

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
JUNE 25, 2020
AGENDA

1. **Roll Call.**
2. **Motion to Approve the May 28, 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 May 2020.**
4. **Acknowledgement of Public Comments.**
5. **A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Integrated Power Supplies International Inc. for the purchase of Emergency Generators for Specific Sites for the Housing Authority of the City of Pittsburgh.**
6. **A Resolution - Authorizing the Executive Director or his Designee to Award a Contract for Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide with Penn Power Systems (Contractor) for the Housing Authority of the City of Pittsburgh.**
7. **A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to McGhee and Associates LLC to provide Answering Services Authority Wide for the Housing Authority of the City of Pittsburgh.**
8. **A Resolution authorizing the Executive Director or his Designee to execute a legal settlement agreement with the Department of Housing and Urban Development to resolve the litigation filed in the United States Court of Federal Claims at Case No. 17-1804C.**
9. **A Resolution - Authorizing the Issuance of Grant Funds to Allies & Ross Management and Development Corporation and/or its Affiliates for the Glen Hazel Rental Assistance Demonstration Redevelopment.**
10. **A Resolution - Authorizing the Executive Director or his Designee to Issue Conditional Commitments for Project Based Voucher and Gap Financing for the 2019 Request for Proposal.**
11. **A Resolution – Authorizing the Executive Director or his Designee to Enter into a Demolition Contract with Pro-Quality Land Development for Hamilton-Larimer, AMP-39.**
12. **New Business**
13. **Executive Report.**
14. **Adjournment.**

**Board Meeting
June 25, 2020
Agenda Item No. 5**

RESOLUTION No. 22 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Integrated Power Supplies International Inc. for the purchase of Emergency Generators for Specific Sites for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) purchases emergency generators to provide automatic backup power in Communities to serve the residents and families during a power outage; and

WHEREAS, the HACP needs to provide power using Liquid Petroleum (LP) or natural gas fuel supplies that kick in automatically, within seconds of determining power loss, and runs for as long as necessary until utility power returns; and

WHEREAS, on May 1, 2020 the HACP received a proposal for the purchase of a seven (7) emergency generators; and

WHEREAS, Integrated Power Supplies International Inc. submitted an approved proposal; 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 for the purchase of seven (7) New Generators; and

Section 2. The total one-time purchase in the amount of \$53,825.00 shall be payable from Program Income, Moving to Work (MTW) funds and / or COVID19 funds.

**Board Meeting
June 25, 2020
Agenda Item No. 6**

RESOLUTION No. 23 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract for Emergency Generator and Fire Pump Maintenance and Repair Authority-Wide with Penn Power Systems (Contractor) for the Housing Authority of the City of Pittsburgh

WHEREAS, emergency generator and fire pump maintenance and repair are necessary to ensure the safety of residents of the Housing Authority of the City of Pittsburgh (HACP) and meet City of Pittsburgh code requirements; and

WHEREAS, on March 9, 2020 the HACP issued Invitations for Bids (IFB) #300-09-20 seeking qualified companies to provide HACP Emergency Generator and Fire Pump Maintenance and Repair Authority wide; and

WHEREAS, the HACP received two (2) bids in response to the IFB; and

WHEREAS, Penn Power Systems submitted the lowest responsive, responsible bid; 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 enter into contract in the amount not to exceed \$58,090.00 with Penn Power Systems for the emergency generator and fire pump maintenance and repair authority wide for the initial term of three (3) years with two (2) one (1) years options to extend, for a total of five (5) years; and

Section 2. The total amount of \$58,090.00 shall be payable from the Program income and/or Moving to Work (MTW) funds.

**Board Meeting
June 25, 2020
Agenda Item No. 7**

RESOLUTION No. 24 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to McGhee and Associates LLC to provide Answering Services Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) needs after-hours emergency answering services to answer tenant related maintenance calls; and

WHEREAS, on April 27, 2020, the HACP advertised Invitation for Bids (IFB)# 300-16-20, Answering Services, Authority-Wide; and

WHEREAS, the HACP received six (6) bids in response to the IFB; and

WHEREAS, McGhee and Associates LLC submitted the lowest responsive, responsible bid; 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 enter into a contract in the amount of \$129,000.00 with McGhee and Associates LLC to provide Answering Services Authority-Wide for three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$129,000 shall be payable from Moving to Work (MTW) Funds and/or program income.

**Board Meeting
June 25, 2020
Agenda Item No. 8**

RESOLUTION No. 25 of 2020

A Resolution authorizing the Executive Director or his Designee to execute a legal settlement agreement with the Department of Housing and Urban Development to resolve the litigation filed in the United States Court of Federal Claims at Case No. 17-1804C

WHEREAS, Congress and the U.S. Department of Housing and Urban Development (HUD) took action that reduced the public housing operating subsidy for calendar year 2012 received by the Housing Authority of the City of Pittsburgh (HACP) by an “allocation adjustment;” and

WHEREAS, HACP believed that the 2012 allocation adjustment was a breach of the Moving to Work Agreement (MTW Agreement) between HACP and the United States, acting through HUD; and Otto J. Hetzel, Esq. (Legal Counsel); and

WHEREAS, Legal Counsel had extensive experience in the public housing program administered by HUD, and in 2017 completed successful litigation in the United States Court of Federal Claims (Claims Court) in which the Claims Court decided that the 2012 allocation adjustment was a breach of the public housing annual contributions contracts (ACC) between HUD and other housing authorities as well as successful litigation in Claims Court involving a breach of **the MTW Agreement between HUD and other MTW housing authorities; and**

WHEREAS, HACP retained Legal Counsel to pursue litigation in the United States Court of Federal Claims against HUD under a Contingent Fee Agreement such that if there were not a recovery HACP would not be obligated to pay any fees or costs and if there was a monetary recovery on Authority’s behalf, whether by judgment, settlement or otherwise, then Legal Counsel’s fees would be fifteen percent (15%) of the total recovery; and

WHEREAS, on November 16, 2017, HACP, along with six (6) other Housing Authorities, filed a claim against HUD at Case Number 17-1804C (the Litigation) alleging that the 2012 operating subsidy reduction was a breach of the MTW contract; and

WHEREAS, the parties entered into negotiations designed to amicably resolve HACP’s claim and HUD has offered a settlement that will pay HACP \$3,518,618; and

WHEREAS, In light of the uncertainty of the outcome of the Litigation, Legal Counsel has recommended that HACP accept this settlement offer and approve the Settlement Agreement; and

WHEREAS, HACP, after consultation with its Legal Counsel, desires to settle the Litigation in accordance with the terms of the Settlement Agreement.

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 authorized to execute the attached Settlement Agreement to resolve the litigation filed in the United States Court of Federal Claims at Case No. 17-1804C; and

Section 2: The Executive Director or his Designee is authorized to pay Legal Counsel the sum of fifteen percent (15%) of the actual monetary recovery received by HACP; and

Section 3: The funds to pay Legal Counsel will be from the actual monetary recovery paid to HACP under the Settlement Agreement and are classified as non-federal funds.

**Board Meeting
June 25, 2020
Agenda Item No. 9**

RESOLUTION No. 26 of 2020

A Resolution - Authorizing the Issuance of Grant Funds to Allies & Ross Management and Development Corporation and/or its Affiliates for the Glen Hazel Rental Assistance Demonstration Redevelopment

WHEREAS, on September 27, 2018, the Board of Commissioners of the Housing Authority of the City of Pittsburgh (HACP) approved Board Resolution 49 of 2018 to authorize the conversion of its Glen Hazel communities to the U.S. Department of Housing and Urban Development's Rental Assistance Demonstration (RAD) program; and

WHEREAS, the Glen Hazel RAD development consists of the occupied rehabilitation of 225 rental units (Glen Hazel RAD); and

WHEREAS, the owner / developer of the Glen Hazel RAD development are affiliates of the HACP's development instrumentality, Allies & Ross Management and Development Corporation (ARMDC); and

WHEREAS, rehabilitation construction activities of the Glen Hazel RAD units were suspended on March 20, 2020 due to the Governor of Pennsylvania's shutdown of all non-essential businesses due to the COVID-19 pandemic; and

WHEREAS, construction resumed on May 1, 2020 after a six week COVID-19 shutdown, and the revised construction completion date has been extended to September 2020, adding an additional eighteen (18) weeks to the original construction schedule; and

WHEREAS, the construction delay has resulted in increased costs related to the provision of construction management contract services with ProCon, Inc.; and

WHEREAS, the HACP will provide a recoverable grant for the ARMDC to pay for the additional construction management services needed to completion the construction rehabilitation; and

WHEREAS, the ARMDC will repay the grant fund to the HACP with the developer fee it will receive upon completion of construction in accordance with the operating agreement that governs the project.

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

Section 1. The Housing Authority of the City of Pittsburgh (HACP) is authorized to grant funds to Allies & Ross Management and Development Corporation (ARMDC) or its affiliates in an

amount not-to-exceed \$57,407.71 to defray costs associated with the Covid-19 induced construction delay.

Section 2. The Executive Director or his Designee is hereby authorized to enter into a recoverable grant agreement between the HACP and ARMDC or its affiliates in an amount not-to-exceed \$57,407.71.

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, that are necessary, advisable or proper in connection with this Resolution including, without limitation, the execution and delivery of all agreements, writings and documents (and all amendments, changes, modifications and additions thereto).

Section 4. The source of funds to cover the costs associated with the resolution will be Program Income, Moving to Work (MTW) and / or COVID19 funds.

REFERENCE DOCUMENT

Board Meeting
September 27, 2018

RESOLUTION No. 49 of 2018

A Resolution – Authorizing the RAD Conversion and Associated Financing and Modernization of Glen Hazel

WHEREAS, the Housing Authority of the City of Pittsburgh (the HACP) is the owner of the Bernice Crawley High-rise and Glen Hazel Heights Low-rise (collectively, the Development), which is comprised of certain land and improvements in Pittsburgh, Pennsylvania; and

WHEREAS, pursuant to a Rental Assistance Demonstration (RAD) Conversion Commitment entered into by and among the HACP, the U.S. Department of Housing and Urban Development (HUD), and Glen Hazel RAD LLC, a Pennsylvania limited liability company (the Owner), on December 8, 2017, as may be amended, the HACP intends to convert the federal assistance that supports the Development from public housing subsidy to long-term, Section 8 project-based rental assistance (PBRA) through participation in the RAD program (the RAD Conversion); and

WHEREAS, the RAD Conversion will ensure long-term subsidy for all the units at the Development, and HUD will require that the units be maintained as affordable housing through the recordation of a RAD Use Agreement against the Development and the execution of a Housing Assistance Payments Contract between HUD and the Owner; and

WHEREAS, to support its plans for the Development, the HACP has secured funding from tax-exempt bonds and tax credit equity from the Pennsylvania Housing Finance Agency (PHFA). These financing sources require that the Development be transferred to a single purpose tax credit entity controlled by a for-profit entity, which will own and operate the Development post-RAD conversion; and

WHEREAS, Glen Hazel RAD LLC, the owner, is a Pennsylvania limited liability company, whose managing member is ARMDC-Glen Hazel RAD, Inc., a Pennsylvania nonprofit corporation (the Managing Member); and

WHEREAS, the Owner will undertake the acquisition and rehabilitation of the Development (collectively, the Work); and

WHEREAS, the HACP will ground lease the land and improvements to the Owner; and

WHEREAS, the Owner intends to finance the Work through: (i) the issuance of tax-exempt bonds (the Bonds) by the Pennsylvania Housing Finance Agency (PHFA) in connection with the Development and the Work, the proceeds of which will fund a first priority leasehold mortgage loan from PHFA (the Senior Lender) of approximately \$25,650,000, which will be reduced to approximately \$24,500,000 in permanent financing (the Bond Loan), and such financing shall subject the Development to three Tax Regulatory Agreements; (ii) a bridge loan from PNC Bank, National Association (PNC), a national banking association, (the Bridge Loan); (iii) a second-priority seller financed leasehold mortgage loan from the HACP in the approximate amount of \$9,000,000 (the Seller Loan); (iv) a third-priority leasehold mortgage loan (the ARMDC Loan) from Allies & Ross Management and Development Corporation, a Pennsylvania nonprofit corporation (ARMDC) of Moving to Work (MTW) funds in the approximate amount of \$165,000 granted by the HACP to ARMDC which will be paid from the \$2,000,000 authorized by the Board in Resolution No. 43 of 2015; (v) equity in the approximate amount of

\$11,400,000 (the Equity Financing) from PNC or its affiliate (the Investor), which has been obtained through the syndication of certain low income housing tax credits (the Tax Credit Allocation) issued by PHFA and such financing shall subject the Development to a tax credit restrictive covenant; (vi) a deferred developer fee in the approximate amount of \$5,000; and (vii) interim income and energy rebates from the Development's operations of approximately \$1,200,000 (collectively, the Financing). The Bond Loan will be funded by the PHFA's issuance of two (2) series of bonds as further described in that certain Resolution adopted by the Board of the PHFA on July 12, 2018 (the PHFA Resolution). The Series A bond issuance will be purchased by Red Stone Tax Exempt Funding LLC. The Series B bond issuance will be purchased by the HACP, on terms further described in the PHFA Resolution, using a portion of the purchase price (the HACP Bond Purchase); and

WHEREAS, pursuant to a Development Services Agreement to be entered into by the Owner and ARMDC Development, LLC (the Developer), the Developer will serve as the developer of the Work, earning a developer fee; and

WHEREAS, the HACP procured Renaissance 3 Architects P.C. to serve as the architect for the Development and other HACP development projects (the Architect). The HACP and the Architect entered into a Model Form of Agreement between the Owner and Design Professional dated January 30, 2014, Contract No. R600-17-13 (the Architect Contract); and

WHEREAS, in connection with the RAD Conversion and transfer and rehabilitation of the Development, the HACP now wishes to authorize such further action as may be necessary to advance the purposes set forth in the foregoing recitals.

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

Section 1. The Executive Director or his Designee is hereby authorized to form and file any and all requisite applications or other documentation with any appropriate governmental agency necessary for purposes of carrying out the authorizations described in this Resolution; and

Section 2. The Executive Director or his Designee is hereby authorized to negotiate and execute any documents with HUD and the Owner to effectuate the RAD Conversion, and is further authorized to negotiate and execute such additional agreements with HUD and the Owner as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 3. The Executive Director or his Designee is hereby authorized to negotiate and execute documents with PHFA to effectuate the issuance of bonds by the PHFA and the HACP Bond Purchase, and execute such additional agreements with the PHFA as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 4. The Executive Director or his Designee is hereby authorized to negotiate and execute documents with the Owner to effectuate the Bond Loan, including but not limited to a fee joinder for the mortgage securing the Bond Loan, and execute such additional agreements with the Owner as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 5. The Executive Director or his Designee is hereby authorized to negotiate and execute any documents with the Owner to effectuate the Seller Loan, and is further authorized to

negotiate and execute such additional agreements with the Owner as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 6. The Executive Director or his Designee is hereby authorized to negotiate and execute any documents with the Owner to effectuate the ARDMC Loan, including but not limited to the granting of MTW funds to ARDMC to fund the ARDMC Loan as previously authorized by the Board in Resolution No. 43 of 2015, and is further authorized to negotiate and execute such additional agreements with the Owner as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 7. The Executive Director or his Designee is hereby authorized to negotiate and execute documents with the Investor to effectuate the Equity Financing, as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 8. The Executive Director or his Designee is hereby authorized to negotiate, and following receipt of all other required approvals, execute the ground lease and other conveyance documents with the Owner to transfer the Development from the HACP to the Owner and is further authorized to negotiate and execute such additional agreements with the Owner as may be necessary or desirable to codify the authorizations described in this Resolution; and

Section 9. The Executive Director or his Designee is hereby authorized to enter into any such other agreements or contracts with third parties that the Executive Director deems necessary or desirable to effectuate the RAD Conversion, transfer the Development and complete the Work, provided however that such agreements or contracts are consistent with the authorizations described in this Resolution, including but not limited to a partial assignment of the Architect Contract; and

Section 10. The Executive Director or his Designee is hereby authorized to perform any and all activities that the Executive Director determines are necessary or desirable to codify the authorizations described in this Resolution or to otherwise effectuate the RAD Conversion and the Financing, transfer the Development and complete the Work; and

Section 11. The Executive Director or his Designee is hereby authorized to negotiate and execute documents associated with the sources depicted in the following schedule of Development sources; and

Financing Source	Amount
Bond Loans (i.e. Private Placement / HACP)	\$25,650,000
Seller Financing (HACP)	\$9,000,000
Loan (Allies & Ross Management and Development Corporation)	\$165,000
Tax Credit Equity	\$11,400,000
Deferred Developer Fee	\$5,000
Interim Income / Energy Rebates	\$1,200,000
Total	\$47,420,000

Section 12. Any and all actions previously taken by the HACP and the Executive Director in connection with the provisions and resolutions set forth herein, are hereby ratified.

**Board Meeting
June 25, 2020
Agenda Item No. 10**

RESOLUTION No. 27 of 2020

A Resolution – Authorizing the Executive Director or his Designee to Issue Conditional Commitments of Project Based Voucher and Gap Financing for the 2019 Request for Proposal

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP) has utilized the Project-Based Voucher (PBV) plus Gap Financing (PBV/Gap Financing) program as a gap financing tool, designed to bridge fiscal gaps experienced by private developers/owners of affordable housing in the City of Pittsburgh; and

WHEREAS, the HACP has selected its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to perform certain development activities which include the management and implementation of the PBV/Gap Financing program as a Local Non-Traditional Development (LNTD) program in accordance with the U.S. Department of Housing and Urban Development’s (HUD) Moving to Work (MTW) program; and

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

WHEREAS, on April 23, 2020, the HACP Board Resolution No. 17 of 2020 authorized the Executive Director or his Designee to negotiate with the owner/developers who have submitted a 2019 Gap Financing proposal and are in good standing with the HACP and the ARMDC; and

WHEREAS, the Executive Director has determined that five (5) of the 2019 Gap Financing RFP proposals and their owner/developers are in good standing with the HACP and the ARMDC (Potential Proposals) and the HACP should provide them with conditional commitment letters of PBV/Gap Financing resources in order for the owner/developers of the Potential Proposals to prepare due diligence items (such as environmental review, updated investment commitment letters, and LNTD proposal package) pursuant to the 2019 Gap Financing RFP timeline and MTW LNTD underwriting and regulatory requirements; and

WHEREAS, the potential proposals that will receive the HACP’s conditional commitment letters are as follows:

Name of Developer	Development Name	HACP Gap Financing Requested	Number of Proposed PBV Units
Action Housing, Inc.	Highland-Stanton Apartments	\$1,800,000	23
The Community Builders, Inc.	Gladstone Residences	\$600,000	20
TREK Development Group, Inc.	Harvard Beatty Street Housing	\$0.00	8
Hazelwood Initiative, Inc.	Hazelwood Phase I	\$481,000	8
Bridging the Gap Development, Inc.	Fifth and Dinwiddie Redevelopment	\$2,000,000	23
Totals		\$4,811,000	82

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 issue the HACP's PBV/Gap Financing conditional commitment letters to five (5) potential proposals of the 2019 Gap Financing RFP as identified in this board resolution.

Section 2. The rental subsidy for PBV units will be funded by the HACP's Housing Choice Voucher (HCV) program; and Gap Financing will be paid from program income and/or Moving to Work (MTW) funds.

REFERENCE DOCUMENT

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
June 25, 2020
Agenda Item No. 11**

RESOLUTION No. 28 of 2020

A Resolution – Authorizing the Executive Director or his Designee to Enter into a Demolition Contract with Pro-Quality Land Development for Hamilton-Larimer, AMP-39

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is in the best interest of the Agency to demolish the existing buildings at Hamilton-Larimer pursuant to the demolition approval as part of the Choice Neighborhoods Implementation Grant (CNIG) program (Project); and

WHEREAS, on March 22, 2020, the HACP advertised an Invitation for Bids (IFB) #600-15-20 and on June 9, 2020, the HACP received six (6) bids for the Project; and

WHEREAS, Pro-Quality Land Development is the lowest, responsive, and responsible bidder with a bid amount of \$658,000.00; 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 HACP.

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 a demolition contract in an amount not to exceed \$658,000.00 with Pro-Quality Land Development for the Project; and

Section 2. The total amount of the contract shall be paid from Program Income, Moving To Work (MTW), Choice Neighborhood Implementation (CNI) and/or COVID19 funds.