

The Housing Authority of The City of Pittsburgh Board Meeting
AGENDA
JULY 23, 2026 AT 10:30 A.M.
VIA ZOOM CONFERENCING

- 1. Roll Call.**
- 2. Motion to Approve the May 28, 2026, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for May 2026.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 46 of 2026 - 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 744-746 & 750-752 Litchfield Street.**
- 6. Resolution No. 47 of 2026 - Authorizing the Executive Director or his Designee to Grant Funds and Enter into a Predevelopment Loan Agreement for the Bedford Dwellings Choice Neighborhoods Housing Redevelopment Phase IV.**
- 7. Resolution No. 48 of 2026 - Authorizing the Executive Director to Submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Partial Disposition of the former St. Clair Village property.**
- 8. Resolution No. 49 of 2026 - Authorizing the Commitment of Bridge Loan Funds for City's Edge 4% and 9% Residential Developments.**
- 9. Resolution No. 50 of 2026 - Authorizing the Executive Director or his Designee to enter into Mechanical, Electrical, and Plumbing Construction Contracts with R&B Mechanical Inc., Westmoreland Electric, and W.G. Tomko Inc. for Comprehensive Rehabilitation, at Murray Towers AMP 31.**
- 10. Resolution No. 51 of 2026 - Ratifying the Executive Directors decision to write-off collection losses in the amount of \$292,289.34 from Tenant Accounts Receivable for the Months of April 2026 through June 2026.**
- 11. Resolution No. 52 of 2026 – Authorizing the Executive Director or Designee to Award a Contract to Pro Waste LLC for Roll-Off Container Services for the Housing Authority of the City of Pittsburgh.**

- 12. Resolution No. 53 of 2026 - Authorizing the Executive Director or Designee to Award a Contract to The Inspection Group, Inc., a neutral third-party firm, to provide Annual Pre-REAC NSPIRE Inspection Services Authority-Wide, for the Housing Authority of the City of Pittsburgh.**
- 13. Executive Report.**
- 14. New Business.**
- 15. Executive Session.**
- 16. Adjournment.**

RESOLUTION No. 46 of 2026

A Resolution - Authorizing the Executive Director or his Designee to submit an Inventory Removal Application to the U.S. Department of Housing and Urban Development (HUD) for the Disposition of 744-746 & 750-752 Litchfield Street

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns the scattered site public housing properties located at 744-746 and 750-752 Litchfield Street, Pittsburgh, Pennsylvania 15204 (Property), consisting of two (2) duplex buildings containing a total of four (4) public housing units that have been vacated and require substantial rehabilitation; and

WHEREAS, the HACP conducted a Physical Needs Assessment (PNA) of the Property, which estimated the rehabilitation cost of the Property to be \$331,523, but did not meet the physical obsolescence criteria set forth in § 970.15(b)(2); and

WHEREAS, the HACP determined that continued ownership and rehabilitation of the Property would require additional rehabilitation outside of the guidance permitted in 24 C.F.R. §970.15(b)(2), requiring substantial rehabilitation costs to meet the HACP's current housing standards; and

WHEREAS, the HACP intends to dispose of the Property at Fair Market Value (FMV); and

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

WHEREAS, the HACP intends to submit the formal disposition application for the Property to HUD, the proposed disposition is consistent with the HACP's HUD-approved FY 2026 Moving to Work (MTW) Plan and is in the best interest of the HACP and its residents.

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

Section 1. The Executive Director or his Designee is hereby further authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain approval for the proposed disposition of the Property; and

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

**Board Meeting
July 23, 2026
Agenda Item No. 6**

RESOLUTION No. 47 of 2026

A Resolution – Authorizing the Executive Director or his Designee to Grant Funds and Enter into a Predevelopment Loan Agreement for the Bedford Dwellings Choice Neighborhoods Housing Redevelopment Phase IV

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has designated its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC) and its co-developer, Trek Development Group, LLC (TREK) to implement a comprehensive redevelopment plan for Bedford Dwellings public housing community, as approved by U.S. Department of Housing and Urban Redevelopment (HUD) Choice Neighborhoods Implementation (CNI) Grant program; and

WHEREAS, the ARMDC and TREK will proceed with the fourth phase of the Bedford Dwellings Redevelopment located at the Somers Drive section of the current Bedford Dwellings public housing site (Phase IV). Phase IV will consist of 140 mixed-income rental units comprising 53 replacement units, 37 other affordable units, and 50 market-rate units. The ARMDC and TREK plan to submit a 9% and 4% Low Income Housing Tax Credit (LIHTC) application in 2027; and

WHEREAS, the ARMDC will enter into a predevelopment loan agreement with TREK for an amount not to exceed \$2,717,325. The loan will be used to fund various predevelopment activities, including but not limited to professional services, application fees, and permits. (Phase IV Predevelopment Activities); and

WHEREAS, the HACP, through Board Resolution 82 of 2025, granted a total of \$3,000,000 of development activities fund to the ARMDC for Phase IV; and

WHEREAS, the Phase IV Predevelopment Loan is subject to approval 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 enter into a Predevelopment Loan Agreement with Trek Development Group, LLC in a total amount not to exceed \$2,717,325 for Phase IV Predevelopment Activities which shall be paid from Moving to Work (MTW) and/or Program Income Funds; 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 Phase IV Predevelopment and (ii) complete any additional actions that are legally permissible and necessary or advisable to carry out Phase IV Predevelopment Activities contemplated herein.

RESOLUTION No. 48 of 2026

**A Resolution - Authorizing the Executive Director to Submit an Inventory
Removal Application to the U.S. Department of Housing and Urban Development (HUD)
for the Partial Disposition of the former St. Clair Village property**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns approximately a 106.92-acre of vacant land (Property) located in the St. Clair Neighborhood (Lot/Block No: 0032-G-00001-0000-00 located on Mountain Street in the 16th Ward, Pittsburgh, PA); and

WHEREAS, the HACP in partnership with the City of Pittsburgh, and the Urban Redevelopment Authority (URA) intends to issue a Request for Proposal (RFP) for a mixed-use residential development for most of the Property while simultaneously disposing a segment of the St. Clair Village property, and

WHEREAS, Tract A measuring 23.05-acre (out of 106.92-acre) will be disposed of to the Allegheny Land Trust (ALT), a fiduciary entity for the Hilltop Urban Farm (HUF) and set aside as an urban farm, and

WHEREAS, in meeting with the United States (US) Department of Housing and Urban Development (HUD) Special Applications Center (SAC) as pertains to disposition application requirements, a Non-Substantial change that will not require additional HUD approval to the HUD-Approved FY 2026 Moving to Work (MTW) Annual Plan will be instituted to reflect the partial disposition intent of the former St. Clair Village property to ALT, constituting Tract A measuring 23.05-acre to ALT; and

WHEREAS, a complete summary document highlighting all of the references to the St. Clair Property that are listed in the previous approved MTW Annual Plans, to include specifically stating the HACP intent to prepare the disposition application have been compiled as supporting documentation; and

WHEREAS, the net proceeds from the sale of Tract A will be utilized for the modernization and development of mixed-finance/mixed income housing or non-traditional local development projects including Choice Neighborhoods Implementation Grant (CNIG) Projects and Rental Assistance Demonstration (RAD) Projects; and

WHEREAS, the HACP will submit a partial disposition application to HUD Special Application Center for the disposition of Tract A measuring 23.05 acres as described above.

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 submit a partial disposition application to HUD to dispose of Tract A measuring 23.05-acre (out of 106.92-acre) of vacant land to ALT for the Hilltop Urban Farm at the appraised Fair Market Value (FMV).

Section 2. The Executive Director or his Designee is hereby further authorized and directed to prepare and execute all required documents necessary to obtain HUD's approval for the disposition of Tract A to ALT for the Hilltop Urban Farm.

**Board Meeting
July 23, 2026
Agenda Item No. 8**

RESOLUTION No. 49 of 2026

A Resolution - Authorizing the Commitment of Bridge Loan Funds for City's Edge 4% and 9% Residential Developments

WHEREAS, the Housing Authority of the City of Pittsburgh's (HACP) instrumentality, the Allies & Ross Management and Development Corporation (ARMDC), issued a Request for Qualifications (RFQ) #2020-31, to procure qualified co-developers and issued a request for task order proposals and procured MidPoint Group of Companies, Inc. (MidPoint) to serve as the co-developer and co-owner for the City's Edge Development (Development); and

WHEREAS, the Development, which is located in the Uptown/Lower Hill Neighborhood of Pittsburgh, will entail the new construction of a mixed-use building with one hundred ten (110) residential units (including 92 PBV units, 43 of which will serve as replacement units for HACP's Bedford Dwellings Choice Neighborhoods Initiative), commercial spaces, and a parking garage; and

WHEREAS, on November 10, 2022, the Development was awarded both a four percent (4%) Low Income Housing Tax Credit (LIHTC) and Tax Exempt Bond Allocation and a nine percent (9%) LIHTC allocation by the Pennsylvania Housing Finance Agency (PHFA) and created a two (2) unit residential condominium ownership structure, one (1) for a four percent (4%) syndicated ownership and the other for nine percent (9%) syndicated ownership; and

WHEREAS, the HACP Board Resolution No. 76 of 2022 authorized a funding commitment of \$20,117,696 for the Development; and

WHEREAS, the HACP Board Resolution No. 47 of 2025 authorized an additional funding commitment of \$895,706.42 increasing the total investment to \$21,013,402.42; and

WHEREAS, the Development is now nearly 80% complete but has recently experienced construction cost increases totaling \$1,200,000 due to unforeseen circumstances such as required building code changes and soft soil conditions; and

WHEREAS, the Development has been able to procure a commitment of additional permanent financing but, is in need of \$1,200,000 in temporary funding to cover increased construction costs until permanent financing is available; and

WHEREAS, the HACP has adequate resources to temporarily bridge the financial gap with Moving To Work (MTW) funds and/or Program Income.

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 provide a grant amount of up to \$1,200,000, which the ARMDC shall utilize to provide bridge loan facilities and pay for the ARMDC's direct expenses for the Development activities; and

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

**Board Meeting
July 23, 2026
Agenda Item No. 9**

RESOLUTION No. 50 of 2026

A Resolution – Authorizing the Executive Director or his Designee to enter into Mechanical, Electrical, and Plumbing Construction Contracts with R&B Mechanical Inc., Westmoreland Electric, and W.G. Tomko Inc. for Comprehensive Rehabilitation, at Murray Towers AMP 31

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is committed to improving the quality of living spaces at Murray Tower Apartments, which requires comprehensive mechanical, electrical, and plumbing rehabilitation to address deferred maintenance, safety concerns, and code compliance issues; and

WHEREAS, the HACP commissioned Fukui Architects to prepare construction documents for the comprehensive rehabilitation of Murray Tower to ensure all units meet safety and habitability standards for current and future residents; and

WHEREAS, following the issuance of Invitation for Bids (IFB) No. 600-08-26 on May 4, 2026, and the subsequent bid opening on June 23, 2026, the lowest responsive and responsible bidders were identified as R&B Mechanical for mechanical construction (\$543,000.00), Westmoreland Electric for electrical construction (\$2,409,000.00), and W.G. Tomko for plumbing construction (\$1,027,000.00); and

WHEREAS, due to a lack of competition for the general construction scope in the initial solicitation, the HACP anticipates a rebid (IFB No. 600-08-26 Rebid) posted July 20, 2026, closing on August 20, 2026; and

WHEREAS, these procurement processes were conducted in compliance with all applicable federal, state, and local regulations, as well as the procurement policies of 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 Mechanical Construction contract with R&B Mechanical in the amount of \$543,000.00.

Section 2. The Executive Director, or his Designee, is hereby authorized to enter into a Electric Construction contract with Westmoreland Electric in the amount of \$2,409,000.00.

Section 3. The Executive Director, or his Designee, is hereby authorized to enter into a Plumbing Construction contract with W.G. Tomko in the amount of \$1,027,000.00.

Section 4. The total aggregate amount for these contracts is \$3,979,000.00 and shall be paid from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
July 23, 2026
Agenda Item No. 10**

RESOLUTION No. 51 of 2026

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$292,289.34 from Tenant Accounts Receivable for the Months of April 2026- June 2026

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of April 2026- June 2026 is \$292,289.34, and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$292,289.34, which is 12.29% of the total rent and associated charges of \$2,377,369.85 for the second quarter of 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’s decision to write off collection losses of \$292,289.34 from the Tenant Accounts Receivables (TARs) balance for months of April 2026- June 2026 is hereby ratified.

**Board Meeting
July 23, 2026
Agenda Item No. 11**

RESOLUTION No. 52 of 2026

**A Resolution - Authorizing the Executive Director or Designee to Award a Contract to
Pro Waste LLC for Roll-Off Container Services for the
Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority City of Pittsburgh (HACP) utilizes third-party vendors for Roll-Off Container Services at designated locations for removal of bulk waste items from the HACP properties; and

WHEREAS, on June 8, 2026, the HACP issued an Invitation for Bid (IFB) #300-24-26 seeking qualified companies to provide Roll-Off Container Services; and

WHEREAS, IFB #300-24-26 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 IFB #300-24-26 for Roll-Off Container Services; and

WHEREAS, Pro Waste 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 \$526,750.00 with Pro Waste LLC for Roll-Off Container Services 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 \$526,750.00 shall be payable from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
July 23, 2026
Agenda Item No. 12**

RESOLUTION No. 53 of 2026

**A Resolution - Authorizing the Executive Director or Designee to Award a Contract to
The Inspection Group, Inc., a neutral third-party firm, to provide Annual Pre-REAC
NSPIRE Inspection Services Authority-Wide, for the
Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) engages an external vendor to conduct annual site and unit inspections prior to the formal Real Estate Assessment Center (REAC) inspections to ensure compliance with the newer U.S. Department of Housing and Urban Development (HUD) National Standards for the Physical Inspection of Real Estate (NSPIRE) health and safety standards through an independent, third-party assessment; and

WHEREAS, on April 20, 2026, the HACP) issued a Request for Proposal (RFP) #300-19-26 for Annual Pre-REAC NSPIRE Inspection Services Authority-Wide; and

WHEREAS, RFP #300-19-26 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, nine (9) companies responded to the RFP #300-19-26 for the annual Pre-REAC NSPIRE Inspection Services Authority-Wide; and

WHEREAS, The Inspection Group, Inc. was deemed the highest scoring, most responsive and responsible bidder by an internal HACP evaluation team.

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 \$300,000.00 with The Inspection Group, Inc. for annual Pre-REAC NSPIRE Inspection Services Authority-Wide for the initial term of one (1) year with two (2), one (1) year extension options, for a total of three (3) years; and

Section 2. The total three (3) year authorized amount of \$300,000.00 shall be payable from program income and/or Moving to Work (MTW) funds.