

The Housing Authority of The City of Pittsburgh Board Meeting
AGENDA
SEPTEMBER 24, 2026 AT 10:30 A.M.
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VIA ZOOM CONFERENCING

- 1. Roll Call.**
- 2. Motion to Approve the July 23, 2026, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Reports for July and August 2026.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 54 of 2026 - Authorizing the Executive Director or his Designee to Enter into a Five (5) Year Agreement with Verizon Connect for GPS Fleet Tracking Services Utilizing Sourcewell Cooperative Purchasing Contract #102924-NWF for the Housing Authority of the City of Pittsburgh.**
- 6. Resolution No. 55 of 2026 - Authorizing the Housing Authority of the City of Pittsburgh to Conclude Participation in the U.S. Department of Housing and Urban Development Housing Choice Voucher Program Community Choice Demonstration.**
- 7. Resolution No. 56 of 2026 - Approving FY 2027 Revisions to the HACP MTW Homeownership Plan.**
- 8. Resolution No. 57 of 2026 - Approving the Housing Authority of the City of Pittsburgh FY 2027 Moving to Work (MTW) Annual Plan, and authorizing the Executive Director or his Designee to submit the Annual Plan to the U.S. Department of Housing and Urban Development.**
- 9. Resolution No. 58 of 2026 - Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2025, and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh.**
- 10. Resolution No. 59 of 2026 - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2027 Budget for the Housing Authority of the City of Pittsburgh.**
- 11. Resolution No. 60 - Authorizing the Executive Director or his Designee to enter into a General Construction Contract with Massaro Construction for Comprehensive Rehabilitation at Murray Towers, AMP 31.**

12. **Resolution No. 61 of 2026 - Authorizing the Commitment of Funds for North Homewood Avenue Project-Based Voucher/Gap Financing Project.**
13. **Resolution No. 62 of 2026 - Authorizing the Executive Director or his Designee to Execute a Contract with Graciano Corporation for Interim Balcony Stabilization and Monitoring at the Northview Heights Highrise (AMP-09).**
14. **Resolution No. 63 of 2026 - Authorizing the Executive Director or his Designee to Ratify Change Order No. 1 with Trane U.S. Inc. for Additional Electrical Work for the Morse Gardens Chiller Replacement Project, AMP-45.**
15. **Resolution No. 64 of 2026 - Authorizing the Commitment of Funds for the Ross Loft Apartments Project-Based Voucher/Gap Financing Project.**
16. **Resolution No. 65 of 2026 - Authorizing the Commitment of Funds for the Carrick Senior Apartments Project-Based Voucher/Gap Financing Project.**
17. **Resolution No. 66 of 2026 - Authorizing the Allocation of Moving to Work (MTW) Funds for the Acquisition of 2104 & 2106 Lowrie Street, the Reimbursement of Program Income Funds, and the Execution and Recordation of a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust.**
18. **Resolution No. 67 of 2026 - Appointing Ivory N. Mathews as the Executive Director of the Housing Authority of the City of Pittsburgh.**
19. **Resolution No. 68 of 2026 - Resolution of Appreciation and Commendation for Executive Director, Caster D. Binion of the Housing Authority of the City of Pittsburgh.**
20. **Executive Report.**
21. **New Business.**
22. **Executive Session.**
23. **Adjournment.**

**Board Meeting
September 24, 2026
Agenda Item No. 5**

RESOLUTION No. 54 of 2026

A Resolution—Authorizing the Executive Director or his Designee to Enter into a Five (5) Year Agreement with Verizon Connect for GPS Fleet Tracking Services Utilizing Sourcewell Cooperative Purchasing Contract #102924-NWF for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Procurement Department requires GPS fleet tracking software, hardware, and asset monitoring services for its vehicle fleet to enhance operational efficiency, route management, and vehicle safety across approximately 130 vehicles; and

WHEREAS, Verizon Connect has previously provided these services to the HACP and provides comprehensive GPS tracking solutions and fleet management services suitable for the HACP's operational needs; and

WHEREAS, to secure competitive pricing and ensure compliance with the U.S. Department of Housing and Urban Development (HUD) procurement standards, the HACP will piggyback an active, competitively bid government cooperative purchasing agreement through Sourcewell (Contract #102924-NWF); and

WHEREAS, the Procurement Department recommends entering into a five (5) year contract with Verizon Connect for an amount not to exceed \$175,000.00 over the five (5) year term; and

WHEREAS, this procurement was conducted in accordance with applicable Federal, State, and local 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 five (5) year agreement with Verizon Connect for GPS fleet tracking hardware, software, and management services, utilizing Sourcewell Cooperative Purchasing Contract #102924-NWF, in a total amount not to exceed One Hundred Seventy-Five Thousand Dollars and Zero Cents (\$175,000.00); and

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

RESOLUTION No. 55 of 2026

A Resolution - Authorizing the Housing Authority of the City of Pittsburgh to Conclude Participation in the U.S. Department of Housing and Urban Development Housing Choice Voucher Program Community Choice Demonstration

WHEREAS, the United States Department of Housing and Urban Development (HUD) published a Notice of Funding Opportunity (NOFO) in the Federal Register (85 FR 42890; FR Doc, 2020-15037) implementing the Housing Choice Voucher (HCV) Mobility Demonstration (thereafter renamed Community Choice Demonstration); and

WHEREAS, under this federal initiative, the Pittsburgh Metro Site – consisting of a collaborative regional partnership among the Allegheny County Housing Authority (ACHA), the Housing Authority City of Pittsburgh (HACP), and the Allegheny County Department of Human Services (DHS) – was awarded mobility services funding through fiscal year (FY) 2028 to support HCV applicant and participant families with at least one (1) child under the age of 17, alongside additional CCD Special Purpose Vouchers (SPVs) for qualifying CCD applicant families; and

WHEREAS, through this joint site award, the YWCA of Greater Pittsburgh was selected through a competitive DHS bid process and awarded funding to serve as the designated mobility service provider to administer the local mobility services; and

WHEREAS, the Pittsburgh Metro Site has achieved significant milestones during its participation, including 501 families enrolled, 250 families receiving mobility services, and 51 successful moves to opportunity areas, prompting HUD to recognize the site for having the second highest number of enrollments nationwide and commend the operation as a “well-oiled machine with strong organization and communication skills.”; and

WHEREAS, the HACP continuously evaluates the agency’s program commitments, operational capacity, and financial resources to ensure the effective administration of its housing programs; and

WHEREAS, under the demonstration framework, HUD mandated the HACP raise its voucher payment standards for CCD families to enable leasing within high-opportunity neighborhoods; and

WHEREAS, the HACP subsequently elected to expand these payment standards agency-wide to benefit all HCV families, which expanded market access but increased overall program costs, while CCD households maintain a per-unit cost (PUC) that sits at approximately \$300 per month higher than non-CCD households; and

WHEREAS, HUD restricted additional housing assistance funding solely to an allocation of eighteen (18) SPVs, providing no supplemental Housing Assistance Payment (HAP) subsidy for

existing participant turnover families enrolling in the demonstration, thereby requiring the HACP to absorb the escalated costs within its local program baseline; and

WHEREAS, as a secondary agency in this regional partnership, the HACP has determined that managing the CCD program requires disproportionate administrative resources and places considerable strain on overall staff capacity alongside escalating HAP costs; and

WHEREAS, the HACP has formally notified the YWCA of Greater Pittsburgh, HUD, and its regional site partners of its intention to withdraw from the CCD program, establishing a mandatory multi-month transition period to minimize disruptions to the families currently being served; and

WHEREAS, the conclusion of the HACP's participation in the CCD program will officially take effect on April 30, 2027 at the earliest, as required by HUD; and

WHEREAS, the revised HUD Federal Register Notice (91 FR 48921) requires the submission of a formal board resolution in order to execute an agency's withdrawal from the CCD program.

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

Section 1. The conclusion of the HACP's participation in the Community Choice Demonstration (CCD) program, effective April 30, 2027, is hereby approved; and

Section 2. The Executive Director or his Designee is authorized to take all necessary administrative actions and execute any required documentation to finalize the withdrawal from the CCD program and ensure an orderly transition with the YWCA of Greater Pittsburgh and regional site partners.

RESOLUTION No. 56 of 2026

A Resolution - Approving FY 2027 Revisions to the HACP MTW Homeownership Plan

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is a participant in the federal Moving to Work (MTW) Demonstration Program; and

WHEREAS, the HACP MTW Homeownership Plan is a stand-alone document subject to Board approval separate from the MTW Annual Plan, which HACP includes in the appendices because the Homeownership Program is part of a U.S. Department of Housing and Urban Development (HUD)-approved MTW activity; and

WHEREAS, the HACP proposes to amend the current HACP MTW Homeownership Plan to clarify policies, replace existing provisions, and maintain compliance with federal regulations; and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Plan include integrating the MTW Homeownership Program with the traditional HCV Homeownership framework; providing two (2) primary financing pathways, a MTW soft-second mortgage and traditional HCV monthly Housing Assistance Payments (HAP); clarifying program eligibility and application processing timelines; establishing a dedicated Homeownership Waiting List when program funding is exhausted; authorizing up to ten (10) dedicated Homeownership Vouchers per fiscal year, with a maximum of fifty (50) active Homeownership Vouchers at any time; and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Plan were posted in local newspapers **and on the HACP website** from Sunday, August 23, 2026, to Tuesday, September 22, 2026; and

WHEREAS, the proposed amendments to the HACP MTW Homeownership Plan were made available for public review and comment on the HACP website and social media platforms from Sunday, August 23, 2026, to Tuesday, September 22, 2026, via the following link:

https://hacp.org/public_notices/public-comment-period-now-open-for-revised-fy-2027-hacp-moving-to-work-homeownership-plan/; and

WHEREAS, the HACP hosted public hearings via Zoom on Thursday, September 3, 2026, at 9:30 a.m. and 5:30 p.m.; and

WHEREAS, no members of the public attended the public hearings, and five (5) public comments were received during the stated public comment period; and

WHEREAS, the proposed changes to the HACP MTW Homeownership Program will go into effect on January 1, 2027, or after HACP receives approval from the U.S. Department of Housing and Urban Development (HUD) Moving to Work Office, whichever occurs later.

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

Section 1. The amended HACP MTW Homeownership Plan is hereby approved, and the Executive Director or his Designee is authorized to submit the amended HACP MTW Homeownership Plan to HUD in the appendix of the FY 2027 MTW Annual Plan.

RESOLUTION No. 57 of 2026

A Resolution - Approving the Housing Authority of the City of Pittsburgh FY 2027 Moving to Work (MTW) Annual Plan, and authorizing the Executive Director or his Designee to submit the Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority of the City of Pittsburgh (HACP) and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the HACP to participate in the Moving to Work (MTW) Demonstration; and

WHEREAS, as a participant in the MTW demonstration, the HACP is required to submit an Annual Plan for review and approval by HUD; and

WHEREAS, to meet the Annual Plan requirement of the MTW demonstration, the HACP has drafted the Fiscal Year (FY) 2027 MTW Annual Plan in the HUD-prescribed format (Form HUD-50900). This Plan contains one (1) proposed new activity to raise the HACP's Total Development Cost (TDC) limits to facilitate the acquisition, development, and redevelopment of properties in higher-cost neighborhoods; and

WHEREAS, the HACP is proposing revisions to the MTW Homeownership Plan (located in the appendices of the FY 2027 Draft Annual Plan), which are proposed for consideration through a separate resolution; and

WHEREAS, the HACP's FY 2027 MTW Annual Plan was made available for public review and comment from Sunday, August 23, 2026, to Tuesday, September 22, 2026, on the HACP website and other social media platforms to include Facebook, LinkedIn, and Twitter. The notice was also published in media circulations, including the New Pittsburgh Courier and the Pittsburgh Post Gazette. Copies were also available at the HACP One-Stop Shop. Public hearings were held on the proposed FY 2027 MTW Annual Plan on Wednesday, September 2, 2026, at 9:30 a.m. and 5:30 p.m.; and

WHEREAS, the HACP did not receive any comments regarding the FY 2027 MTW Annual Plan, and no one attended the two (2) public hearings.

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

Section 1. The HACP's Fiscal Year (FY) 2027 Moving to Work (MTW) Annual Plan is approved and the Executive Director or his Designee is authorized to submit the plan to HUD; and

Section 2. The Chairman is hereby authorized to sign the Certifications of Compliance on behalf of the Board as required by HUD.

**Board Meeting
September 24, 2026
Agenda Item No. 9**

RESOLUTION No. 58 of 2026

**A Resolution - Accepting the Audited Financial Statements as of and for the Year that
Ended December 31, 2025, and the related Independent Auditor's Reports for the
Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by the United States Department of Housing and Urban Development (HUD) to have its financial statements and programmatic compliance audited by Independent Certified Public Accountants; and

WHEREAS, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year that ended December 31, 2025; and

WHEREAS, Maher Duessel has completed its audit work and prepared; an Independent Auditor's Report on the financial statements of the HACP, an Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, as well as, an Independent Auditor's Report on Compliance for its Major Program and on Internal Control Over Compliance Required by the Uniform Guidance; and

WHEREAS, representatives of the Board of Commissioners have maintained regular direct contact with Maher Duessel during the planning, execution and review phases of the audit and recommends these reports for acceptance; and

WHEREAS, Maher Duessel has issued an unqualified opinion on the financial statements, thus indicating the financial statements present fairly, in all material respects, the financial position 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 Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2025.

**Board Meeting
September 24, 2026
Agenda Item No. 10**

RESOLUTION No. 59 of 2026

**A Resolution - Authorizing the Executive Director or his Designee to approve the
Fiscal Year 2027 Budget for the Housing Authority of the City of Pittsburgh**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has prepared its Fiscal Year (FY) 2027 budget; and

WHEREAS, the HACP finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS, the projected total revenue provides sufficient funds to support the HACP's activities as follows:

2027 Total Budget Sources	\$255,433,036
2027 Total Budget Uses	\$255,433,036
2027 Net Surplus/Deficit	\$0

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

Section 1. The Fiscal Year 2027 Budget in the amount of \$255,433,036 is hereby approved; and

Section 2. The Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2027 Budget into effect.

**Board Meeting
September 24, 2026
Agenda Item No. 11**

RESOLUTION No. 60 of 2026

A Resolution – Authorizing the Executive Director or his Designee to enter into a General Construction Contract with Massaro Construction 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 general, mechanical, electrical, and plumbing rehabilitation to address deferred maintenance, safety concerns, and code compliance issues (Murray Modernization Project); 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, on July 23, 2026, the HACP Board of Commissioners approved the lowest responsive and responsible bids submitted in response to the Invitation for Bid (IFB) No. 600-08-26 from 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) for the Murray Modernization Project; and

WHEREAS, due to a lack of competition for the general construction scope in the initial solicitation, the HACP initiated a rebid for IFB No. 600-08-26 REBID (REBID) posted July 20, 2026, closing on August 25, 2026; and

WHEREAS, following the August 25, 2026 closing of REBID, Massaro Construction was identified as the lowest responsive and responsible bidder for general construction (\$6,338,000.00); and

WHEREAS, this procurement process was conducted in compliance with all applicable federal, state, and local regulations, as well as the procurement policies 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 a General Construction contract with Massaro Construction in the amount of \$6,338,000.00 for the Murray Modernization Project; and

Section 2. The amount for this contract, \$6,338,000.00. shall be paid from Moving to Work (MTW) and/or Program Income funds.

RESOLUTION No. 61 of 2026

**A Resolution - Authorizing the Commitment of Funds for North Homewood Avenue
Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 55 of 2023 awarded McCormack Baron Salazar, a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for North Homewood Avenue, a new construction development located at the intersection of North Homewood Avenue and Hamilton Avenue in the Homewood neighborhood, which provides forty-four (44) units of mixed-income 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, North Homewood Avenue, L.P. (Owner Entity); and

WHEREAS, the Project was awarded a 9% Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in August 2024; and

WHEREAS, the Project entails the new construction of two low-rise buildings comprised of forty-four (44) general occupancy apartment units and a first-floor commercial space, wherein seven (7) of the residential units will be supported by LIHTC, seven (7) will be market rate, and thirty (30) of which will be supported by LIHTC and Project-Based Vouchers (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, the HACP will grant \$3,000,000 of MTW Gap Financing funds to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through Project's cash flow; and

WHEREAS, the HACP will grant \$1,200,000 of MTW funds to the ARMDC which will subsequently issue a construction and fixed-payment loan to the Owner Entity for the Project which will be repaid through the Project's operating expenses via an annual service fee during the term of the loan or until the outstanding balance is repaid; 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 MTW grant funds in an amount not to exceed \$4,200,000 and grant thirty (30) PBVs, 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.

**Board Meeting
September 24, 2026
Agenda Item No. 13**

RESOLUTION No. 62 of 2026

A Resolution - Authorizing the Executive Director or His Designee to Execute a Contract with Graciano Corporation for Interim Balcony Stabilization and Monitoring at the Northview Heights Highrise (AMP-09)

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) must perform targeted stabilization and repairs to mitigate these hazards and maintain a safe environment for residents, staff, and the public; and

WHEREAS, The Northview Heights Highrise is in need of critical repair for the exterior balconies due to ongoing deterioration, delamination, and weathering evidenced by spalling and falling debris; and

WHEREAS, time is of the essence in completing these interim Balcony Repairs to ensure continued life safety until the new Northview Heights Mid-rise is completed and the Northview Highrise is demolished; and

WHEREAS, the HACP will also implement a monthly monitoring protocol to continuously assess the condition of the balconies and promptly address any emerging hazards; and

WHEREAS, to save critical time in securing these specialized services, the HACP will enter into a contract with Graciano Corporation (Graciano) through an intergovernmental cooperative purchasing agreement currently in place between the City of Pittsburgh and Graciano; and

WHEREAS, the procurement of these services has been conducted in strict adherence to all applicable federal, state, and local regulations, and 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 Northview Heights Balcony Repairs in the amount of \$142,259.68; and

Section 2. The Board of Commissioners hereby ratifies and approves all lawful actions taken by the Executive Director or his designee and all lawful documents executed by any of the foregoing on behalf of the HACP where such actions or documents effectuate the intent of this resolution, and the consummation of the transactions and matters set forth herein; and

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

**Board Meeting
September 24, 2026
Agenda Item No. 14**

RESOLUTION No. 63 of 2026

**A Resolution - Authorizing the Executive Director or his Designee to Ratify
Change Order No. 1 with Trane U.S. Inc. for Additional Electrical Work
for the Morse Gardens Chiller Replacement Project, AMP-45**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) previously authorized Resolution No. 27 of 2025 on March 27, 2025 for the Morse Gardens Chiller Replacement Project to replace critical Heating, Ventilation, and Air Conditioning (HVAC) equipment and complete related safety upgrades at Morse Gardens, AMP-45; and

WHEREAS, the project was procured through OMNIA Partners under a cooperative purchasing agreement with Trane U.S. Inc. using Racine County, Wisconsin Contract No. 3341, established under IFB No. RC2022-1001, for HVAC products, installation, labor-based solutions, and related services; and

WHEREAS, during construction, several serious electrical safety violations were discovered, including an overcurrent hazard, an unauthorized code-violating electrical tapping arrangement, and absent safety components, that required immediate corrective action; and

WHEREAS, the corrective work required a new electrical feed for Chiller No. 2 and also required updated fire-alarm drawings and permitting for supply-and-return smoke detectors to the central fire-alarm system of the Dedicated Outdoor Air System (DOAS) and Rooftop Unit (RTU); and

WHEREAS, the applicable Architect and Engineers (A&E) AE7 provided the corrective drawings at no additional cost to the HACP; and

WHEREAS, on August 17, 2026, a ratification memorandum was executed to protect resident health, maintain cooling during the summer, and restore permanent electrical service to the new chillers; and

WHEREAS, Change Order No. 1 increases the Trane U.S. Inc. contract by \$49,999.00, from \$2,200,270.00 to \$2,250,269.00, and extends the contract completion date through October 30, 2026, to allow for final invoice processing, Building Automation System (BAS) coordination, and administrative contract closeout.

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

Section 1. The Board of Commissioners hereby ratifies and approves the prior interim action executed by the Executive Director to approve Change Order No. 1 with Trane U.S. Inc., in the

amount of \$49,999.00, for additional electrical work on the Morse Gardens Chiller Replacement Project (AMP-45); and

Section 2. The \$49,999.00 authorized under Change Order No. 1 shall be payable from Moving to Work (MTW) funds and/or Program Income.

**Board Meeting
September 24, 2026
Agenda Item No. 15**

RESOLUTION No. 64 of 2026

**A Resolution - Authorizing the Commitment of Funds for the
Ross Loft Apartments Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 80 of 2024 awarded Woda Cooper Companies a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for Ross Loft Apartments (Project) located at 100 Ross Street, Pittsburgh, PA 15219 in the Downtown neighborhood; and

WHEREAS, the Project will entail an adaptive reuse mixed-use development with offices in the lower floors and a total of forty-six (46) units, of which twenty-three (23) units constitute Project-Based Vouchers (PBV) and tax-credit units; and sixteen (16) units are tax-credit only units and the remaining seven (7) units are market rate units; and

WHEREAS, the Project's tenant income mix constitutes thirty-nine (39) units targeted to households earning at or below the 80% area median income (AMI), and the remaining seven (7) units will be unrestricted market-rate units; and

WHEREAS, the HACP will grant one million five hundred thousand dollars (\$1,500,000) of MTW Gap Financing funds to the Allies & Ross Management and Development Corporation (ARMDC), which will subsequently issue a construction and permanent loan to the owner entity for the Project, which will be repaid through project cash flow; 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, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to Pennsylvania Housing Finance Agency (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 to the ARMDC MTW grant funds to the Project in an amount not to exceed \$1,500,000, 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; and

Section 3. The MTW Gap Financing loan will be paid from MTW funds and or Program Income.

RESOLUTION No. 65 of 2026

**A Resolution - Authorizing the Commitment of Funds for the
Carrick Senior Apartments Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 80 of 2024 awarded CHN Housing Partners (CHN) and Amani Christian Community Development Corporation (ACCDC) a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for Carrick Senior Apartments (Project) located at 2531 Brownsville Road, Pittsburgh, PA 15210; and

WHEREAS, the Project will entail new construction with a total of fifty-two (52) units, of which fifty (50) units constitute Project-Based Vouchers (PBV) and tax-credit units; and two (2) units are tax-credit only units; and

WHEREAS, the Project's tenant income mix constitutes all fifty-two (52) units targeted at or below the 80% area median income (AMI); and

WHEREAS, the HACP will grant one million five hundred thousand dollars (\$1,500,000) of Moving to Work (MTW) Gap Financing funds to the Allies & Ross Management and Development Corporation (ARMDC), which will subsequently issue a construction and permanent loan to the owner entity for the Project, which will be repaid through project cash flow; 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, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to Pennsylvania Housing Finance Agency (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 \$1,500,000, 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; and

Section 3. The MTW Gap Financing loan will be paid from MTW funds and/or Program Income.

RESOLUTION No. 66 of 2026

A Resolution - Authorizing the Allocation of Moving to Work (MTW) Funds for the Acquisition of 2104 & 2106 Lowrie Street, the Reimbursement of Program Income Funds, and the Execution and Recordation of a U.S. Department of Housing and Urban Development (HUD) Declaration of Trust

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) purchased the units located in the Troy Hill neighborhood at 2104 & 2106 Lowrie Street (Property) in April 2025, consisting of one (1) duplex building containing a total of two (2) residential units; and

WHEREAS, the Property was acquired with non-federal program income funds (Program Income) to expand and diversify the scattered sites public housing portfolio; and

WHEREAS, the HACP acquired the Property with the intent to convert and operate as Low-Income Public Housing (LIPH) and replace/reimburse the Program Income used for acquisition with Moving to Work (MTW) Capital Funds upon receipt of HUD approval; and

WHEREAS, the HACP submitted a development proposal to the U.S. Department of Housing and Urban Development (HUD) and received approval on September 8, 2026, to use MTW Funds for the Property; and

WHEREAS, HUD requires the execution and recordation of a Declaration of Trust (DOT) against the property for any project receiving MTW Capital Funds to preserve long-term affordability and ensure regulatory compliance.

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

Section 1. Following execution of the applicable Amendment to the Annual Contributions Contract (ACC), recordation of the HUD Declaration of Trust, completion of the required PIC submission and satisfaction of all other applicable HUD closing requirements, the Executive Director or his Designee is hereby authorized to allocate MTW funds in an amount not to exceed \$306,301 to the HUD-approved Lowrie Street development and reimburse the eligible non-federal Program Income funds originally used to acquire the Property; and

Section 2. The Executive Director or his Designee is hereby authorized to execute the applicable ACC Amendment, execute and record the HUD approved DOT, finalize the required PIC submission, and execute any other closing documents required for the Property in accordance with HUD's approval.

RESOLUTION No. 67 of 2026

**A Resolution - Appointing Ivory N. Mathews as the Executive Director
of the Housing Authority of the City of Pittsburgh**

WHEREAS, Caster D. Binion will vacate the position of the Executive Director of the Housing Authority of the City of Pittsburgh (HACP) or identified as the “Authority” as of the close of business on September 30, 2026; and

WHEREAS, pursuant to Section 4.01 of the HACP Amended and Restated By-Laws (“By-Laws”), the Authority shall have an Executive Director appointed by the Board; and

WHEREAS, the Board of Commissioners retained Gans, Gans & Associates, executive search firm, to assist in the identification of candidates qualified for the position and to assist in the evaluation of those candidates; and

WHEREAS, Gans, Gans & Associates undertook extensive outreach to build a pool of qualified candidates, from which four (4) candidates were selected to advance to the final round of interviews; and

WHEREAS, the Board of Commissioners facilitated first and final round interviews with these candidates; and

WHEREAS, following the interviews, Ivory N. Mathews was identified for consideration by the Board of Commissioners for appointment as Executive Director of the HACP.

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

Section 1. Pursuant to Section 4.02 of the By-Laws, Ivory N. Mathews is appointed the Executive Director of the Housing Authority of the City of Pittsburgh (HACP) or the “Authority” effective October 1, 2026, in accordance with the terms and conditions of her employment contract. The terms of this resolution, including final compensation and any stipulations of employment shall be negotiated by the HACP Board of Commissioners, led by Chairman Mohamed; and

Section 2. In her capacity as Executive Director, Ivory N. Mathews, shall have general supervision over the administration of the business and affairs of the HACP, subject to the direction of the Board; and

Section 3. In her capacity as Executive Director, Ivory N. Mathews shall be charged with the development and management of the public housing communities of the HACP; and

Section 4. In her capacity as Executive Director, Ivory N. Mathews is named as an authorized signer on all bank accounts of the HACP and is authorized to execute all documents on behalf of the Authority, including but not limited to any contracts, deeds, regular reporting documents and applications to the U.S. Department of Housing and Urban Development (HUD) and the HUD Line of Credit Control System and any other documents required by HUD.

**Board Meeting
September 24, 2026
Agenda item No. 19**

RESOLUTION No. 68 of 2026

**A Resolution of Appreciation and Commendation for Executive Director, Caster D. Binion
of the Housing Authority of the City of Pittsburgh**

WHEREAS, Caster D. Binion has served in the position of the Executive Director of the Housing Authority of the City of Pittsburgh (HACP) since February of 2013, with commitment, professionalism, and dedication in the role; and

WHEREAS, during his tenure, Executive Director Binion provided leadership and stewardship in furtherance of the HACP's mission to provide quality, affordable housing and opportunities that strengthen residents, families, and communities throughout the City of Pittsburgh; and

WHEREAS, Executive Director Binion demonstrated a commitment to organizational excellence, complete fiscal responsibility, unwavering regulatory compliance, resident service, workforce development, community engagement, and the advancement of the HACP's core and strategic priorities; and

WHEREAS, through collaboration with the HACP Board of Commissioners, employees, residents, governmental affiliates, community stakeholders, and other partners, Executive Director Binion contributed to the continued advancement and stability of the HACP having regularly received national recognitions and prominence; and

WHEREAS, as Executive Director Binion concludes his tenure as Executive Director, the Board supports the HACP Executive Leadership team's effort to formally express its appreciation and recognition for his excellent service to the HACP.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Housing Authority of the City of Pittsburgh, that it supports the HACP Executive Leadership Team's expression of their sincere appreciation and commendation to Executive Director Caster D. Binion for his distinguished service, leadership, and contributions to the HACP.