

"AYES": Khari Mosley, Janet Evans, Jala Rucker , Valerie McDonald-Roberts and Tammy Thompson.

"Nays": None.

The Minutes were approved.

ACTIVITY REPORT

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

We hosted a Holy Family Institute recording session at the CAC. We are thrilled to open our studios and partner with such an inspiring organization. Ms. Bogus, the "VOICE" of Bedford Dwellings, was back in our studios. Listen for her next project coming soon.

The HACP strikes again with another groundbreaking of Smithfield lofts this month. This historic building will provide 16 PBV 1-, 2-, 3-, 4-bedroom units and feature a children's playroom, fitness room, tenant storage, bike storage room, a community room with kitchenette, in-unit washer and dryer hookup, and on-site laundry. Additionally, Smithfield Lofts will be National Green Building Standard Silver-rated.

The best table goes to HACP at the *One Roof Housing Resource Fair* hosted by partners Rent Help Pgh/Action Housing and Allegheny County. Asset Mgt, Occupancy, Disability Compliance, HCV, CA, and RSS were on-site to discuss our housing resources . Over 300+attendees visited our table and 25+ applied for housing and signed up for FSS/ Homeownership follow up.

I can't wait to get home - home ownership there were 25+ folks from the city of Pittsburgh engaged in our virtual homeownership workshop. Our Homeownership is, listen to this: *Good afternoon, Serra; I wanted to reach out personally to thank you for your presentation with RAMP. It was genuinely eye-opening, and I left with a much deeper appreciation for everything HACP's Homeownership Program is doing to help families build wealth through homeownership right here in Pittsburgh. The combination of financial literacy support, closing cost assistance, and the soft second mortgage program is a powerful toolkit and it's the kind of resource our agents need to know about. I'd love to set up a follow-up conversation with Regional Vice President with Howard Hanna Real Estate Services, to learn more about how we can align our agents and client base with the program, and to explore what next steps might look like for a broader partnership. Thank you again for your time and for the important work HACP is doing. Looking forward to continuing the conversation. Best, Brian Thomas Larson Associate Broker / Manager Howard Hanna Real Estate.*

The 2026 ONCON awards announced CHRO Marian Woods as the winner of the Top 100 Human Resource professional award. And Pittsburgh's Onyx Women's Network magazine named Dr. Woods Champion for Women…Congratulations Dr. Woods.

Anthony Ceoffe spearheaded *The Courts Matter* event at Northview that included conversation on civic engagement, access to justice, & community resources with Superior Court Judge Timika Lane, Common Pleas Judge Nicola Henry-Taylor, Magisterial District Judges Oscar Petite and Leah Williams-Duncan, along with partners, Neighborhood Legal Services, Rent Help Pgh and the New Pennsylvania Project

A really cool workforce collaborative is with facility services, HR, resident engagement, and employment. Hiring 11 seasonal resident workers.

Staying with resident employment. The Cyber bus 2.0 was featured at the council of large public housing authorities (CLPHA) conference this month. The panel included HACP, and our partner Master Builders Association. Seattle, Kansas City and Atlanta want us to present or bring the bus to their agencies.

And another workforce partner, UPMC, featured the WOW CyberBus 2.0 in their Pathways to Work national newsletter for our job fair and joint effort to provide resident workforce employment. Congratulations to Lloyd C Wilson Jr. Resident sustainability Mgr. for CLPHA panel discussion on workforce initiatives and coordinating this " Life Changing Medicine"!!! With UPMC.

The HACP was honored to participate in a discussion hosted by 412 Food Rescue with Secretary of Pennsylvania Department of Health and Human services, Val Arkoosh, who was in town to promote *The Investments in Health* proposal.... discussing state and federal funding for medically tailored meals for Medicaid recipients with certain health conditions. We love her signature line “prescribing food”!

BIG thanks to our partner Highmark Wholecare for their grant of $60k for CSE3, CyberBus programs

Jacki Thomas, property manager at Murray Towers gets the last word. She found a 10-year-old boy in the lobby of the high-rise who said he missed his bus and didn’t know his mother’s number. A senior let him in to wait for HACP management to help. He noted that Murray was the place where he felt safe. He was reunited with mom. Kudos to the staff especially for Ms. Thomas for keeping the neighborhood safe. Now that’s HACP wrap around services!!!!

Jala Rucker asked for a motion to approve the Activity Report. Janet Evans made a motion to approve, and Jala Rucker seconded the motion.

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

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

“NAYS”: None.

The Activity Report was approved.

PUBLIC COMMENTS:

There were two public comments.
1. ANONYMOUS

Wants Comment Read Aloud: YES
Wants Response: NO

Caliguiri Plaza needs a speedbump on Carnival Way behind the building. People that live on Carnival (in private housing) fly down the street at all hours of day and night, exceedingly over the speed limit, and are putting tenants at risk. Bollards also would be helpful because too many cars park up on the curb and block the access ramps, or cars park in the breezeway and block Access Bus/medical vehicles from navigating.

2. MEGAN HAMMOND
412-391-2535
megan@fhp.org

Wants Comment Read Aloud: YES
Wants Response: YES

Good morning, Commissioners,
My name is Megan Hammond. I am the Executive Director of the Fair Housing Partnership of Greater Pittsburgh. We've been made aware that HACP is no longer providing translation services whether verbally or as written documents in languages other than English due to a HUD directive. To review, Executive Order No. 14224 which designates English as the official language of the United States, and states that it's "…not required to amend, remove, or otherwise stop production of documents, products, or other services prepared or offered in languages other than English." I recognize that in August 2025 that as per HUD Deputy Secretary Andrew Hughes' memo, HUD has decided to no longer provide non-English content. However, within the city of Pittsburgh, language preferred is a protected class. And so, I ask 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. Additionally, regarding Resolution 37 contracting for assessing 14 elevators. Thank you for prioritizing elevator maintenance. I've two questions. One, do any of the 14 elevators have known issues that may require substantial repairs? Two, regarding elevator 14 at 1523 Brighton Place, which is a small 2-story building. Is that a scattered site location? Does it have an elevator? If so, is the elevator for a UFAS unit on the second floor or is the UFAS unit a townhouse? I ask simply because an elevator in such a small building is rare.
Additionally, regarding Scattered Sites, Resolution 78 from September 2025 approved $3,000,000 for acquiring Scattered Site properties. I understand that the addresses of Scattered Site property acquisitions aren't shared. Given the data in Pittsburgh showing that we've had a net loss of family-sized affordable housing units. Can you share the amount that's been spent from these funds for property acquisitions, the number of properties acquired, whether the properties are single-family or multi-unit buildings, the number of resulting units, and the bedroom sizes of the units.
Thank you for your hard work.

RESOLUTIONS:

RESOLUTION No. 35 of 2026

A Resolution - Authorizing The Executive Director Or Their Designee To Execute A Contract with Graciano Corporation for the Repairs and Preservation Of Exterior Balcony Components at Pennsylvania-Bidwell Hi-Rise (AMP-15)

WHEREAS, the Pennsylvania-Bidwell Hi-Rise (PA-Bidwell) recently experienced delamination within the exterior balcony components on each floor, including subsurface corrosion to the internal steel rebar, evidenced by spalling/falling debris; and

WHEREAS, acoustic sounding assessments of PA-Bidwell have identified specific areas of progressive surface deterioration, delamination, and weathering of the exterior open-air balcony beam systems; and

WHEREAS, Housing Authority of the City of Pittsburgh (HACP) is to perform targeted repairs, selective replacements, and specialized construction to remediate these effects of environmental exposure and extend the useful life of the building's exterior open-air balcony beam systems (Balcony Repairs); and

WHEREAS, in order to conduct the Balcony Repairs, the HACP will enter into a contract with Graciano Corporation (Graciano) through an intergovernmental cooperative purchasing agreement that is currently in place between the City of Pittsburgh and Graciano for these specialized restoration services to save critical time, given the time-sensitive nature of the Balcony Repairs; and

WHEREAS, the procurement of these services has been conducted in strict adherence to all applicable federal, state, and local regulations, as well as the HACP procurement policies.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Graciano Corporation through the City of Pittsburgh cooperative purchasing program for the PA-Bidwell Balcony Repairs in the amount of $794,680.63; and

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

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

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

"AYES": Tammy Thompson, Khari Mosley, Jala Rucker, Valerie McDonald-Roberts and Janet Evans.

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 36 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts for Physical Capital Needs Assessment (PCNA) & Energy Audit (EA) Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize professional services to conduct Physical Capital Needs Assessments (PCNA) and Energy Audits (EA) (together, the Services) under contract on an as-needed basis; and

WHEREAS, these services are essential for strategic capital planning, demolition and disposition activity, acquisitions, and energy conservation measures for the HACP development and financing activities authority-wide; and

WHEREAS, on February 17, 2026, the HACP issued Request for Proposals (RFP) #600-12-26 seeking qualified firms capable of providing the Services; and

WHEREAS, the HACP received five (5) proposals in response to the RFP; and

WHEREAS, Bureau Veritas Technical Assessments LLC and Cosmos Technologies Inc submitted the highest-ranked, responsive, and responsible proposals; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into contracts with Bureau Veritas Technical Assessments LLC and Cosmos Technologies Inc for Physical Capital Needs Assessment (PCNA) & Energy Audit (EA) Services for three (3) years with two (2) one (1) year extension options; and

Section 2. An aggregate amount not to exceed seven hundred fifty thousand dollars ($750,000) over the term is hereby authorized, subject to budget availability, and shall be payable from Moving to Work (MTW) funds and/or Program Income funds.

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

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

"AYES": Tammy Thompson, Khari Mosley, Jala Rucker, Valerie McDonald-Roberts and Janet Evans.

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 37 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Utilize An Existing Contract with Lerch Bates Inc. Through The OMNIA Partners Cooperative Purchasing Program for Elevator Consulting Services to Support the Project Completion Phase At Fourteen (14) Housing Authority Locations

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has identified a critical need for professional elevator modernization, consulting, and oversight services across fourteen (14) HACP-managed locations to ensure the safety, reliability, and long-term modernization of its vertical transportation systems; and

WHEREAS, these services, which include surveys, reports, construction documentation, construction administration, and bidding assistance (Elevator Consulting Services), will be performed by Lerch Bates Inc. (Lerch Bates) via an existing OMNIA Partners cooperative contract for a not-to-exceed amount of $125,588.00 at the following specific sites at fourteen (14) HACP-managed locations as further detailed in this resolution to include:

1. Facility Services Building (AMP-99)
2. Caster D. Binion Envision Center (AMP-02)
3. Pennsylvania Bidwell High Rise (AMP-15)
4. Pressley St. High Rise (AMP-17)
5. Morse Gardens (AMP-45)
6. Murray Towers (AMP-31)
7. Mazza Pavilion (AMP-40)
8. Finello Pavilion (AMP-44)
9. Caligiuri Plaza (AMP-41)
10. Carrick Regency (AMP-46)
11. Gualtieri Manor (AMP-47)
12. Development Opportunity Center (AMP-39)
13. St. Mary's Apartment
14. UFAS/ADA Unit 1523 Brighton Place (AMP-39); and

WHEREAS, the Lerch Bates will provide expert evaluation and guidance on system performance, safety, and upgrades for the assessment and modernization of elevator systems at the fourteen (14) designated sites; and

WHEREAS, the current term of the OMNIA Partners Cooperative Purchasing Program Master Agreement #2019.001568 with Lerch Bates remains active through September 30, 2029; and

WHEREAS, the procurement of these services has been conducted in strict adherence to all applicable federal, state, and local regulations, as well as the HACP procurement policies.

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 engage Elevator Consulting Services through the existing contract with Lerch Bates Inc. via the OMNIA Partners cooperative purchasing program. These services shall be utilized to finalize the assessment and modernization of elevator systems at the fourteen (14) designated sites, with an authorized not-to-exceed amount of $125,588.00; and

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

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

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

“AYES”:	Tammy Thompson, Khari Mosley, Jala Rucker, Valerie McDonald-Roberts and Janet Evans.
“NAYS”:	None.

The Resolution was approved.

RESOLUTION No. 38 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Execute a Payment and/or Agreement with Duquesne Light Company for Utility-Side Infrastructure Work to Isolate Primary and Secondary Electrical Lines at Bedford Dwellings

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) requires essential utility infrastructure services from Duquesne Light Company (DLCO) to perform utility-side primary and secondary electrical isolation necessary for the Bedford Dwellings redevelopment; and

WHEREAS, the HACP is currently engaged in the multi-phase redevelopment of Bedford Dwellings as part of a $50 Million Choice Neighborhoods Implementation Grant (CNIG) to replace public housing units located at the Somers Drive and Chauncey Drive sections with high-quality mixed-income housing communities (CNIG Redevelopment); and

WHEREAS, the entirety of the Bedford Dwellings site, including the Somers Drive buildings (CNIG Redevelopment Phase III), the Bedford Boiler House, and the Chauncey Drive buildings, is currently served by a single "master-metered" electrical configuration, meaning a singular interconnected utility loop across the entire property; and

WHEREAS, this master-metered configuration means the Somers Drive buildings cannot be safely disconnected or demolished without first performing the primary and secondary electrical isolation to separate them from the electrical lines that must remain energized to power the Boiler House and the Chauncey Drive buildings; and

WHEREAS, the work to be performed by DLCO for the primary/utility-side electric line infrastructure includes the relocation and adjustment of transformers and primary electrical lines (DLCO Work), is an urgent priority on the Bedford Dwellings CNIG Redevelopment's critical path, as any delay would result in construction delay for CNIG Redevelopment Phase III; and

WHEREAS, while the HACP Board of Commissioners previously approved Resolution No. 8 of 2026 for the construction and reconfiguration of the secondary (customer-side) electrical lines with Sargent Electric, Inc., a separate budget authorization is required for the DLCO Work in an amount not to exceed $155,000.00.

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 payment and/or agreement with DLCO in an amount not to exceed $155,000.00 for the DLCO Work at Bedford Dwellings; and

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

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

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 39 of 2026

A Resolution - Authorizing the Commitment of Funds for the Hazelwood Blair (HG2-Blair) Project-Based Voucher/Gap Financing Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 58 of 2025 previously authorized the bifurcation of the conditional award to Hazelwood Green [a commitment of forty (40) Project-Based Vouchers (PBV) and up to $3,200,000.00 Moving to Work (MTW) Gap Financing, between two (2) project phases constituting, Hazelwood Green (HG1-Lytle) and Hazelwood Blair (HG2-Blair), as both projects are adjacent to each other and are located within the same master-planned community and developed by the same Developer, Trek Development Group (Developer), and

WHEREAS, HG1-Lytle is currently under construction, projected to complete in Q4 2026, and the succeeding phase HG2-Blair (Project) is assigned with a remaining commitment of 15 PBV and up to $1,200,000.00 MTW Gap Financing and an additional nine (9) PBV units were awarded to HG2-Blair under a separate PBV-only Request for Proposal (RFP), thus increasing the total of PBV units awarded up to 24 PBV units; and

WHEREAS, the Project's tenant income mix constitutes five (5) units targeted to households earning 20% area median income (AMI), twenty-three (23) units targeted to households earning 50% AMI, sixteen (16) units targeted to households earning 60% AMI, and two (2) market-rate units for a total of forty-six (46) units; and

WHEREAS, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (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, the HACP will grant $1,200,000.00 of MTW Gap Financing funds to the ARMDC, which will subsequently issue a construction and permanent loan to the Developer for the Project, which will be repaid through project cash flow; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to PHFA Board's approval and 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 MTW grant funds to the Project in an amount not to exceed $1,200,000.00 which the ARMDC will utilize to invest in 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 Project's owner entity to carry out the development activities related to the Project, contemplated herein.

Section 3. The MTW Gap Financing loan will be paid from MTW funds.

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

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

"AYES": Tammy Thompson, Khari Mosley, Jala Rucker, Valerie McDonald-Roberts and Janet Evans.

"NAYS": None.

The Resolution was approved.

Wasi Mohamed joined the meeting at this time.

RESOLUTION No. 40 of 2026

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Allegheny Services, LLC for Fire Alarm Sensitivity and Emergency Light Testing for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) monitors all fire alarms and emergency lighting installed within the HACP communities and high rises; critical for the safety and security of all HACP residents and staff; and

WHEREAS, on March 9, 2026, the HACP issued an Invitation for Bid (IFB)# 300-14-26 seeking qualified companies to provide Fire Alarm Sensitivity and Emergency Light Testing Services Authority-Wide; and

WHEREAS, the IFB# 300-14-26 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, two (2) companies responded to the IFB #300-14-26 for Fire Alarm Sensitivity and Emergency Light Testing: Allegheny Services, LLC, and Johnson Controls Fire Protection, LP; and

WHEREAS, Allegheny Services LLC was determined to be the most responsive and responsible bidder.

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

Section 1. The Executive Director, or Designee, is hereby authorized to enter into a contract with Allegheny Services, LLC in the amount not-to-exceed $387,450.00 for the initial term of three (3) years, with two (2), one (1) year extension options, for a total of five (5) years; and

Section 2. The total five (5) year authorized amount of $387,450.00 shall be made payable from the Operating budgets of the Sites and Departments who utilize the services.

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

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

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

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 41 of 2026

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to J & S Handyman Services, LLC for Tub Refinishing Services Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes third-party vendor support to perform Tub Refinishing Services across the Authority; and

WHEREAS, on April 6, 2026, the HACP issued an Invitation for Bid (IFB) #300-18-26 seeking qualified companies to provide Tub Refinishing Services Authority-Wide; and

WHEREAS, IFB #300-18-26 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, six (6) companies responded to the IFB #300-18-26 for Tub Refinishing Services Authority-Wide; and

WHEREAS, J & S Handyman Services, LLC was determined to be the most responsive and responsible bidder.

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

Section 1 The Executive Director or Designee is hereby authorized to enter into a contract in the amount not to exceed $170,500.00 with J & S Handyman Services, LLC for Tub Refinishing Services Authority-Wide for the initial term of three (3) years with two (2) one (1) year extension options, for a total of five (5) years; and

Section 2 The total five (5) year authorized amount of $170,500.00 shall be made payable from the operating budgets of the sites and departments who utilize the services.

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

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

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

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 42 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award Contract(s) to Thomson Reuters to Access Online Legal Research Service and Proprietary Database.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires access online legal research service and proprietary database; and

WHEREAS, Thomson Reuters Westlaw is a premier online legal research service and proprietary database used by legal professionals worldwide to access comprehensive primary and secondary law, including case law, statutes, and legal treatises; and

WHEREAS, the HACP has a history of service satisfactory from Thomson Reuters Westlaw; and

WHEREAS, the HACP contract for such services expired April 30, 2026; and

WHEREAS, the HACP is desires to renew the contract for an additional three (3) year period effective May 1, 2026.

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

Section 1. The Executive Director or his Designee is authorized to enter into contracts), to be effective May 1, 2026 to April 30, 2029, with Thomson Reuters Westlaw; and

Section 2. The maximum amount approved by this resolution for the sum of all contracts entered into for a period of three (3) years is not to exceed Sixty Thousand Dollars ($60,000.00); and

Section 3. The funding source either Program Income, Ancillary Funds, Non-Federal Funds or Moving To Work (MTW) funds shall be individually identified for each contract.

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

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

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

“NAYS”: None.

The Resolution was approved.

RESOLUTION No. 43 of 2026

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to TAG Associates, Inc. for Technical Accounting Consulting Services for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority City of Pittsburgh (HACP) has determined that Technical Accounting Consulting Services work is necessary; and

WHEREAS, beginning on March 1, 2026, the HACP issued a Requests for Proposals (RFP) #150-13-26 seeking qualified firms to provide Technical Accounting Consulting Services; and

WHEREAS, on April 7, 2026 the HACP received four (4) proposals for Technical Accounting Consulting Services in response to the RFP; and

WHEREAS, TAG Associates, Inc. was the highest ranked firm based on their experience and capacity; and

WHEREAS, although TAG Associates Inc.'s proposed fee is below the total authorized contract amount, the HACP has determined it is prudent to establish a higher not-to-exceed amount to accommodate potential inflationary increases and any additional technical accounting consulting services that may be required during the contract term; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a Technical Accounting Consulting Service Contract with TAG Associates, Inc. for a period of three (3) years with two (2) one (1) year options to extend at the discretion of the Housing Authority of the City of Pittsburgh for a maximum of five (5) years in an amount not to exceed $1,350,000; and

Section 2. The total five (5) year authorized amount of $1,350,000 shall be payable from Moving to Work (MTW) and/or Program Income funds.

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

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

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

"NAYS": None.

The Resolution was approved.

RESOLUTION No. 44 of 2026

A Resolution – Authorizing the Executive Director or His Designee to Award a Contract to Tri Rivers Holdings LLC d/b/a Tri Rivers Property Maintenance for Third-Party Property Maintenance Services to Support Properties Owned, Managed, or Acquired by the Housing Authority of the City of Pittsburgh and Its Affiliates

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is authorized to develop, own, operate, and manage affordable housing and related facilities for the benefit of low-income residents within the City of Pittsburgh; and

WHEREAS, the HACP recognizes the need for third-party property maintenance services to support emergency response activities, transitional property operations, and future property acquisitions of the HACP and its affiliates, including Christopher A. Smith Terrace through Allies and Ross Management and Development Corporation – Christopher A. Smith Terrace (ARMDC-CAST); and

WHEREAS, pursuant to Resolution No. 64 of 2025 previously approved by the HACP Board of Commissioners, the HACP authorized actions related to the acquisition of the property known as Christopher A. Smith Terrace (CAST); and

WHEREAS, as a result of such prior authorization, the HACP, through its subsidiary entity (ARMDC-CAST), is expected to acquire CAST, located in the Hill District neighborhood of the City of Pittsburgh, on or around June 1, 2026; and

WHEREAS, the HACP acknowledges the importance of ensuring that CAST is maintained in a safe, sanitary, functional, and habitable condition consistent with all applicable federal, state, and local requirements, including the U.S. Department of Housing and Urban Development (HUD) requirements and the National Standards for the Physical Inspection of Real Estate (NSPIRE); and

WHEREAS, the HACP issued a Request for Proposals (RFP #250-20-26) on April 20, 2026, for Third-Party Property Maintenance Services; and

WHEREAS, three (3) firms responded to the RFP; and

WHEREAS, Tri Rivers Holdings LLC d/b/a Tri Rivers Property Maintenance was determined to be the most responsive and responsible proposer; and

WHEREAS, the procurement was conducted in accordance with applicable federal, state, and local procurement requirements and the procurement policies of the HACP; and

WHEREAS, the contract will be issued and administered on a task order basis, as services are authorized and performed.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract in the amount not to exceed $2,133,000.00. with Tri Rivers Holdings LLC. dba Tri Rivers Property Maintenance for the initial term of one (1) year with two (2) one (1) year extension options; and

Section 2. The maximum amount approved by this Resolution shall not exceed $2,133,000.00 for services issued, authorized, and compensated on a task order basis as needed throughout the contract term: and

Section 3. The amount shall be paid from Program Income and/or Moving-To-Work (MTW) funds.

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

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

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

"NAYS": None.

The Resolution was approved.

EXECUTIVE REPORT: Executive Director Binion addressed the board.

First of all, I want to thank the staff and the board. Staff worked very hard on these resolutions, and the board had some good questions, which sometimes requires to go back for more information, but that's the type of interaction we want, that staff and board collaborating prior to the resolutions being presented; the board gives us great guidance. I also want to say to staff, vacation time is coming up. You know, make sure you put your time in because you guys work very hard this year.

I also want to announce that we've already had 15 closings for construction. Of that, in 2026 we are going to generate units; there will be ribbon cuttings, and 264 units would be groundbreaking! So, thank you for working hard to continue to build and work with developers to create affordable housing in the city of Pittsburgh.

We met with the Resident Advisory Board yesterday as we do every month before each board meeting. Even though we have these meetings in the public, we always talk to the tenants because the leadership is safe housing and gives residents opportunity through self-sufficiency and all the programs we have. Our programs we have impact on families, kids, and also community, and all the relationships with our partners with universities all together to make sure that everyone have an opportunity and everyone can get a job as they want a job.

So again, staff Good job. Plan your vacations. When everyone is back, we have lots more to do. Thank you.

NEW BUSINESS: There was no new business

EXECUTIVE SESSION: The Board Conducted an Executive Session.

ADJOURNMENT: Wasi Mohamed asked for a motion to adjourn the meeting, and Khari Mosley seconded the motion.

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

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

"NAYS": None.

The Vice-Chair declared the motion carried and the meeting adjourned.

Recording Secretary

Amy L Shaffer