

**The Housing Authority of The City of Pittsburgh Board Meeting
AGENDA**

OCTOBER 22, 2026 AT 10:30 A.M.

412 BOULEVARD OF THE ALLIES LL CONF ROOM

VIA ZOOM CONFERENCING

-
- 1. Roll Call.**
 - 2. Motion to Approve the September 24, 2026, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
 - 3. Motion to Approve the Previously Received Activity Reports for September 2026.**
 - 4. Acknowledgement of Public Comments.**
 - 5. Resolution No. 69 of 2026 - Approval of the 2027 Utility Allowance Schedule for the Low-Income Public Housing (LIPH) Portfolio.**
 - 6. Resolution No. 70 of 2026 - Approval of the Utility Allowance Schedules for FY 2027 for the Housing Choice Voucher portfolio.**
 - 7. Resolution No. 71 of 2026 - Authorizing the Executive Director or Designee to Award a Contract to Penn Power Group LLC, DBA Penn Power Systems Inc. for Emergency Generator and Fire Pump Maintenance and Repair for the Housing Authority of the City of Pittsburgh.**
 - 8. Resolution No. 72 of 2026 - Ratifying the Executive Director's decision to write off Collection Losses in the amount of \$305,632.53 from Tenant Accounts Receivable for the Months of July 2026 - September 2026.**
 - 9. Resolution No. 73 of 2026 - Adopting a revised Housing Authority of the City of Pittsburgh Procurement and Disposition Policy.**
 - 10. Resolution No. 74 of 2026 - Authorizing the Bedford Dwellings Phase III Transactions.**
 - 11. Resolution No. 75 of 2026 - Authorizing the Executive Director or Designee to enter into a service agreement with SHI, through the Sourcewell cooperative purchasing program, for the procurement of Cloudflare Security Operations Center (SOC) as a Service to ensure protection of the www.hacp.gov domain.**
 - 12. Resolution No. 76 of 2026 - Authorizing the Executive Director or her Designee to renew a Software As A Service (Saas) Agreement with Boodskapper Inc. (Dba Bob.Ai) to utilize Artificial Intelligence to enhance Housing Voucher Lease-Ups and improve Resident Services.**

- 13. Executive Report.**
- 14. New Business.**
- 15. Executive Session re: Personnel Matters.**
- 16. Adjournment.**

RESOLUTION No. 69 of 2026

**A Resolution – Approval of the 2027 Utility Allowance Schedule for the
Low-Income Public Housing (LIPH) Portfolio**

WHEREAS, the United States (U.S.) Department of Housing and Urban Development (HUD) requires that Public Housing Authorities (PHAs) maintain up-to-date utility allowance schedules in accordance to 24 CFR 965.507; and

WHEREAS, PHAs must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of similar size and type in the same locality; and

WHEREAS, PHAs must appropriately classify utilities and services into categories defined by HUD and review their Utility Allowance Schedule each year; and

WHEREAS, PHAs must if at any point during the year a specific utility category's rate or fuel cost increases or decreases by 10% or more from the rate used during the last revision, the PHA is mandated to adjust that category's allowance schedule immediately; and

WHEREAS, the Housing Authority of the City of Pittsburgh's (HACP), Low-Income Public Housing Program (LIPH) in order to meet federal guidelines and requirements, contracts with a utility consultant and revises its Utility Allowances each year to reflect the most up to date cost; and

WHEREAS, the proposed Fiscal Year (FY) 2027 LIPH Utility Allowance Schedules were sent to each LIPH effected participant; and

WHEREAS, the proposed FY 2027 LIPH Utility Allowance Schedules were made available for public review and comment on its website and all other forms of HACP social media on September 22, 2026 via the following link

<https://hacp.org.zoom.us/j/4685379902?pwd=lbVjeTuP1mgCeI4zFcwudvuSBbrVQA.1&omn=88167279324>; and

WHEREAS, the HACP hosted a public comment period from Tuesday, September 22, 2026 through Wednesday, October 21, 2026; and

WHEREAS, as of the date of the preparation of this resolution no public comments were received, however, the HACP will report on any public comments received by the comment end date at the October 22, 2026 HACP Board of Commissioners meeting; and

WHEREAS, the HACP recommends the adoption of proposed Utility Allowance schedule, attached hereto as Exhibit A.

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

Section 1. The proposed Utility Allowance schedule is hereby adopted, subject to HUD approval, if required; and

Section 2. The Executive Director or Designee is hereby authorized to update and implement the proposed Utility Allowance schedule effective January 1, 2027; and

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

**Board Meeting
October 22, 2026
Agenda Item No. 6**

RESOLUTION No. 70 of 2026

**A Resolution - Approval of the Utility Allowance Schedules for FY 2027 for the
Housing Choice Voucher Portfolio**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Public Housing Authorities (PHAs) maintain up-to-date utility allowances in schedules in accordance with 24 CFR 982.517; and

WHEREAS, PHAs must establish utility allowance schedules based on the typical cost of utilities and services paid by energy-conservative households that occupy housing of comparable size and type in the same locality; and

WHEREAS, PHAs must appropriately classify utilities and services into unit type categories defined by HUD; and

WHEREAS, PHAs must review its schedule of utility allowances each year, and must revise its allowance for a utility category if there has been a change of (10) percent or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Housing Choice Voucher (HCV) Program must comply with federal guidelines and requirements pertaining to public utilities in establishing utility allowances; and

WHEREAS, the HACP contracts with a utility consultant to provide updated data concerning utility pricing for each unit type categorized by HUD; and

WHEREAS, the HACP receives an updated allowance schedule each year to reflect the most up-to-date cost based on local market data; and

WHEREAS, the proposed FY 2027 HCV Utility Allowance Schedules were posted in the local newspapers from Sunday, September 6, 2026 to Sunday, September 20, 2026; and

WHEREAS, the proposed FY 2027 HCV Utility Allowance Schedules were made available for public review and comment on its website and all other forms of HACP social media from Monday, September 1, 2026, to Tuesday, September 22, 2026, via the following link:

https://hacp.org/public_notices/hacp-opens-review-period-for-proposed-fy-2027-housing-choice-voucher-program-utility-allowances/

WHEREAS, the HACP hosted virtual public hearings via the virtual format of *Zoom* on Wednesday, September 16, 2026, at 9:30 am and 5:30 pm; and

WHEREAS, no member of the public attended the hearings on Wednesday, September 16, 2026, and the HACP will report on any public comments received at the October 22, 2026, Board of Commissioners meeting; and

WHEREAS, the HACP desires to apply the HCV Program FY 2027 Utility Allowance Schedules effective January 1, 2027.

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 her Designee is hereby authorized to update the Housing Choice Voucher (HCV) Program Utility Allowance Schedules as listed in the "Table of Exhibit" with an effective date of January 1, 2027.

RESOLUTION No. 71 of 2026

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to Penn Power Group LLC, DBA Penn Power Systems Inc. for Emergency Generator and Fire Pump Maintenance and Repair for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Emergency Generator and Fire Pump Maintenance and Repair services to maintain proper functioning and of the thirteen (13) Emergency Generators and four (4) diesel-powered Fire Pumps at properties Authority-Wide; and

WHEREAS, on June 8, 2026, the HACP issued Invitation for Bid (IFB) #300-25-26 seeking qualified companies to provide Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide to which the HACP received only one (1) bid; and

WHEREAS, on August 17, 2026, the HACP issued Invitation for Bid (IFB) #300-25-26 REBID seeking qualified companies to provide Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide; and

WHEREAS, the IFB #300-25-26 REBID 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, one (1) company responded to the IFB #300-25-26 REBID for Emergency Generator and Fire Pump Maintenance and Repair; and

WHEREAS, Penn Power Systems Inc. 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 \$300,000.00 with Penn Power Systems Inc. for Emergency Generator and Fire Pump Maintenance and Repair 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 made payable from Moving To Work (MTW) funds, Program Income or the Operating Budgets of the sites and departments who utilize the services.

**Board Meeting
October 22, 2026
Agenda Item No. 8**

RESOLUTION No. 72 of 2026

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$305,632.53 from Tenant Accounts Receivable for the Months of July 2026 - September 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 July 2026 - September 2026 is \$305,632.53, and

WHEREAS, all 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 \$305,632.53, which is 12.83% of the total rent and associated charges of \$2,381,693.46 for the third 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 \$305,632.53 from the Tenant Accounts Receivables (TARs) balance for months of July 2026 - September 2026 is hereby ratified.

**Board Meeting
October 22, 2026
Agenda Item No. 9**

RESOLUTION No. 73 of 2026

**A Resolution - Adopting a revised Housing Authority of the City of Pittsburgh
Procurement and Disposition Policy**

WHEREAS, HUD Handbook 7460.8 REV2 Section 2.2 states that public housing authorities such as the Housing Authority of the City of Pittsburgh (HACP) are required to establish and follow a written procurement policy that is consistent with 24 CFR 85.36; and

WHEREAS, the HACP is required to comply with all applicable federal, state, and local laws, rules, regulations, and guidelines; and

WHEREAS, the HACP has determined that revisions the current Procurement and Disposition Policy are necessary to improve clarity of the Procurement and Disposition Policy and maintain continued compliance with applicable federal, state, and local laws, rules, regulations and guidelines.

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

Section 1: The updated Housing Authority of the City of Pittsburgh The Procurement and Disposition Policy referenced above, is hereby adopted in its entirety, and replaces the Procurement and Disposition Policy which was previously approved pursuant to Resolution Number 58 of 2024.

RESOLUTION No. 74 of 2026

A Resolution - Authorizing the Bedford Dwellings Phase III Transactions

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property located in the Hill District of the City of Pittsburgh, Allegheny County, Pennsylvania and known as Bedford Dwellings, which is a 411-unit public housing development situated on approximately 23 acres , referred to as the ("**Property**"); and

WHEREAS, the HACP previously approved that its affiliate, Allies & Ross Management and Development Corporation (ARMDC), a Pennsylvania nonprofit corporation to serve as the developer instrumentality and manage the development and revitalization of the Property and the surrounding neighborhood referred to as the ("**Project**"); and

WHEREAS, the ARMDC competitively selected Trek Development Group, Inc., a Pennsylvania corporation ("**Trek**"), to serve as its co-developer for the Project; and

WHEREAS, the ARMDC entered into that certain Master Development Agreement with Trek to govern the initial phase of the Project; and

WHEREAS, the ARMDC entered into an *Agreement to Perform Additional Services and Amendment to Master Development Agreement* with Trek to govern the third phase of the Project; and

WHEREAS, the HACP and the United States Department of Housing and Urban Development (HUD) entered into a Fiscal Year (FY) 2022 Choice Neighborhoods Implementation (CNI) Grant Agreement , referred to as the ("**Grant Agreement**"); and

WHEREAS, the Grant Agreement provides for a grant of Fifty Million, and 00/100 Dollars (\$50,000,000.00) made by HUD to the HACP to assist in the Project; and

WHEREAS, for Phase III of the Project, the HACP desires to develop sixty-five (65) affordable rental units, thirty-three (33) of which will be replacement units assisted with HUD's Rental Assistance Demonstration (RAD) Program and Project-Based Vouchers (PBV) and thirty-two (32) of which will be assisted with Low-Income Housing Tax Credits (LIHTC), collectively, referred to as ("**Phase III**"); and

WHEREAS, Trek has organized Bedford Dwellings Phase III LLC, a Pennsylvania limited liability company referred to as the ("**Owner**"), to own, operate and develop Phase III; and

WHEREAS, Trek has organized Bedford Dwellings Phase III MM LLC, a Pennsylvania limited liability company, referred to as the ("**Managing Member**"), with Trek as the managing member of the Managing Member, for such Managing Member to serve as the managing member of the Owner; and

WHEREAS, the ARMDC has organized ARMDC-Bedford Dwellings Phase III, Inc., a Pennsylvania corporation, referred to as the ("**Administrative Member**"), to serve as the administrative member of the Managing Member; and

WHEREAS, the Administrative Member intends to enter into an Operating Agreement with Trek to govern the Managing Member , referred to as the ("**Managing Member Operating Agreement**"); and

WHEREAS, pursuant to the Managing Member Operating Agreement, the Administrative Member intends to designate Trek as the authorized signatory on behalf of the Managing Member with respect to all Phase III and Project-related documents requiring the signature of the Owner; and

WHEREAS, the Owner has been selected by Pennsylvania Housing Finance Agency (PHFA) for an award of four percent (4%) LIHTC for the Project; and

WHEREAS, the Managing Member intends to enter into an amended and restated operating agreement of the Owner (as may be further amended, the ("**Amended and Restated OA**") to, among other things, admit an affiliate of The PNC Financial Services Group, Inc., a Pennsylvania corporation, or its affiliates, successors and/or assigns ("**PNC**"), as the investor member of the Owner, referred to as the ("**Investor Member**") and admit an additional affiliate of PNC as the special member of the Owner; and

WHEREAS, the HACP intends to ground lease the Property to the Owner for the purpose of undertaking the Project pursuant to a Ground Lease between the Owner and the HACP, referred to as the("**Ground Lease**") to be evidenced by a Memorandum of Ground Lease between the Owner and the HACP, which will be recorded with the Allegheny County Division of Real Estate Office as the ("**Memorandum of Ground Lease**"); and

WHEREAS, the Owner intends to enter into a RAD Conversion Commitment (RCC) with the HACP and HUD which the RCC details the RAD conversion process and the requirements applicable to the Project under the RAD program; and

WHEREAS, the conversion of the public housing units at the Property under RAD requires that the HACP and the Owner enter into certain additional documents, certificates, instruments and/or agreements with or in favor of HUD evidencing the RAD conversion process, including, without limitation, certain amendments and supplements to the RCC, as appropriate, a RAD Use Agreement, a RAD PBV Housing Assistance Payments Contract, Parts 1 and 2, and all addenda and exhibits attached thereto referred to as the ("**RAD PBV HAP Contract**"), a Consolidated Owner Certification, a Certification and Assurances, and one or more full or partial Releases of Property from Declarations of Trust (collectively, with the RCC, the RAD PBV HAP Contract and such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection with the conversion to RAD, and all amendments, additions and supplements thereto referred to as the ("**RAD Documents**"); and

WHEREAS, the HACP intends to submit drafts of the RAD Documents and certain other evidentiary materials to HUD for review and approval in connection with the RAD conversion of the Property, referred to as the ("**RAD Evidentiaries**"); and

WHEREAS, the Owner intends to enter into a Management Agreement with Trek with respect to the management of the Project; and

WHEREAS, the Owner intends to enter into one or more construction contracts with Mistick Construction Company, a Pennsylvania corporation, with respect to the construction of the Project; and

WHEREAS, the Owner intends to enter into an architect agreement with respect to the development of the Project with Wallace Roberts & Todd, LLC, a Pennsylvania limited liability company; and

WHEREAS, the PHFA intends to make a loan to the Owner ("**Permanent Financing Loan**") pursuant to a loan agreement between PHFA and the Owner ("**Permanent Financing Loan Agreement**"), evidenced by one (1) or more promissory notes made by the Owner to PHFA ("**Permanent Financing Loan Note**") and secured by, among other things, a leasehold mortgage and security agreement made by the Owner to PHFA ("**Permanent Financing Loan Mortgage**") and, together with the Permanent Financing Loan Agreement, the Permanent Financing Loan Note, and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the Permanent Financing Loan, and all amendments, additions and supplements thereto, collectively, the ("**Permanent Financing Loan Documents**"); and

WHEREAS, the Urban Redevelopment Authority (URA) intends to make a loan of Rental Gap Program (RGP) funds to the Owner ("**URA RGP Loan**") pursuant to a loan agreement between the URA and the Owner ("**URA RGP Loan Agreement**"), evidenced by one (1) or more promissory notes made by the Owner to the URA ("**URA RGP Loan Note**") and secured by, among other things, a leasehold mortgage and security agreement made by the Owner to the URA ("**URA RGP Loan Mortgage**") and, together with the URA RGP Loan Agreement, the URA RGP Loan Note, and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the URA RGP Loan, and all amendments, additions and supplements thereto, collectively, the ("**URA RGP Loan Documents**"); and

WHEREAS, the URA intends to make a loan of Community Development Block Grant (CDBG) funds to the Owner, referred to as the ("**CDBG Loan**") pursuant to a loan agreement between the URA and the Owner ("**CDBG Loan Agreement**"), evidenced by one (1) or more promissory notes made by the Owner to the URA ("**CDBG Loan Note**") and secured by, among other things, a leasehold mortgage and security agreement made by the Owner to the URA ("**CDBG Loan Mortgage**") and, together with the CDBG Loan Agreement, the CDBG Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CDBG Loan, and all amendments, additions and supplements thereto, collectively, the ("**CDBG Loan Documents**"); and

WHEREAS, the ARMDC intends to make a loan of CNI funds to the Owner not to exceed the principal amount of \$5,000,000 ("**CNI Loan**") pursuant to a loan agreement between the ARMDC and the Owner ("**CNI Loan Agreement**"), evidenced by one (1) or more promissory

notes made by the Owner to ARMDC ("**CNI Loan Note**") and secured by, among other things, a leasehold mortgage made by the Owner to the ARMDC ("**CNI Loan Mortgage**") and, together with the CNI Loan Agreement, the CNI Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the CNI Loan, and all amendments, additions and supplements thereto, collectively, the ("**CNI Loan Documents**")"; and

WHEREAS, the ARMDC intends to make a loan of Moving to Work (MTW) funds to the Owner not to exceed \$8,000,000, referred to as the ("**MTW Loan**") pursuant to a loan agreement between the ARMDC and the Owner ("**MTW Loan Agreement**"), evidenced by one (1) or more promissory notes made by the Owner to the ARMDC ("**MTW Loan Note**") and secured by, among other things, a leasehold mortgage made by the Owner to the ARMDC ("**MTW Loan Mortgage**") and, together with the MTW Loan Agreement, the MTW Loan Note and such other documents, including without limitation, declarations of covenants and restrictions, commitments, papers, certificates, affidavits, guarantees, indemnities, instruments and agreements entered into, recorded and/or delivered in connection with the MTW Loan, and all amendments, additions and supplements thereto, collectively referred to as the ("**MTW Loan Documents**")"; and

WHEREAS, the Investor Member intends to participate in the financing of the Project in exchange for the execution of certain documents by the Owner, the Managing Member, the Administrative Member, Trek, ARMDC and/or the HACP pursuant to the Amended and Restated OA, which may include, without limitation, the Amended and Restated OA, guaranty agreements, closing certificates, development agreements and a purchase option and right of first refusal agreement (collectively, with such other documents, commitments, papers, certificates, affidavits, instruments and agreements entered into, recorded and/or delivered in connection therewith, and all amendments, additions and supplements thereto referred to as the ("**Equity Documents**")"; and

WHEREAS, Trek, or an affiliate, intends to make a capital contribution to the Owner to be used for the Project ("**Trek Capital Contribution**"), and the Owner and Trek intend to execute all such documents, commitments, papers, certificates, affidavits, instruments and agreements in connection with such Trek Capital Contribution ("**Trek Capital Contribution Documents**") and, together with the Permanent Financing Loan Documents, the URA RGP Loan Documents, the CDBG Loan Documents, the CNI Loan Documents, the MTW Loan Documents, and the Equity Documents, collectively referred to as the ("**Project Financing Documents**")"; and

WHEREAS, the HACP intends to take all other actions necessary, advisable, or appropriate for the development and completion of the Project and all other transactions contemplated by this Resolution; and

WHEREAS, the Board of Commissioners of the HACP believes it to be in the best interest of the HACP to ratify all lawful actions taken relating to the Project and the other transactions contemplated by this Resolution, and authorize the Executive Director of the HACP or her Designee, and the officers of the HACP, or either or all of them (collectively referred to as the ("**Authorized Officers**") to take such other lawful actions that such Authorized Officers deem necessary, advisable or appropriate in connection with the Project and the other transactions contemplated by this Resolution.

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

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein; and

Section 2. The Board of Commissioners of the HACP hereby approves and authorizes the commitment and provision to Allies & Ross Management and Development Corporation (ARMDC), for use in connection with Phase III of the Project, of (i) Moving to Work (MTW) funds in an amount not to exceed Eight Million and 00/100 Dollars (\$8,000,000.00), and (ii) Choice Neighborhoods Implementation (CNI) Grant funds in an amount not to exceed Five Million and 00/100 Dollars (\$5,000,000.00), and further authorizes the transfer and disbursement of such MTW and CNI funds to the ARMDC for the ARMDC's use in making the MTW Loan and the CNI Loan, respectively, to Bedford Dwellings Phase III LLC in accordance with the applicable Project Financing Documents; and

Section 3. The Board of Commissioners of the HACP hereby approves in all respects the Project and Phase III and the transactions contemplated thereby and hereby, and approves, authorizes and directs the Authorized Officers, to take such actions on behalf of the HACP in connection with the RAD conversion of the public housing units at the Property and the development of the Property and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 4. The Board of Commissioners of the HACP hereby approves in all respects the RCC and the RAD Documents and the transactions contemplated thereby and authorizes the Authorized Officers to take such actions in connection with the RAD Documents and the transactions contemplated thereby, as the Authorized Officers deem necessary, advisable, or appropriate, including, without limitation, submission of the RAD Evidentiaries to HUD; and

Section 5. The Board of Commissioners of the HACP hereby approves in all respects the ground lease of the Property to the Owner pursuant to the Ground Lease and the transactions contemplated thereby and all filings and instruments for recording made in connection therewith, including, without limitation, the recording of the Memorandum of Ground Lease in the Allegheny County Division of Real Estate Office, and authorizes the Authorized Officers to take such actions in connection with the ground lease of the Property by the Owner pursuant to the Ground Lease and the transactions contemplated thereby and the Memorandum of Ground Lease as the Authorized Officers deem necessary, advisable or appropriate; and

Section 6. The Board of Commissioners of the HACP hereby approves in all respects the provision of Section 8 PBV assistance for the units at the Project and authorizes the Authorized Officers to take such actions in connection with the provision of Section 8 PBV assistance for the units at the Project, including, without limitation entering into the Agreement to Enter Into a Housing Assistance Payments Contract (AHAP) and the RAD PBV HAP Contract with the Owner and the transactions contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable or appropriate; and

Section 7. The Board of Commissioners of the HACP hereby approves in all respects the Project Financing Documents, as applicable to the HACP, and authorizes the Authorized Officers to take such actions in connection with the Project Financing Documents and the transactions

contemplated thereby and hereby, as the Authorized Officers deem necessary, advisable, or appropriate; and

Section 8. The Board of Commissioners of the HACP hereby approves, on behalf of the HACP, in all respects, and the Authorized Officers are hereby authorized to sign and deliver on behalf of the HACP, any and all documents that are necessary and applicable to the HACP in connection with the Project, including, without limitation, the Ground Lease, the RAD Documents, the RAD Evidentiaries, the Project Financing Documents, development agreements, cooperation agreements, agreements for payments in lieu of taxes, additional services agreements, license agreements, escrow or reserve agreements, deeds, mortgages, restrictive covenants, easement agreements, ground leases, memoranda of ground lease, options, rights of first refusal, operating agreements, rights of way, use agreements, compliance agreements, construction monitoring agreements, disbursement agreements, notes, loan agreements, pledge, security, operating and regulatory agreements, declarations, affidavits, estoppels, certifications, certificates, guarantees, pledges, security instruments, assignments, consents, subordination agreements, intercreditor agreements, indemnities, the AHAP Contract, the RAD PBV HAP Contract, and such other documents as the Authorized Officers deem necessary, advisable or appropriate, including, without limitation, any and all documents, in favor of or required by the Authority, PNC, URA, HUD and/or PHFA, with such changes, amendments, modifications and additions thereto as the Authorized Officers executing any such document containing such changes, amendments, modifications and additions deem necessary, advisable or appropriate, the approval of such changes, modifications and additions to be conclusively evidenced by the execution of such documents, collectively, referred to as the ("**Transaction Documents**") and

Section 9. The Authorized Officers are hereby further authorized, empowered, and directed to take such other action, from time to time, in connection with the transactions contemplated by the foregoing resolutions as the Authorized Officers deem necessary, advisable, or appropriate, including the payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing; and

Section 10. The Authorized Officers are hereby authorized, without limitation, to, on behalf of the HACP enter into the Transaction Documents, other agreements, or documents that the Authorized Officers deem necessary, advisable, or appropriate in connection with the Project; and

Section 11. The Board of Commissioners of the HACP hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or other officers, employees or Commissioners of the HACP, and all lawful papers and documents executed by any of the foregoing on behalf of the HACP where such actions, papers or documents effectuate the intent of these resolutions, and the consummation of the transactions and matters set forth herein, including payment of any fees, costs, expenses, assessments and/or taxes in connection with the foregoing.

RESOLUTION No. 75 of 2026

A Resolution - Authorizing the Executive Director or Designee to enter into a service agreement with SHI, through the Sourcewell cooperative purchasing program, for the procurement of Cloudflare Security Operations Center (SOC) as a Service to ensure protection of the www.hacp.gov domain

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) provides efficient housing assistance to eligible families; and

WHEREAS, the HACP is preparing for the official *Go Live* of its new website domain, www.hacp.gov, slated for November 9, 2026, which will officially replace the current www.hacp.org website; and

WHEREAS, the United States (U.S). Department of Homeland Security (DHS) and the Cybersecurity and Infrastructure Security Agency (CISA) require strict cybersecurity, operational monitoring, and threat mitigation compliance for agencies utilizing authorized .gov domains; and

WHEREAS, Cloudflare currently serves as the authoritative Domain Name System (DNS) Service Provider for the www.hacp.gov domain; and

WHEREAS, expanding the current Cloudflare protection by incorporating their SOC as a Service offering is necessary to ensure robust security and full alignment with DHS and CISA requirements; and

WHEREAS, the HACP is utilizing the Sourcewell Government purchase program, a cooperative purchasing entity that streamlines the procurement process by conducting rigorous, national, competitive solicitations on behalf of participating public agencies; and

WHEREAS, SHI, an authorized fulfillment partner under the Sourcewell program, has provided a quote for HACP to purchase nine (9) months of Cloudflare SOC as a Service, which includes Enterprise Support Service Level Agreements (SLA) to guarantee continuous monitoring and incident response; and

WHEREAS, this nine (9) month coverage term is specifically structured to co-term with the HACP's existing DNS Management contract with Cloudflare; and

WHEREAS SHI, an authorized fulfillment partner under the Sourcewell Technology Products & Solutions contract (Contract #: 121923-SHI), has provided Quote #: 28048893 for HACP to purchase nine (9) months of Cloudflare SOC as a Service; and

WHEREAS, is 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 her Designee is hereby authorized to execute an agreement with SHI, through the Sourcewell cooperative purchasing program under Contract #: 121923-SHI, for the procurement of Cloudflare SOC as a Service (CF-Enterprise) for a nine (9) month coverage term from 10/23/2026 to 7/22/2027 to secure the www.hacp.gov domain and co-term with the existing Cloudflare DNS agreement; and

Section 2. The total cost for the nine (9) month service agreement shall not exceed Sixty-nine thousand, four hundred fifty-four dollars and ninety-one cents (\$69,454.91); and

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

**Board Meeting
October 22, 2026
Agenda Item No. 12**

RESOLUTION No. 76 of 2026

A Resolution - Authorizing the Executive Director or her Designee to renew a Software As A Service (SaaS) Agreement with Boodskapper Inc. (Dba Bob.Ai) to utilize Artificial Intelligence to enhance Housing Voucher Lease-Ups and improve Resident Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) provides efficient housing assistance to eligible families; and

WHEREAS, the United States Department of Housing and Urban Development (HUD) encourages the responsible and governed use of modern technologies like Artificial Intelligence (AI) to improve Public Housing Authority (PHA) operations; and

WHEREAS, the HACP Board of Commissioners previously authorized the initial SaaS Agreement with Bob.ai via Resolution No. 53 of 2025 on June 26, 2025; and

WHEREAS, Bob.ai has successfully completed a pilot program consisting of 71 Housing Choice Voucher (HCV) Recertifications, demonstrating the system's viability in an operational environment; and

WHEREAS, Bob.ai offers an Artificial Intelligence (AI) solution to streamline resident certification processes, which are critical for accelerating housing unit lease-ups; and

WHEREAS, this AI technology automates the review of resident documents, reducing staff workload and enhances processing of applications and recertifications; and

WHEREAS, Bob.ai maintains SOC 2 compliance for all PII handling and performs semi-annual self-assessments against HUD's Data Security Certification checklist; and

WHEREAS, the proposed one (1) year renewal quote provided by immix Technology, Inc. under GSA MAS Contract Number GS-35F-0265X totals \$86,786.59, comprised of \$67,834.59 for software subscription services and \$18,952.00 for implementation and training services; 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 Designee is hereby authorized to renew the Software As A Service (SaaS) Agreement with Boodskapper Inc. (dba Bob.ai), through immix Technology, Inc.

under GSA MAS Contract Number GS-35F-0265X, for AI-powered solutions to improve resident certification processes and accelerate housing unit lease-ups; and

Section 2. The total cost for the one (1) year renewal, including the software subscription for 5,783 units and training services, shall not exceed Eighty-six thousand, seven hundred eighty-six dollars and fifty-nine cents (\$86,786.59); and

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