

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

- 1. Roll Call.**
- 2. Motion to Approve the June 25, 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 June 2020.**
- 4. Acknowledgement of Public Comments.**
- 5. A Resolution - Authorizing the Executive Director or his Designee to purchase 500 Android Tablets for residents participating in HACP Resident Self Sufficiency programs, including but not limited to, Section 3/ Resident Employment, Family Self Sufficiency, Resident Opportunity Self Sufficiency, Clinical Coordination, Referral Linkage services, and Computer Program Services.**
- 6. A Resolution - Authorizing the Executive Director or his Designee to Execute a Contract Amendment with Allegheny County Department of Human Services to Provide Additional Eviction Prevention Services, Thru Ursuline Support Services, from the Housing Authority of the City of Pittsburgh.**
- 7. A Resolution - Authorizing the Executive Director or his Designee to Purchase One (1) Wheelchair Accessible Vehicle.**
- 8. A Resolution - Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide \$77,190.00 in Program Income to the Clean Slate E3 Scholarship Program.**
- 9. A Resolution - Authorizing The Use of Funds Received From The CARES Act to Recruit New Landlords For The Housing Choice Voucher Program to Enhance the Portfolio of Affordable Housing.**
- 10. A Resolution - Accepting the Audited Financial Statements as of and for the year ended December 31, 2019 and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh.**
- 11. A Resolution - Ratifying the Executive Director's Decision to Write-Off Collection Losses in the amount of \$66,924.25 from Tenant Accounts Receivable for the Months of January through June of 2020.**

- 12. A Resolution - Authorizing Funding Commitment for the North Negley Residences Project-Based Voucher/Gap Financing Project.**
- 13. A Resolution - Authorizing Funding Commitment for the New Granada Square Apartments Project-Based Voucher/Gap Financing Project.**
- 14. A Resolution – Authorizing the Commitment of Additional Funds for Larimer/East Liberty Phase IV Housing Development.**
- 15. New Business**
- 16. Executive Report.**
- 17. Adjournment.**

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

RESOLUTION No. 29 of 2020

A Resolution - Authorizing the Executive Director or his Designee to purchase 500 Android Tablets for residents participating in HACP Resident Self Sufficiency programs, including but not limited to, Section 3/ Resident Employment, Family Self Sufficiency, Resident Opportunity Self Sufficiency, Clinical Coordination, Referral Linkage Services, and Computer Program Services

WHEREAS, the Housing Authority City of Pittsburgh (HACP) wants to assist its residents in bridging the digital divide and to provide virtual service linkage to continue to assist in attaining Self-Sufficiency. The HACP has partnered with agencies and partners across the service system to provide linkage and services to the residents of the HACP through our Resident Self-Sufficiency (RSS) Department; and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of IT hardware and Contract and equipment; and

WHEREAS, the HACP to provided virtual resources to the residents participating in HACP Programs and Services; and

WHEREAS, the HACP agrees to pay CDW-G (Co-Stars Contract-003-32) \$106,740.00 for the purchase of Android Tablets with the purpose of giving the HACP residents access to virtual services within the programs of RSS; 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 purchase 500 Android Tablets for residents participating in the HACP Resident Self-Sufficiency (RSS) programs, including but not limited to, Section 3/Resident Employment, Family Self Sufficiency, Resident Opportunity Self Sufficiency, Clinical Coordination, Referral Linkage services, and Computer Program Services; and

Section 2. The maximum amount approved by this resolution is \$106,740.00 to purchase 500 Android Tablets; and

Section 3. The amount designated shall be paid from program income and/or Moving To Work (MTW) funds, Program Income and/or COVID 19 funds.

**Board Meeting
July 23, 2020
Agenda No. 6**

RESOLUTION No. 30 of 2020

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract amendment with Allegheny County Department of Human Services to provide additional Eviction Prevention Services through Ursuline Support Services for the Housing Authority of the City of Pittsburgh.

WHEREAS, on December 20, 2018, pursuant to Board Resolution #68 of 2018 the Housing Authority of the City of Pittsburgh (HACP) entered into a Professional Services Agreement with Allegheny County Department of Human Services for services provided for (1) Home Ownership, (2) Mental Health, (3) Victim Prevention and (4) Senior Supportive Services; and

WHEREAS, the current eviction preventative services provided by Ursuline Support Services for Eviction Prevention for the residents of the HACP needs to continue and enhanced in other communities; and

WHEREAS, over the course of the contract, the development and functions of the program need have expanded; and

WHEREAS, the HACP will continue to work with Allegheny County Department of Human Services to deliver services across the HACP, and make additions to service provision by adding these four programs to additional communities. This will increase resident accessibility to Eviction Prevention services in order to continue to improve self-sufficiency; and

WHEREAS, an amendment is needed to increase the contract by \$285,000.00 and is needed to prevent interruption of services and needed to add additional community site(s).

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

Section 1. The Executive Director or his Designee is authorized to execute a contract amendment with Allegheny County Department of Human Services for delivering Eviction Prevention Services in an amount not to exceed \$285,000.00. The amended total contract amount shall not exceed \$2,860,000.00.

Section 2. The amount shall be paid from Program Income and/or Moving to Work Funds (MTW funds) and/or COVID19 Funds.

REFERENCE DOCUMENT

**Board Meeting
December 20, 2018
Agenda Item No. 11**

RESOLUTION No. 68 of 2018

A Resolution - Authorizing the Executive Director or his Designee to Amend the Intergovernmental Agreement with the Allegheny County Department of Human Services for Senior Living Enhancement Program, Mental Health Counseling Services, Eviction Prevention Pilot, Homeownership Program Services and Domestic Violence Prevention/Mediation Services

WHEREAS, the HACP will amend Resolution No. 55 of 2018 to reflect the Housing Authority of the City of Pittsburgh's (HACP)'s intent to extend the agreement with Allegheny County Department of Human Services (ACDHS) for a term of up to five years (three years with two optional one-year extensions) at an annual amount of \$515,000 or a total of up to \$2,575,000.

WHEREAS, the HACP has identified the need to provide Domestic Violence Prevention/Mediation services in its communities to encourage residents to seek support in order to retain their housing and to ensure a safe environment for all residents; and

WHEREAS, the HACP has identified the need to provide specific services to enable senior and disabled residents to improve their quality of life and maintain safe, independent living; and

WHEREAS, the HACP has identified the need to provide community mental health, and drug and alcohol , and eviction prevention pilot services in its communities to encourage residents to seek treatment in order to retain their housing and to ensure a safe environment for all residents; and

WHEREAS, the HACP has identified the need to provide homeownership education services for eligible residents as a part of its Moving To Work Homeownership Program to encourage and support residents to pursue self-sufficiency and homeownership; and

WHEREAS, the HACP has partnered with the ACDHS to expand the scope of existing programs to provide enhanced levels of Senior Living Enhancement Program, Mental Health Counseling Services, Eviction Prevention Pilot, Homeownership Program Services and Domestic Violence Prevention/Mediation Services in HACP communities; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) authorizes the use of Intergovernmental Agreements and has issued regulations governing such agreements; and

WHEREAS, the HACP's support of the foregoing services will complement and leverage additional support provided by private foundations and other government sources, including the Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership

Program Services and Domestic Violence Prevention/Mediation Services as provided by Allegheny County Department of Human Services.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into an Intergovernmental Agreement with the Allegheny County Department of Human Services for Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services and Domestic Violence Prevention/Mediation Services for an amount not to exceed \$2,575,000. The term of the contract will be three years with two optional one-year extensions; and

Section 2. The Intergovernmental Agreement authorized in Section 1 shall not exceed annually a total cost of \$515,000, to be paid from MTW funds; and

Section 3. The Intergovernmental Agreement authorized in Section 1 shall conform to the requirements of 24 CFR/ 2 CFR 200 85.37 [b] [5] governing the award of subgrantee agreements.

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

RESOLUTION No. 31 of 2020

**A Resolution—Authorizing the Executive Director or his Designee to
Purchase One (1) Wheelchair Accessible Vehicle**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace one (1) Wheelchair Accessible vehicle in its fleet, in order to support operational needs throughout the authority; and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of the vehicle and the purchase and installation of additional equipment; and

WHEREAS, through the identified purchasing cooperative agreement, the one (1) vehicle and associated installed equipment specified by HACP can be purchased for a cost of \$50,019.00; and

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

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

Section 1. The Executive Director or his Designee is hereby authorized to award a contract for the purchase of vehicles and the purchase and installation of additional equipment under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$50,019.00; and

Section 2. The total amount shall be paid from Moving To Work (MTW) funds and/or Program Income and/or Covid19 funds.

**Board Meeting
July 23, 2020
Agenda Item No. 8**

RESOLUTION No. 32 of 2020

A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide \$77,190.00 in Program Income to the Clean Slate E3 Scholarship Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has recently received payment from the Synergy Comp Insurance Company in the amount of \$77,190.00 on April 17, 2020 (check #008726). These funds were a refund on the HACP's 2019 performance audit, which have been accepted and deposited as program income; and

WHEREAS, the HACP has identified the need to provide financial assistance to college-bound HACP residents attending college or post-secondary education; and

WHEREAS, the HACP has established Clean Slate E3 as its non-profit affiliate dedicated to the mission of providing residents of the HACP housing with opportunities to obtain higher education and/or access to structured training programs designed to improve employment outcomes; and

WHEREAS, Clean Slate E3 has administered the Clean Slate E3 Scholarship Program since Clean Slate E3 was formally established as the non-profit affiliate of the HACP in 2009; and

WHEREAS, Clean Slate E3 has partnered with NEED (Negro Educational Emergency Drive) since 2012 to administer the annual scholarship program and has distributed more than \$239,500 to NEED since that time; and

WHEREAS, Clean Slate E3 plans to continue partnering with NEED during the 2020-2021 academic year and will revisit the partnership with an agreement with NEED on an annual basis based on availability of funds from both partner organizations.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a Grant Agreement with the HACP's non-profit affiliate Clean Slate E3 providing \$77,190.00 in Program Income; and

Section 2. The HACP's Grant Agreement with Clean Slate E3 will mandate that funds will be used for Clean Slate E3 Scholarship Program, which is to be administered to qualified HACP residents for post-secondary education.

RESOLUTION No. 33 of 2020

A Resolution – Authorizing The Use of Funds Received From The CARES Act to Recruit New Landlords For The Housing Choice Voucher Program to Enhance the Portfolio of Affordable Housing.

WHEREAS, in accordance with the Housing Authority of the City of Pittsburgh's (HACP) mission to stabilize and increase affordable housing opportunities in the City of Pittsburgh; and

WHEREAS, as a result of local economic instability due to the coronavirus, also known as COVID-19, the HACP recognizes the increased demand for affordable housing; and

WHEREAS, there is an immediate need to recruit new landlords to increase the supply of affordable housing within the city limits of Pittsburgh; and

WHEREAS, the Department of Housing and Urban Development (HUD) recognizes the effect the coronavirus has had on the nation, and in particular its most vulnerable population, HUD allocated temporary funding to address the need for housing; and

WHEREAS the financial allocation issued by HUD urges Public Housing Authorities to use CARES funding to benefit residents; and

WHEREAS the HACP seeks to adopt national recommendations regarding use of the CARES funds. More specifically, the HACP seeks to implement the following landlord incentives:

- Fund a portion of the tenant's security deposit for tenant-based voucher holders;
- Provide tenant-based landlords a onetime cash bonus according to bedroom size when landlords submit new units to the program;

WHEREAS HUD has stated all monies appropriated through the CARES Act must be expended on or before December 31, 2020; and

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 implement a Landlord Incentive Project for the Housing Choice Voucher Program to include and not be limited to the above stated use of CARES Funds; and

Section 2. Initiatives for the Landlord Incentive Project shall be payable from the CARES Act funds and/or Housing Choice Voucher (HCV) administrative fee funds.

**Board Meeting
July 23, 2020
Agenda Item No. 10**

RESOLUTION No. 34 of 2020

**A Resolution - Accepting the Audited Financial Statements as of and for the year ended
December 31, 2019 and the related Independent Auditor's Reports for the Housing
Authority of the City of Pittsburgh**

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

WHEREAS, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year ended December 31, 2019; and

WHEREAS, Maher Duessel has completed its audit work and prepared; an Independent Auditor's Report on the financial statements of the HACP, an Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, as well as, an Independent Auditor's Report on Compliance for its Major Program and on Internal Control Over Compliance Required by OMB Circular A-133; and

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

WHEREAS, Maher Duessel has issued an unqualified opinion on the financial statements, thus indicating the financial statements present fairly, in all material respects, the financial position of the HACP.

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

Section 1. The Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2019.

**Board Meeting
July 23, 2020
Agenda Item No. 11**

RESOLUTION No. 35 of 2020

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$ 66,924.25 from Tenant Accounts Receivable for the Months of January 2020 through June 2020

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 January 1, 2020 through March 31, 2020 was \$59,759.96; and

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 April 1, 2020 through June 30, 2020 was \$ 7,164.30.00; and

WHEREAS, 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 \$59,759.95 which is 2.86% of the total rent and associated charges of \$2,087,596.82 for the 1st quarter of 2020.

WHEREAS, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$7,164.30 which is .36% of the total rent and associated charges of \$ 1,985,132.70 for the 2nd quarter of 2020.

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 \$66,924.25 from the tenant accounts receivable balance for January 1, 2020 through June 30, 2020 is hereby ratified.

**Board Meeting
July 25, 2019
Agenda Item No. 12**

RESOLUTION No. 36 of 2019

A Resolution - Authorizing Funding Commitment for the North Negley Residences Project-Based Voucher/Gap Financing Project

WHEREAS, one of the core objectives of the Housing Authority of the City of Pittsburgh (HACP) is to “expand affordable housing options” within the City of Pittsburgh, and Allies & Ross Management and Development Corporation (ARMDC) has assisted HACP to achieve its objectives; and

WHEREAS, HACP Board Resolution No. 64 of 2018 authorized the selection of affordable housing development projects as a part of HACP’s Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing program, and North Negley Residences adaptive reuse development (Project) and its developer, 327 NN, LLC. (Owner Entity), was selected; and

WHEREAS, the Project, located in the Garfield neighborhood of Pittsburgh, will adaptively reuse the former B’Nai Israel Synagogue and adjoining school building into forty-five (45) mixed-income housing rental units and commercial space; and

WHEREAS, the Project was awarded ten (10) PBVs and \$870,000 of Gap Financing loan in 2018; and

WHEREAS, the Owner Entity has successfully secured site control and financial resources, including nine percent (9%) Low-Income Housing Tax Credits (LIHTC) for thirty-eight (38) affordable residential units, ten (10) which will be further supported by PBVs for residents earning at or below fifty percent (50%) of the area median income; and

WHEREAS, HACP has granted ARMDC \$870,000 of MTW Gap Financing funds, which ARMDC will then loan to the Owner Entity as a construction/permanent loan to be repaid through cash flow; and

WHEREAS, the Owner Entity will utilize the loan in accordance with the regulations established by the U.S. Department of Housing and Urban Development (HUD), HACP, ARMDC, and all project-related documents for the construction/permanent financing of the residential component of the Project; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to HUD approval.

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 grant ARMDC MTW grant funds in an amount not to exceed \$870,000, which ARMDC will utilize to invest in the Project.

Section 2. 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 loans to carry out the North Negley development of the affordable housing units and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loans to the Owner Entity to carry out the development activities related to the forty-five (45) mixed-income housing units at North Negley Residences, contemplated herein.

REFERNECE DOCUMENT

RESOLUTION No. 64 of 2018

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, one of the core objectives of the Housing Authority of the City of Pittsburgh (HACP) is to “expand affordable housing options” within the City of Pittsburgh; and

WHEREAS, there is a tremendous need for affordable housing in the city of Pittsburgh evidenced by the fact there are approximately 9,000 households on the HACP’s various waiting lists for affordable housing; and

WHEREAS, Housing Choice Voucher (HCV) holders seeking units in the private market have a 30% lease up success rate resulting in approximately 70% of families/individuals who receive a voucher are not able to find a unit on the private market to lease; and

WHEREAS, HACP has determined that it is in its best interests to assist private real estate and non-profit developers of affordable housing by creating a Project Based Voucher plus Gap Financing (PBV/Gap Financing) program, a Moving to Work (MTW) Local Non-traditional Program activity, to assist private developers/owners to fill financing gaps and bring more new or rehabbed affordable housing units to market; and

WHEREAS, in furtherance thereof, the HACP selected its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to assist HACP to achieve said core objective; and

WHEREAS, on October 15, 2018, the HACP issued a Request for Proposals (RFP) 600-33-18 for Project Based Voucher Program & Gap Financing For Mixed-Finance Development and on November 2, 2018, HACP received eight (8) proposals; and

WHEREAS, an evaluation committee reviewed the eight (8) proposals based on experience, capacity of the proposers, and other factors, plus the characteristics and feasibility of the projects; and all eight (8) proposals were deemed responsive and from responsible offerors and awarded HACP’s conditional commitment for PBV/Gap Financing program; and

WHEREAS, this procurement was performed in accordance with applicable Federal regulations and the procurement policies and procedures of HACP; and

WHEREAS, the selected proposals received HACP's commitments for PBV/Gap Financing contingent upon HACP/ARMDC's final approval based on further due diligence, underwriting, and MTW Local Non-traditional Development program evidentiary processes as required by HACP and U.S. Department of Housing and Urban Development (HUD).

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

Section 1. The decision by the Executive Director or his Designee pursuant to RFP #600-33-18 to select and begin underwriting process and negotiations with the following developers/owners is hereby ratified:

- Bridging the Gap Development LLC – Kirkpatrick Residences
- Mid-Point Group of Companies, Inc. – City's Edge
- Amani Christian Community Development Corporation – Herron Avenue Housing
- Ralph A. Falbo, Inc. – Western Restoration Apartments
- TREK Development Group, Inc. – Harvard Beatty Housing
- 327 NN, LLC – North Negley Residences
- KBK Enterprises, LLC – Lexington Technology Park
- CHN Housing Partners & Hill CDC – New Granada Square

Section 2. The Executive Director or his esignee is hereby authorized to negotiate with each owner/developer related to the issuance of Project Based Vouchers and/or Gap Financing for selected projects identified in each development proposal subject to approval by the HACP Board of Commissioners. HACP will complete due diligence for each proposal that will allow HACP to engage in development activities in accordance with HUD guidelines, and negotiate all development agreements including final award amounts, terms, conditions, and costs/fees, and spend funds for each development identified pursuant to each proposal received and authorized.

**Board Meeting
June 25, 2020
Agenda Item No. 13**

RESOLUTION No. 37 of 2020

**A Resolution - Authorizing Funding Commitment for the New Granada Square
Apartments Project-Based Voucher/Gap Financing Project**

WHEREAS, one of the core objectives of the Housing Authority of the City of Pittsburgh (HACP) is to “expand affordable housing options” within the City of Pittsburgh, and the Allies & Ross Management and Development Corporation (ARMDC) has assisted the HACP to achieve its objectives; and

WHEREAS, the HACP Board Resolution No. 64 of 2018 authorized the selection of affordable housing development projects as a part of the HACP’s Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing program, and the New Granada Square Apartments new construction (Project) and its developer, New Granada Apartments L.P. (Owner Entity), was selected; and

WHEREAS, the Project, located along Centre Avenue in the Middle Hill neighborhood of Pittsburgh, will constitute new construction with (40) mixed-income housing rental units and commercial space; and

WHEREAS, the Project was awarded ten (10) PBVs and \$1,000,000 of Gap Financing loan in 2018; and

WHEREAS, the Owner Entity has successfully secured site control and financial resources, including nine percent (9%) Low-Income Housing Tax Credits (LIHTC) for forty (40) affordable residential units, ten (10) which will be further supported by PBVs for residents earning at or below fifty percent (50%) of the area median income; and

WHEREAS, the HACP will grant \$1,000,000 of MTW Gap Financing funds which ARMDC will then loan to the Owner Entity as a construction/permanent loan to be repaid through cash flow; and

WHEREAS, the Owner Entity will utilize the loan in accordance with the regulations established by the U.S. Department of Housing and Urban Development (HUD), the HACP, the ARMDC, and all project-related documents for the construction/permanent financing of the residential component of the Project; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to HUD approval.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Allies & Ross Management and Development Corporation (ARMDC) that:

Section 1. The Executive Director or his Designee is hereby authorized to grant the ARMDC MTW grant funds in an amount not to exceed \$1,000,000 which the ARMDC will utilize to invest in the Project; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the loans to carry out the New Granada Square Apartments development of the affordable housing units and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the forty (40) affordable housing units at New Granada Square Apartments, contemplated herein.

RESOLUTION No. 38 of 2020

**A Resolution – Authorizing the Commitment of Additional Funds for
Larimer/East Liberty Phase IV Housing Development**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) as lead grantee and the City of Pittsburgh (City) as co-grantee entered into the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation (CNI) Grant Agreement to receive a \$30,000,000 CNI Grant to implement the Larimer/East Liberty CNI Transformation Plan (Transformation Plan); and

WHEREAS, the HACP selected Allies & Ross Management and Development Corporation (ARMDC) as its developer, and competitively procured McCormack Baron Salazar, Inc. (Co-Developer), to serve as the co-developer for the revitalization of Hamilton-Larimer/East Liberty pursuant to the terms of a Master Development Agreement (MDA) between the ARMDC and the Co-Developer dated December 31, 2013; and

WHEREAS, under the Transformation Plan, as amended, and the CNI Grant Agreement, the ARMDC and the Co-developer are developing 334 units in multiple phases; and

WHEREAS, in July 2019, ARMDC and the Co-Developer were awarded a 9% Low Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency for the development of approximately 42 units of mixed-income housing as part of Larimer/East Liberty Phase IV (Phase IV) under the Transformation Plan; and

WHEREAS, the HACP Board Resolutions No. 24 of 2018 authorized an amount up to **\$1,241,421** and No. 54 of 2018 authorized an additional **\$4,351,778** for Phase IV, amounting to **\$5,593,199** for predevelopment, acquisition, and construction activities; and

WHEREAS, the cost of construction materials are not fixed and increase over time, the structure is subject to advanced deterioration, and the project was delayed significantly due to delays in receiving requisite approvals causing further deterioration which requires additional construction work; and

WHEREAS, the City of Pittsburgh and the Urban Redevelopment Authority (URA), as interested partners in the CNI redevelopment initiative, have agreed to increase their support for this project to assist in covering the additional costs, HACP will continue to work with the City of Pittsburgh and the URA to negotiate additional funding to supplement; and

WHEREAS, HACP is able to provide additional funding to cover the Phase IV gap in an amount not to exceed **\$4,967,120** in order to successfully reach financial closing and to fund pre-development and construction activities including (i) site acquisition activities, (ii) various

professional and financial services fees, (iii) environmental remediation, (iv) construction, and (v) other related activities for the completion of Phase IV; and

WHEREAS, the current sources of the funds may be CNI Grant funds, Program Income and/or Moving to Work Funds.

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 of up to **\$10,560,319** (previously approved **\$5,593,199**, plus **\$4,967,120**) to support the Phase IV development activities; and

Section 2. The Executive Director or his Designee is hereby authorized to amend the existing Grant Agreement with ARMDC for Larimer/East Liberty Phase IV, providing an additional grant amount of up to **\$4,967,120**, which ARMDC shall utilize to fund the Larimer/East Liberty Phase IV development activities; and

Section 3. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute and deliver all such agreements, documents and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the Larimer/East Liberty Phase IV development activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Larimer/East Liberty Phase IV development activities contemplated herein.

REFERENCE DOCUMENT

RESOLUTION No. 24 of 2018

**A Resolution – Authorizing the Commitment of
Funds for Larimer/East Liberty Phase IV Housing Development**

WHEREAS, Allies & Ross Management and Development Corporation (ARMDC) was selected by the Housing Authority of the City of Pittsburgh (HACP) to revitalize Hamilton-Larimer public housing into a mixed-income community utilizing the mixed-finance development approach; and

WHEREAS, HACP as lead grantee and the City of Pittsburgh (City) as co-grantee entered into U.S. Department of Housing and Urban Development's Choice Neighborhoods Implementation (CNI) Grant Agreement to receive \$30,000,000 of CNI Grant funds in order to implement Larimer/East Liberty CNI Transformation Plan (Transformation Plan); and

WHEREAS, ARMDC competitively procured McCormack Baron Salazar, Inc. (Co-Developer) to serve as the co-developer for the revitalization of Hamilton-Larimer/East Liberty pursuant to the terms of a Master Development Agreement (MDA) between ARMDC and the Co-Developer; and

WHEREAS, under the Transformation Plan, as amended, and the CNI Grant Agreement, ARMDC and the Co-developer are developing 334 units in four(4) or more phases; and

WHEREAS, ARMDC and the Co-Developer will prepare to submit a four percent (4%) Low Income Housing Tax Credit (LIHTC) application in 2018 for the development of approximately thirty-five (35) units of mixed-income housing as Larimer/East Liberty Phase IV (Phase IV); and

WHEREAS, Larimer/East Liberty Phase IV Predevelopment Fund in the amount of up to \$1,241,421.00 will be utilized to fund Predevelopment Activities including (i) site acquisition activities, (ii) various professional and financial services fees, and (iii) other predevelopment activities for Phase IV; and

WHEREAS, the Larimer/East Liberty Phase IV Predevelopment Fund will be incorporated ultimately into the final budget of Phase IV, and

WHEREAS, the sources of the Phase IV Predevelopment Fund may be Program Income, Replacement Housing Factor (RHF) Funds, Choice Neighborhoods Implementation Grant funds and/or Moving to Work (MTW) Funds, and

WHEREAS, ARMDC will submit a monthly 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 up to \$1,241,421.00 as Larimer/East Liberty Phase IV Predevelopment Fund that will be utilized to fund Predevelopment Activities including (i) site acquisition activities, (ii) various professional and financial services fees, and (iii) other predevelopment activities for the Larimer/East Liberty Phase IV; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into a Grant Agreement with ARMDC for an amount up to \$1,241,421.00, which ARMDC shall utilize to fund the Larimer/East Liberty Phase IV Predevelopment Activities; and

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 Larimer/East Liberty Phase IV predevelopment activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Larimer/East Liberty Phase IV predevelopment activities contemplated herein; and

Section 4. 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 the Larimer/East Liberty Phase IV Development including, without limitation, the execution and delivery of all agreements, writings and documents (and all amendments, changes, modifications and additions thereto).

**Board Meeting
October 25, 2018
Agenda Item No. 8**

RESOLUTION No. 54 of 2018

**A Resolution – Authorizing the Commitment of Funds for
Larimer/East Liberty Phase IV Housing Development**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) as lead grantee and the City of Pittsburgh (City) as co-grantee entered into the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation (CNI) Grant Agreement to receive \$30,000,000 of CNI Grant funds in order to implement Larimer/East Liberty CNI Transformation Plan (Transformation Plan); and

WHEREAS, Allies & Ross Management and Development Corporation (ARMDC) was selected by the HACP to revitalize Hamilton-Larimer public housing into a mixed-income community utilizing the mixed-finance development approach; and

WHEREAS, the ARMDC competitively procured McCormack Baron Salazar, Inc. (Co-Developer) to serve as the co-developer for the revitalization of Hamilton-Larimer/East Liberty pursuant to the terms of a Master Development Agreement (MDA) between the ARMDC and the Co-Developer; and

WHEREAS, under the Transformation Plan, as amended, and the CNI Grant Agreement, ARMDC and the Co-developer are developing 334 units in four (4) or more phases; and

WHEREAS, the ARMDC and the Co-Developer will submit a 9% Low Income Housing Tax Credit (LIHTC) application to the Pennsylvania Housing Finance Agency (PHFA) in November 2018 for the development of approximately 42 units of mixed-income housing as Larimer/East Liberty Phase IV (Phase IV) under the Transformation Plan; and

WHEREAS, the HACP Board Resolution No. 24 of 2018 authorized an amount up to **\$1,241,421** for the Larimer/East Liberty Phase IV Predevelopment Fund for predevelopment activities; and

WHEREAS, the development budget for Phase IV requires a total investment of up to **\$5,593,199** from the HACP and therefore, the HACP is in need of additional funds for the Phase IV development fund of up to **\$4,351,778** to make a successful 9% LIHTC application and for Predevelopment and Construction activities including (i) site acquisition activities, (ii) various professional and financial services fees, and (iii) environmental remediation, (iv) construction, and (v) other related activities for completion of Phase IV; and

WHEREAS, the sources of the Phase IV development fund may be Program Income, CNI Grant funds, and Moving to Work (MTW) Funds, and

WHEREAS, the ARMDC will submit a monthly grants report to the 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 up to **\$5,593,199** by providing additional funding in the amount of up to **\$4,351,778** to fund Predevelopment and Construction activities for Phase IV including (i) site acquisition activities, (ii) various professional and financial services fees, and (iii) environmental remediation (iv) construction and (v) other related activities for completion of Phase IV; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into an amendment to an existing Grant Agreement for Larimer/East Liberty Phase IV Predevelopment Services between HACP and ARMDC to add up to **\$4,351,778** to the existing grant fund which ARMDC shall utilize to fund the Larimer/East Liberty Phase IV Predevelopment and Construction Activities; and

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 Larimer/East Liberty Phase IV predevelopment activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Larimer/East Liberty Phase IV Predevelopment and Construction activities contemplated herein; and

Section 4. 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 the Larimer/East Liberty Phase IV Development including, without limitation, the execution and delivery of all agreements, writings and documents (and all amendments, changes, modifications and additions thereto).