

**Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS MEETING MINUTES**

**Tuesday, April 15, 2014
200 Ross Street
13th Floor Wherrett Room
Pittsburgh, PA 15219**

The Housing Authority of the City of Pittsburgh (the "HACP") held a regular Board meeting on Tuesday, April 15, 2014 at 200 Ross Street; 13th Floor Wherrett Room, Pittsburgh, Pennsylvania 15219 at 2:30 p.m.

Reverend Ricky V. Burgess, Chairman of the HACP Board of Commissioners, called the meeting to order. The Commissioners in attendance were: Reverend Ricky V. Burgess, Ms. Janet Evans, Ms. Enid Miller, Ms. Valerie McDonald-Roberts, Mr. Peter Kaplan and Mr. Leroy Morgan. Ms. Lena Andrews was not in attendance.

Chairman Reverend Ricky V. Burgess noted that the Board members had previously received a copy of the January 23, 2014 Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve the minutes and Mr. Peter Kaplan seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Janet Evans, Mr. Peter Kaplan, Ms. Enid Miller, Mr. Leroy Morgan and Ms. Valerie McDonald-Roberts.

"NAYS": None

Chairman Burgess then declared the motion carried and the motion approved.

Chairman Reverend Ricky V. Burgess introduced the HACP Activity Report for ("the Report") and asked if there was a motion to approve the Report (after a brief oral report by Ms. Joy Pekar Miller) Ms. Enid Miller made a motion to approve the Report and Mr. Peter Kaplan seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the motion approved.

Chairman Reverend Ricky V. Burgess asked if there were any comments or questions from Tenant Council Presidents, Section 8 Representatives or other public comments.

Larry Blair of the Oak Hill Resident Council made a few comments about the RAD program and expressed their appreciation for the application being on the agenda. He also thanked the board for approving the application submission today. He also invited everyone to the Oak Hill community market opening on May 15, 2014.

There were no other public comments.

Chairman Reverend Ricky V. Burgess introduced the following resolutions:

RESOLUTION NO. 4 OF 2014

A Resolution – Authorizing the Commitment of Funds for Allegheny Dwellings Redevelopment Activities

WHEREAS, the Housing Authority of the City of Pittsburgh (the "**HACP**") has selected Allies & Ross Management and Development Corporation (the "**ARMDC**") to revitalize certain of the HACP's public housing developments into mixed-income communities utilizing the mixed-finance development approach; and

WHEREAS, the Authority is the owner of Allegheny Dwellings located in Pittsburgh, Allegheny County, Pennsylvania. Allegheny Dwellings, built in 1944, is a public housing development that consists of 271 rental dwelling units situated on approximately 18.5 acres. The dwelling units are currently occupied and operated as public housing units pursuant to the United States Housing Act of 1937, 42 U.S.C. §1401 *et seq.*, as amended from time to time, or any successor legislation, the regulations promulgated thereunder and the Consolidated Annual Contributions Contract dated January 16, 1998, as amended from time to time between the Authority and the United States Department of Housing and Urban Development ("HUD"); and

WHEREAS, HACP is committed to transforming the obsolete public housing site into high quality, mixed-income community and create positive housing market around the Allegheny Dwellings in Fineview Neighborhood of Pittsburgh (the "**Allegheny Dwellings Development**"), in multiple phases; and

WHEREAS, ARMDC has identified TREK Development ("**TREK**"), the 3rd pre-qualified developer pursuant to 2010 RFQ, as the co-developer to implement the redevelopment of Allegheny Dwellings; and

WHEREAS, ARMDC and its co-developer will develop a feasible plan for the development activities through resident involvement and community planning processes, and raise development funds using tax credit financing and other public and private sources to advance the Allegheny Dwellings Development starting in 2014; and

WHEREAS, the Corporation and its co-developer TREK will prepare a development schedule and apply for Low Income Housing Tax Credits in accordance therewith for the construction of

approximately 85 units of mixed-income housing as Allegheny Dwellings Phase I Development; and

WHEREAS, the Allegheny Dwellings Phase I Investment of funds in the amount of **\$10,500,000.00** (hereinafter, the “**Allegheny Dwellings Phase I Investment**”) that will be utilized to fund inter alia: (A) **Predevelopment Investment** including (i) relocation of residents for Phase I and any acquired off-site units, (ii) demolition/haz/mat design for Phase I and any acquired properties, (iii) haz/mat abatement and demolition in the Phase I area and any acquired offsite properties, (iv) site preparation/public improvement design for Phase I with approximately 85 units onsite and/or offsite, (v) master planning for Allegheny Dwellings (vi) all other predevelopment activities for Allegheny Dwellings (hereinafter, collectively, the “**Predevelopment Activities**”); and (B) **Allegheny Dwellings Development Activities** including (i) Allegheny Dwellings Phase I construction/permanent financing; (ii) site preparation and infrastructure/public improvements for approximately 85 units, which may include both on-site and off-site units (iii) Allegheny Dwellings Phase I capital contributions, (iv) THE AUTHORITY’s acquisition of property for future development purposes, (v) demolition and related hazardous materials abatement for Phase I area and any acquired properties, and (vi) other Allegheny Dwellings Development-related purposes (hereinafter, collectively, the “**Allegheny Dwellings Development Activities**”);

WHEREAS, the sources of funds for the Investment may be HACP Program Income, Replacement Housing Factor (RHF) Funds and/or Moving to Work (MTW) Funds, and

WHEREAS, the structure of the transaction relating to the Allegheny Dwellings Redevelopment Investment currently contemplates that the Authority will make a grant of funds to ARMDC to execute the foregoing Redevelopment Activities; and

WHEREAS, ARMDC will submit a quarterly grants report to HACP’s Board of Commissioners indicating summary disbursements to date of the grant funds authorized in this resolution.

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 authorized to obligate and expend an amount not to exceed \$10,500,000.00 to carry out the Allegheny Dwellings Phase I Predevelopment & Development Activities for the development of approximately 85 mixed-income units.

Section 2. The Executive Director or his designee is hereby authorized to enter into a Grant Agreement with ARMDC for a not to exceed amount of \$10,500,000.00 which ARMDC shall utilize to fund the Allegheny Dwellings Phase I Predevelopment & Development Activities.

Section 3. The Executive Director or his designee is hereby authorized and directed, in the name of and on behalf of 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 Allegheny Dwellings Phase I Predevelopment & Development Activities

and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Allegheny Dwellings Phase I Predevelopment & Development Activities contemplated herein.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Janet Evans seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 5 OF 2014

A Resolution – Authorizing the Executive Director or his Designee to Submit an Application to HUD for Demolition of 28 Units at Hamilton Larimer (PA-39)

WHEREAS, Hamilton Larimer, PA-39 (formerly PA-11) was originally constructed in 1964 and currently consists of 6 residential row-house buildings, which include 13 three-bedroom, 9 four-bedroom, and 6 five-bedroom units, for a total of 28 units; and

WHEREAS, the property meets obsolescence criteria as defined by 24 CFR 970.15; and

WHEREAS, repair costs are prohibitive and rehabilitation is not reasonable to return the property to useful life; and

WHEREAS, demolition of the Hamilton Larimer community will remove the antiquated buildings from the Housing Authority of the City of Pittsburgh's inventory and prepare the area for planned mixed-income redevelopment pursuant to 24 C.F.R 905, Subpart F; and

WHEREAS, redevelopment of the Hamilton Larimer community will provide for high quality affordable mixed-income housing reconnected to the surrounding neighborhood; and

WHEREAS, HACP's development partners have been awarded Low Income Housing Tax Credits for Phase 1 of the Redevelopment; and,

WHEREAS, Hamilton Larimer residents have attended several meetings concerning the redevelopment and were consulted on plans for the demolition and redevelopment of the community; and

WHEREAS, the application has been prepared in consultation with the Resident Council representing the residents of the Hamilton Larimer community; and

WHEREAS, the application has been prepared in consultation with the Resident Advisory Board, which supports the strategy; and

WHEREAS, the Housing Authority of the City of Pittsburgh is working with its development partners for the preparation and implementation of a redevelopment plan.

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

Section 1. That the Executive Director or his designee is hereby authorized to submit an application to the U.S. Department of Housing and Urban Development for the demolition of 28 units within the Hamilton Larimer community (PA-39).

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve the resolution and Enid Miller seconded the motion.

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

“AYES”: Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

“NAYS”: None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 6 OF 2014

A Resolution – Authorizing the Executive Director or his designee to Execute A Change Order with East End Plumbing and Mechanical, Inc. for Additional Plumbing Work for the Renovations of 1264 & 1266 Nolan Court at Homewood North

WHEREAS, the Housing Authority of the City of Pittsburgh (“HACP”) is in the process of renovating 1264 and 1266 Nolan Court at Homewood North pursuant to Board resolution 18 of 2013; and

WHEREAS, during construction, the contractor encountered an unforeseen condition that requires the replacement of six feet of 2 inch drain line in Unit 1264 Nolan due to scale buildup to ensure proper drainage of the kitchen sink upon completion of the work; and

WHEREAS, the total change order amount for the drain line replacement is \$1,382.15, which is 101% of the Independent Cost Estimate of \$1,374.07, which falls into the allowable range of 75% to 110% of the Independent Cost Estimate; and

WHEREAS, on January 24, 2014, the HACP issued a Proceed Order to replace a damaged Drain/Waste/Vent stack in the amount of \$5,127.20, which was 18% of the original contract value of \$28,200.00; and

WHEREAS, the additional cost of the Unit 1264 kitchen drain line replacement would increase the total change order amount to \$6,509.35 which is 23% of the original project's contracted value of \$28,200.00; and

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

Section 1. The Executive Director or his designee is hereby authorized to Execute a Change Order with East End Plumbing and Mechanical, Inc. for additional plumbing work in the amount of \$6,509.35 for the Renovations of 1264 & 1266 Nolan Court at Homewood North.

Section 2. The amount of the contract shall be paid from MTW and/or Capital funds.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 7 OF 2014

A Resolution – Authorizing the Executive Director or his designee to enter into Indefinite Quantity Task Order Contracts with Two Pre-qualified Vendors for Authority Wide Site Improvements

WHEREAS, the Housing Authority of the City of Pittsburgh has determined that it is prudent and in its best interest to have vendors under contracts for development and modernization work requiring authority wide site improvements; and

WHEREAS, on October 29, 2013, the Housing Authority of the City of Pittsburgh (“HACP”) advertised Requests for Proposals (“RFP”) #600-28-13 seeking qualified vendors to perform authority wide site improvements; and

WHEREAS, on November 26, 2013, HACP received three - (3) proposals for authority wide site improvements in response to the RFP; and

WHEREAS, under the RFP, HACP may award multiple indefinite quantity task-order based contracts, whereby HACP will authorize the selected vendors, during a stated time period, to perform authority wide site work on an as-needed basis through the use of Task Orders; and

WHEREAS, an evaluation committee was assembled to evaluate the proposals for authority wide site improvements; and

WHEREAS, Joseph Palmieri Construction Inc. and John Zottola Landscaping Inc. were the two highest ranked firms for the authority wide site improvements based on their experience and capacity, each with an evaluation score of at least 75 points; and

WHEREAS, issuance of task orders is subject to Pittsburgh Equal Opportunity Commission approval of the Contractor’s MBE/WBE participation plans at the Commission’s meeting on March 19, 2014; and

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

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

Section 1. That the Executive Director or his designee is hereby authorized to enter into Indefinite Quantity Task Order Contracts with Joseph Palmieri Construction Inc. and John Zottola Landscaping Inc. as pre-qualified vendors for authority wide site improvements.

Section 2. That an aggregate amount not-to-exceed \$2,000,000.00 is hereby authorized, as consistent with Authority budgets, for a period of three-(3) years with two-(2) one-(1) year extension options for a total of five-(5) years, for the authority wide site improvements, which will be paid from MtW funds.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

“AYES”: Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

“NAYS”: None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 8 OF 2014

A Resolution – Authorizing the Executive Director or Authorized Designee to enter into a General Construction Contract with Waller Corporation for Siding Replacement & Doors Painting at Glen Hazel Family Community

WHEREAS, the Housing Authority of the City of Pittsburgh (“HACP”) has determined that it is in its best interests to replace the siding and paint the doors on thirty-seven (37) buildings in the Glen Hazel Family Community; and

WHEREAS, on January 11, 2013, HACP issued a task order to Tusick & Associates to design the appropriate efforts necessary for Siding Replacement & Door Painting at Glen Hazel Family Community; and

WHEREAS, on January 15, 2014 HACP advertised Invitation for Bids #600-23-13-Rebid for General Construction for Siding Replacement & Doors Painting on 37 buildings at Glen Hazel Family Community; and

WHEREAS, on February 19, 2014, HACP received three-(3) bids for general construction in response to the Invitation for Bids; and

WHEREAS, Waller Corporation submitted the lowest responsive bid in the amount \$2,319,700.00 for the general construction work which is 87% of the independent cost estimate of \$2,663,946.05; and

WHEREAS, the Housing Authority of the City of Pittsburgh has performed financial capacity and responsibility determinations for the low bidder, and it was determined to be responsive, responsible, and a qualified firm; and

WHEREAS, this procurement was performed in accordance with applicable Federal regulations and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh.

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

Section 1. That the Executive Director is hereby authorized to enter into a general construction contract with Waller Corporation in the amount of \$2,319,700.00 for Siding Replacement & Doors Painting at Glen Hazel Family Community.

Section 2. The total amount of the contract shall be paid from MtW Funds.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Enid Miller seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 9 of 2014

A Resolution – Authorizing the Executive Director utilize the existing contract negotiated between the Commonwealth of Pennsylvania’s Department of General Services/ CoStars and Houston Starr Company to Purchase 20 & 30 Inch Gas Ranges as needed for the Housing Authority of the City of Pittsburgh’s properties.

WHEREAS, The Housing Authority of the City of Pittsburgh ("HACP") provides a Gas Range for each occupied dwelling unit; and,

WHEREAS, there currently exists a competitively procured contract between the Commonwealth of Pennsylvania’s Department of General Services/CoStars and Houston Starr Company to provide 20 & 30 Inch Gas Ranges; and,

WHEREAS, the subject contract expires on June 19, 2014 with a one (1) year extension option with an end date of June 19, 2015; and,

WHEREAS, the Housing Authority of the City of Pittsburgh desires to utilize the contract between the Commonwealth of Pennsylvania’s Department of General Services/CoStars and Houston Starr Company for the purchase of 20 & 30 Inch Gas Ranges in an amount not to exceed \$220,875.00 annually for the Term April 12, 2014 to June 19, 2015; and,

WHEREAS, the procurement was conducted in accordance with applicable Federal Regulations and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh.

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

Section 1. The Executive Director is hereby authorized to purchase 20 & 30 Inch Gas Ranges as needed throughout the authority with the contract existing between the Commonwealth of Pennsylvania’s Department of General Services/CoStars and Houston Starr

Company for the period April 12, 2014 to June 19, 2015 in an amount not to exceed \$220,875.00.

Section 2. All amounts shall be payable from MTW Funds.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Enid Miller seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald-Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 10 of 2014

A Resolution – Authorizing the Executive Director to utilize the existing contract negotiated between the Commonwealth of Pennsylvania’s Department of General Services/CoStars and Houston Starr Company to Purchase 15 & 17 Cubic Feet Refrigerators as needed for the Housing Authority of the City of Pittsburgh’s properties.

WHEREAS, The Housing Authority of the City of Pittsburgh ("HACP") provides a refrigerator for each occupied dwelling unit; and,

WHEREAS, there currently exists a competitively procured contract between the Commonwealth of Pennsylvania’s Department of General Services/CoStars and Houston Starr Company to provide 15 & 17 Cubic Feet Refrigerators; and,

WHEREAS, the subject contract expires on June 19, 2014 with a one (1) year extension option with an end date of June 19, 2015; and,

WHEREAS, the Housing Authority of the City of Pittsburgh desires to utilize the contract between the Commonwealth of Pennsylvania’s Department of General Services/CoStars and Houston Starr Company for the purchase of 15 & 17 Cubic Feet Refrigerators in an amount not to exceed \$224,100.00 annually for the Term April 12, 2014 to June 19, 2015; and,

WHEREAS, the procurement was conducted in accordance with applicable Federal Regulations and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh.

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

Section 1. The Executive Director is hereby authorized to purchase 15 & 17 Cubic Feet Refrigerators as needed throughout the authority with the contract existing between the Commonwealth of Pennsylvania's Department of General Services/CoStars and Houston Starr Company for the period April 12, 2014 to June 19, 2015 in an amount not to exceed \$224,100.00.

Section 2. All amounts shall be payable from MTW Funds.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Valerie McDonald-Roberts made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald-Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

Resolution No. 11 of 2014

A Resolution Adopting an updated 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 certain updates to the current Procurement and Disposition Policy, as adopted by Resolution Number 9 of 2012, are necessary to improve operational efficiency and maintain continued compliance with applicable federal, state and local laws, rules, regulations and guidelines; and,

WHEREAS, the updated Procurement and Disposition Policy is attached.

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 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 9 of 2012.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Valerie McDonald-Roberts seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

Resolution No. 12 of 2014

A Resolution Authorizing the Executive Director or Other Authorized Officer to Settle and Amicably Resolve Certain Actions Brought by an Employee, Cleatus Redmond, of the Housing Authority of the City of Pittsburgh Seeking the Payment of Workers' Compensation Benefits.

WHEREAS, the Housing Authority of the City of Pittsburgh, ("HACP") is required by the Pennsylvania Workers Compensation Act to provide workers compensation coverage to employees for lost wages and medical expenses resulting from work-related injuries and/or work-related illness, and

WHEREAS, Cleatus Redmond, an employee of HACP, filed a workers' compensation action against HACP seeking compensation for lost wages and medical expenses resulting from an alleged work-related injury; and,

WHEREAS, HACP desires to settle and resolve the claim to avoid protracted and expensive litigation of said disputed claim.

WHEREAS, Settlement of the workers' compensation claim will be made in accordance with the provisions of the Pennsylvania Workers' Compensation Act, and in accordance with applicable federal and state laws and regulations and the procurement policies and procedures of HACP;

WHEREAS, HACP has determined through consultation with legal counsel that a settlement payment, not to exceed the amount specified herein, is reasonable under the circumstances;

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

Section 1. That the Executive Director, or other Authorized Officer is hereby authorized to enter into a settlement agreement with Cleatus Redmond ("Claimant") under the Pennsylvania Workers' Compensation Act for work-related injury or illness.

Section 2. The Executive Director, or other Authorized Officer is hereby authorized to pay an agreed upon settlement amount, not to exceed \$94,377.80, to the Claimant, as full and complete settlement and compromise of the claims filed by the Claimant under the Pennsylvania Workers' Compensation Act.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald-Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 13 OF 2014

A Resolution – Authorizing the Executive Director or his designee to Submit an application to HUD to participate in the Rental Assistance Demonstration (RAD) for the Oak Hill mixed finance development.

WHEREAS, the U.S. Department of Housing and Urban Development ("HUD") is accepting applications for a new initiative called the Rental Assistance Demonstration ("RAD"), which allows housing authorities to convert public housing units to units covered by a Housing Assistance Payment Contract under either of two RAD components: Project Based Vouchers ("PBV") or Project Based Rental Assistance ("PBRA"); and

WHEREAS, the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55, approved November 18, 2011) established a limit of 60,000 units nationally for which HUD can authorize conversion under RAD through December 31, 2013; and

WHEREAS, in a letter to Housing Authority Executive Directors dated February 20, 2014, HUD Secretary Donovan encouraged housing authorities to continue to submit applications for the RAD program in anticipation of future expansion of the program by congress; and

WHEREAS, RAD is intended to provide housing authorities the opportunity and structure needed to rehabilitate public housing developments that have or are likely to have in the future substantial capital needs; and

WHEREAS, the Housing Authority of The City of Pittsburgh ("HACP") has previously identified and submitted RAD applications for 292 public housing units at three (3) HACP developments, and

WHEREAS, the HACP has now identified an additional 475 units of public housing at the Oak Hill mixed finance development (the "Project") as suitable for conversion under RAD due to the size and condition of the Project; and

WHEREAS, attached to this Resolution as Exhibit B is the Board Approval Form which primarily provides information about the dwelling units, sources and uses of funds, and financing for the Project, as required by HUD for the RAD applications; and

WHEREAS, HACP staff has discussed converting the Project under RAD with the Resident Advisory Board and residents at the proposed RAD development.

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, upon satisfactory completion of negotiations with the owner, to submit application to HUD for RAD conversion of the mixed finance housing development (the "Project") set forth on Exhibit A attached to this Resolution and made a part hereof.

Section 2. The Board Approval Form for the Project, attached to this Resolution as Exhibit B, is hereby approved.

Section 3. The Executive Director or his designee is hereby authorized to update, revise or correct any information on the Board Approval Form, as appropriate, in connection with submitting the application for RAD to HUD.

Section 4. The Executive Director is hereby authorized to take any and all appropriate actions, and execute all appropriate documents to carry out the Resolution consistent with its terms.

Section 5. Prior to conversion of any of the developments, the conversion plan will be submitted for approval to the Housing Authority Board of Commissioners.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Peter Kaplan seconded the motion.

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

“AYES”: Reverend Ricky V. Burgess, Ms. Valerie McDonald Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

“NAYS”: None

Chairman Burgess then declared the motion carried and the resolution approved.

RESOLUTION NO. 14 OF 2014

A Resolution – Establishing a 2014 Larimer Neighborhood Payment Standard for the Housing Choice Voucher Program at 110% of the Fair Market Rent (“FMR”)

WHEREAS, the U.S. Department of Housing and Development (“HUD”) establishes Fair Market Rents (“FMR”) for each market area in the United States; and

WHEREAS, public housing authorities (PHAs) adopt a Payment Standard Schedule that establishes maximum voucher payment amounts that are used to calculate the monthly housing assistance payment for a family; and,

WHEREAS, PHA’s must establish a Payment Standard Schedule for each FMR area in the PHA jurisdiction and for each “unit size” in each FMR area;

WHEREAS, HUD permits a public housing agency to establish a separate payment standard amount for a designated part of an FMR.

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

Section 1. The Larimer Neighborhood Payment Standard for the Section 8 Housing Choice Voucher Program is hereby established as 110% of the HUD published FMR.

Section 2. The revised Payment Standard for the Housing Choice Voucher Program is effective December 1, 2014.

After a short discussion, Chairman Reverend Burgess asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Valerie McDonald-Roberts seconded the motion.

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

"AYES": Reverend Ricky V. Burgess, Ms. Valerie McDonald-Roberts, Ms. Enid Miller, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Janet Evans.

"NAYS": None

Chairman Burgess then declared the motion carried and the resolution approved.

EXECUTIVE REPORT: Executive Director Caster D. Binion welcomed the new commissioners to the housing authority board.


Valerie McDonald Roberts briefly spoke about the new board of commissioners and following the vision of the Mayor. She also thanked Rev. Burgess for his expertise and leadership as the Chairman of the Board of Commissioners of the Housing Authority of the City of Pittsburgh.

ADJOURNMENT:

Chairman Burgess asked for a motion to adjourn the meeting. Janet Evans made a motion to adjourn the meeting and Ms. Enid Miller seconded the motion.

The meeting was adjourned at 3:40 p.m. and moved to an Executive Session.

EXECUTIVE SESSION: Personnel Matters



Recording Secretary