

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
APRIL 23, 2020
AGENDA

1. **Roll Call.**
2. **Motion to Approve the March 26, 2020, the Housing Authority of The City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Reports for March 2020.**
4. **Tenant Council Presidents, HCV/Section 8 Representatives and Public Comments. Comments are Limited to Three (3) Minutes per Individual. (d/m)**
5. **Authorizing the Executive Director or his Designee to Enter into Indefinite Quantity Contracts for Professional Hazardous Materials Abatement Services.**
6. **Authorizing the Executive Director to Negotiate with Selected Proposers for Affordable Housing Developments as Part of the Project Based Voucher and Gap Financing Program.**
7. **A Resolution - Authorizing the Executive Director or his Designee to Authorize payment to Johnson Controls Inc. (JCI) for the renewal of the Milestone Support Agreement for the Housing Authority of the City of Pittsburgh.**
8. **New Business**
9. **Executive Report.**
10. **Adjournment.**

**Board Meeting
April 23, 2020
Agenda Item No. 5**

RESOLUTION No. 16 of 2020

A Resolution – Authorizing the Executive Director or his Designee to Enter into Indefinite Quantity Contracts for Professional Hazardous Materials Abatement Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires professional hazardous material abatement services for various development and modernization services (Services); and

WHEREAS, on October 13, 2019, the HACP advertised Requests for Proposals (RFP) #600-20-19REBID seeking qualified firms to provide the Services on an as-needed basis; and

WHEREAS, the HACP has determined that Phase One Development Corporation is a qualified, responsive, and responsible firms, and will be subject to the Pittsburgh Equal Opportunity Review Commission (EORC) approval; and

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

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 enter into professional services indefinite quantity task order contracts with Phase One Development Corporation as pre-qualified firm to perform the Services for an amount not-to-exceed \$1,300,000.00 for a period of three (3) years with two (2) one (1) year extension options, for a total of five (5) years.

Section 2. The total amount of the contract(s) shall be paid from program income and/or Moving to Work (MTW) funds.

**Board Meeting
April 23, 2020
Agenda Item No. 6**

RESOLUTION No. 17 of 2020

A Resolution – Authorizing the Executive Director or his Designee to Negotiate with Selected Proposers for Affordable Housing Developments as part of the Project Based Voucher and Gap Financing Program

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) has a mission to stabilize and increase affordable housing opportunities in the City of Pittsburgh; on December 17, 2015 HACP created the Project Based Voucher plus Gap Financing (PBV/Gap Financing) program as a gap finance tool, designed to bridging fiscal gaps experienced by private developers/owners of affordable housing; and

WHEREAS, in furtherance of the agency’s mission, HACP formed a subsidiary instrumentality, Allies & Ross Management and Development Corporation (ARMDC) on July 22, 2010, to perform certain development activities which include the management and implementation of the PBV/Gap Financing program; and

WHEREAS, on December 30, 2019, HACP issued a Request for Proposals (RFP) 600-39-19 for PBV/Gap Financing for Mixed-Finance Development, and on January 31, 2020 received six (6) proposals; and

WHEREAS, HACP reviews preliminary applicants’ submissions to determine if they are responsive and responsible; and

WHEREAS, six firms have applied for funding through the open offering as follows:

Ranking	Name of Firm	Development Name	LIHTC Intent	Gap Financing Requested	Number of Proposed PBV Units
1	Action Housing, Inc.	Highland-Stanton Apartments	n/a	\$1,800,000	23
2	The Community Builders, Inc.	Gladstone Residences	9%	\$600,000	20
3	Intergen Real Estate Group	Lower Hill Initial Phase	n/a	\$4,930,000*	58
4	TREK Development Group, Inc.	Harvard Beatty Street Housing	9%	\$0.00	8
5	Hazelwood Initiative, Inc.	Hazelwood Phase I	n/a	\$481,000	8
6	Bridging the Gap Development, Inc.	Fifth and Dinwiddie Redevelopment	4%	\$2,000,000	23
Totals				\$9,811,000	140

*Exceeds the stated cap in the RFP

WHEREAS, HACP/ARMDC must conduct a due diligence review of the responsive and responsible PBV/Gap Financing proposals, to determine if they are in good standing with HACP/ARMDC and meet the underwriting and regulatory requirements prescribed by the U.S. Department of Housing and Urban Development, HACP and PHFA where applicable; and

WHEREAS, HACP requires the issuance of the conditional commitment of funds prior to entering into negotiations with respondent entities contingent on a full underwriting review.

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 begin project underwriting negotiations with the respondent entities that are in good standing with HACP/ARMDC; and

Section 2. The Executive Director or his Designee is hereby authorized to negotiate with the owner/developers who are in good standing, related to the issuance of PBV and/or Gap Financing for selected projects identified in each development proposal subject to approval by the HACP Board of Commissioners; and

Section 3. The rental subsidy for PBV units will be funded by HACP's Housing Choice Voucher program and Gap Financing will be paid from Moving To Work (MTW) and/or program income funds.

**Board Meeting
April 23, 2020
Agenda Item No. 7**

RESOLUTION No. 18 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Authorize payment to Johnson Controls, Inc. (JCI) for the renewal of the Milestone Support Agreement for the Housing Authority of the City of Pittsburgh

WHEREAS, The Housing Authority of the City of Pittsburgh, properly procured a license to use certain software to maintain and run approximately 200 cameras; and

WHEREAS, the HACP has a continuing need for maintenance of its state of the art video surveillance camera system; and

WHEREAS, the current agreement for this service expired in November 2019; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to render payment in the amount of \$81,689.00 to Johnson Control (JCI) to renew the Milestone Support Agreement. for two (2) years; and

Section 2. The total two (2) year authorized amount of \$81,698.00 shall be payable from program income and/or Moving to Work (MTW) funds.