

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH  
BOARD MEETING  
OCTOBER 22, 2020  
AGENDA**

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1. **Roll Call.**
2. **Motion to Approve the September 24, 2020, the Housing Authority of The City of Pittsburgh Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for September 2020.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 57 of 2020 - Approving the Housing Choice Voucher FY 2021 Payment Standard.**
6. **Resolution No. 58 of 2020 - Approving the Housing Choice Voucher Utility Allowance Schedule for FY 2021.**
7. **Resolution No. 59 of 2020 - Authorizing the Executive Director or his Designee to enter into a contract with The Carahsoft Technology Corp. Equifax Workforce Solutions to conduct electronic universal employment income verifications on adults applying for and currently participating in the Housing Choice Voucher Program or the Low Income Public Housing Program.**
8. **Resolution No. 60 of 2020 - Authorizing the Executive Director or his Designee to expend funds associated with the CARES Act Supplemental Operating Funds to mixed finance projects that contain public housing units.**
9. **Resolution No. 61 of 2020 - Authorizing the Executive Director or his Designee to utilize the existing contract negotiated between the City of Pittsburgh and Allegheny Fence Construction Company Inc. for the installation of additional fencing at Northview Heights.**
10. **Resolution No. 62 of 2020 - Authorizing the Executive Director or his Designee to extend the current Contract with The Hartford Life and Accident Insurance Company for the Housing Authority of the City of Pittsburgh (HACP) Employee Group Term Life Insurance, Accidental Death and Dismemberment Insurance and Group Long Term Disability Insurance**
11. **Resolution No. 63 of 2020 - Authorizing the Executive Director or his Designee to Extend the current Contracts for Employee Health/Prescription, Dental and Vision Benefits.**
12. **Resolution No. 64 of 2020 - Authorizing the Executive Director or his Designee to purchase IT consulting services from Gartner Group Inc.**
13. **Resolution No. 65 of 2020 - Ratifying the Executive Director's Decision to Write-off Collection Losses in the amount of \$51,741.33 from the Tenant Accounts Receivable for the Months of July 2020 through September 2020.**

- 14. Resolution No. 66 of 2020 - Approving the Transfer of Development Project Funds of FY2021 Capital Fund Budget to Allies & Ross Management and Development Corporation.**
- 15. Resolution No. 67 of 2020 - Authorizing the Award of and Negotiation with Selected Respondents as part of the Project Based Voucher and Gap Financing Program for Proposed Affordable Housing Developments.**
- 16. NEW BUSINESS:**  
  
**Acknowledgement of the Appointment of Enid Miller to the HACP Pension Committee as of September 1, 2020.**
- 17. Executive Report.**
- 18. Adjournment.**

**Board Meeting  
October 22, 2020  
Agenda Item No. 5**

**RESOLUTION No. 57 of 2020**

**A Resolution - Approving the Housing Choice Voucher FY2021 Payment Standard**

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

**WHEREAS**, public housing authorities (PHAs) are required to establish a Payment Standard for each Housing Choice Voucher (HCV) unit based on market rates, and are required to revise that schedule annually; and

**WHEREAS**, HUD published Fiscal Year (FY) 2021 Fair Market Rents (FMRs) on September 1, 2020; and

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) desires to apply the FY 2021 payment standards to activities of the HCV Program as of January 1, 2021.

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

**Section 1.** The revised Payment Standard Schedule for the HCV program, attached hereto as Exhibit A, is hereby approved, and ratified for activities from January 1, 2021; and

**Section 2.** The actions of the Executive Director and his Designees are ratified for using the 2021 revised Payment Standard Schedule for the HCV Program for activities on or after January 1, 2021.

**EXHIBIT A**

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**

**HOUSING CHOICE VOUCHER (HCV) PROGRAM PAYMENT STANDARDS (VPS)**

Quick Reference Table for Determining Affordability

**EFFECTIVE 01/01/2021**

BEDROOM SIZE	EFF	1	2	3	4	5	6
Max Contract Rent if LL is Paying All Utilities	<b>785</b>	<b>849</b>	<b>1034</b>	<b>1327</b>	<b>1453</b>	<b>1670</b>	<b>1888</b>
<b>APARTMENT</b>							
Max Contract Rent if Tenant is Paying Gas & Electric	<b>701</b>	<b>757</b>	<b>921</b>	<b>1196</b>	<b>1302</b>	<b>1500</b>	<b>1705</b>
Max Contract Rent if Tenant is Paying All Utilities	<b>558</b>	<b>609</b>	<b>734</b>	<b>968</b>	<b>1034</b>	<b>1191</b>	<b>1369</b>
<b>TOWNHOUSE / ROWHOUSE</b>							
Max Contract Rent if Tenant is Paying Gas & Electric	<b>688</b>	<b>740</b>	<b>901</b>	<b>1169</b>	<b>1273</b>	<b>1466</b>	<b>1670</b>
Max Contract Rent if Tenant is Paying All Utilities	<b>545</b>	<b>592</b>	<b>714</b>	<b>941</b>	<b>1005</b>	<b>1157</b>	<b>1334</b>
<b>SINGLE FAMILY DETACHED</b>							
Max Contract Rent if Tenant is paying Gas & Electric	<b>680</b>	<b>731</b>	<b>888</b>	<b>1153</b>	<b>1253</b>	<b>1444</b>	<b>1646</b>
Max Contract Rent if Tenant is Paying All Utilities	<b>537</b>	<b>583</b>	<b>701</b>	<b>925</b>	<b>985</b>	<b>1135</b>	<b>1310</b>

The above table indicates the Gross Payment Standard by bedroom size and includes a quick reference for the most common leasing situations with respect to tenant-paid utilities, indicating the maximum amount of contract rent allowed under the program, depending upon what utilities the tenant will be financially responsible. “Gas & Electric” limits are based upon the tenant paying for gas heat, gas cooking, electric lighting, and gas water heat. “All Utilities” figures represent the “Gas & Electric” limits plus the utility allowances for the tenant paying water and sewage, range/microwave and refrigerator.

**Board Meeting  
October 22, 2020  
Agenda Item No. 6**

**RESOLUTION No. 58 of 2020**

**A Resolution - Approving the Housing Choice Voucher Utility Allowance Schedule  
for Fiscal Year (FY) 2021**

**WHEREAS**, the U.S. Department of Housing and Development (HUD) requires that public housing authorities maintain up-to-date Utility Allowance Schedules in accordance with 24 CFR 982.517; and

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

**WHEREAS**, public housing authorities must appropriately classify utilities and services into categories defined by HUD; and

**WHEREAS**, public housing authorities must review their Utility Allowance Schedule each year; and

**WHEREAS**, public housing authorities must revise any allowance for a utility category if there has been a change of ten percent (10%) or more in the utility rate since the last time the Utility Allowance Schedule was revised; and

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP), Housing Choice Voucher (HCV) Program, to meet federal guidelines and requirements, contracts with a utility consultant and revises its allowances each year to reflect the most up-to-date cost; and

**WHEREAS**, staff recommends the adoption of proposed HCV Program Utility Allowance Schedule, attached hereto as Exhibit A.

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

**Section 1.** The proposed Utility Allowance Schedule is hereby adopted; and

**Section 2.** The Executive Director or his Designee is hereby authorized to update the Housing Choice Voucher Program Utility Allowance Schedule effective January 1, 2021.

**FY 2021 Utility Allowance Schedules**

**Exhibit A**

Energy Efficient & Green Retrofit:

	Apartment		Townhouse/ Rowhouse    Semi-Detached		Single Family	Detached
	<b>\$ Avg Dif</b>	<b>% Avg Dif</b>	<b>\$ Avg Dif</b>	<b>% Avg Dif</b>	<b>\$ Avg Dif</b>	<b>% Avg Dif</b>
Natural Gas	\$28.23	28%	\$29.00	29%	\$34.33	34%
Electric	\$4.83	7 %	\$0.83	0.6%	\$.83	0.6%
Water	\$0.00	0 %	\$0	0%	\$0	0%
Sewer	\$3.60	3.6%	\$3.60	6%	\$3.60	6%

Standard:

	Apartment		Townhouse/ Rowhouse    Semi-Detached		Single Family	Detached
	<b>\$ Avg Dif</b>	<b>% Avg Dif</b>	<b>\$ Avg Dif</b>	<b>% Avg Dif</b>	<b>\$ Avg Dif</b>	<b>% Avg Dif</b>
Natural Gas	\$ 4.83	7%	\$6.25	8%	\$6.75	7%
Electric	\$6.12	8%	\$1.25	1%	\$1.75	2%
Water	\$0	0%	\$0	0%	\$0	0%
Sewer	\$4.50	7%	\$4.50	7%	\$4.50	7%

- Changes of greater than 10% (indicated in blue font above) are being proposed for approval. Although not required by HUD regulation, adoption of the changes permit continuity with utility trends and somewhat offset any egregious effects of future changes.
- The increase in natural gas, water and sewage over all unit types is due to:
  - Natural gas company’s gas rates overall decreased on average of 12%.
  - Natural gas company’s monthly charges decreased on average of 0.1%.
  - PWSA’s water rates remained the same.
  - Sewer rates and treatment usage increased on average of 7% with their monthly charge rates increased on average of 7%.
  - Please be advised the average increases indicated above do not mean the utility allowance changed by the actual percentage values indicated.

The full utility allowance schedule for each unit type follows on standard HUD forms required to be used for this purpose.

**RESOLUTION No. 59 of 2020**

**A Resolution - Authorizing the Executive Director or his Designee to enter into a contract with Carahsoft Technology Corp. Equifax Workforce Solutions to conduct electronic universal employment income verifications on adults applying for and currently participating in the Housing Choice Voucher Program or the Low-Income Public Housing Program**

**WHEREAS**, 24 CFR 982.516, 24 CFR 982. 551, 24 CFR 5.230 and HUD Notice PIH 2010-9 requires public housing authorities to verify the reported income of all adult household members applying for or receiving housing assistance through the Housing Choice Voucher (HCV) Program or the Low-Income Public Housing (LIPH) Program; and

**WHEREAS**, in order to meet this requirement, the Housing Authority of the City of Pittsburgh (HACP) conducts electronic universal employment income verifications on adults applying for housing assistance, and currently participating in housing assistance programs; and

**WHEREAS**, conducting electronic universal employment income verifications on all adult family members of applicants and participants to the HCV Program and the LIPH Program is pursuant to the Administrative Plan (Admin Plan) of the Housing Choice Voucher Program and the Admissions and Continued Occupancy Policy (ACOP) of the LIPH; and

**WHEREAS**, on 10/28/2019 the HACP issued Requests for Proposals (RFP) number 400-41-19 seeking qualified firms to provide electronic universal employment income verification services; and

**WHEREAS**, on 12/05/2019, the HACP received two (2) proposals in response to the RFP; and

**WHEREAS**, The Carahsoft Technology Corp. Equifax Workforce Solutions was the highest ranked and responsible company; and

**WHEREAS**, the HACP has continued to utilize the services of Carahsoft Technology Corp. Equifax Workforce Solutions pursuant to the terms of the former contract, and at the same time explore the best tier plan for HACP; and

**WHEREAS**, the HACP seeks to enter a contract for a total amount of \$863,364.00 for an initial three (3) years term with two (2) one (1) year extension options, for a total of five (5) years; 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 enter into a contract with Carahsoft Technology Corp. Equifax Workforce Solutions for Employment Income Verification Services for an initial three (3) years term with two (2) one (1) year extension options, for a total of five (5) years for a not-to-exceed amount of \$863,364.00; and

**Section 2.** The contract is to be paid from program income and/or Moving to Work (MTW) funds.



**Board Meeting  
October 22, 2020  
Agenda Item No. 8**

**RESOLUTION No. 60 of 2020**

**A Resolution - Authorizing the Executive Director or his Designee to expend funds associated with the CARES Act Supplemental Operating Funds to mixed finance projects that contain public housing units**

**WHEREAS**, on April 2, 2020, the Coronavirus Aid, Relief and Economic Security (CARES) Act was signed into law; and

**WHEREAS**, on April 30, 2020, the Housing Authority of the City of Pittsburgh (HACP) received an Obligation Letter from the U.S. Department of Housing and Urban Development (HUD) obligating \$9,168,278.00 in supplemental operating funds to the HACP; and

**WHEREAS**, the obligated funds are designated to provide financial relief and support for unbudgeted, qualified, administrative, and operational expenditures incurred due to the COVID-19 pandemic; and

**WHEREAS**, in COVID-19 FAQs for Public Housing Agencies (Version 4) EU 9, the U.S. Department of Housing and Urban Development (HUD) determined that Public Housing Authorities are required to provide supplemental Operating Fund grant monies to non-Agency owned mixed-finance properties containing public housing units.

**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 provide supplemental subsidy payments in the amount of \$508,650.72 to mixed finance projects as indicated in Exhibit A (attached).

**Section 2.** The total designated supplemental subsidy payments shall be paid from COVID19 Funds.

EXHIBIT A (Mixed Finance Projects)

New Pennley	\$ 25,428.24
Chris Smith	\$ 20,894.88
Silver Lake	\$ 53,070.88
Bedford Hill 1-A	\$ 22,509.39
Bedford Hill 1-B	\$ 35,686.06
Bedford Hill II	\$ 60,961.51
Bedford Hill III	\$ 37,401.13
North Aiken	\$ 58,012.02
Fairmont	\$ 37,479.02
Legacy	\$ 66,602.17
Garfield I	\$ 37,672.97
Garfield II	\$ 17,048.41
Garfield III	\$ 16,682.05
Garfield IV	\$ 19,201.99
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	\$ 508,650.72

**Board Meeting  
October 22, 2020  
Agenda Item No. 9**

**RESOLUTION No. 61 of 2020**

**A Resolution - Authorizing the Executive Director or his Designee to utilize the existing contract negotiated between the City of Pittsburgh and Allegheny Fence Construction Company Inc. for the installation of additional fencing at Northview Heights**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) would like to enhance the safety and security of the HACP's Northview Heights community by installing fencing in various areas of the community; and

**WHEREAS**, the City of Pittsburgh has a current contract with Allegheny Fence Construction Company Inc. for fencing installation, repairs, etc.; and

**WHEREAS**, the HACP will identify areas of concern in the Northview Heights community and work with the vendor to install the correct fence size and length.

**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 expend utilizing the existing City of Pittsburgh Contract #52262 with Allegheny Fence Construction Company Inc. an amount not to exceed \$250,000.00 for fencing at Northview Heights; and

**Section 2.** The total designated shall be paid from Moving To Work (MTW) funds and/or Program Income and/or COVID 19 funds.

**Board Meeting  
October 22, 2020  
Agenda Item No. 10**

**RESOLUTION No. 62 of 2020**

**A Resolution – Authorizing the Executive Director or his Designee to extend the current Contract with The Hartford Life and Accident Insurance Company for the Housing Authority of the City of Pittsburgh (HACP) Employee Group Term Life Insurance, Accidental Death and Dismemberment Insurance and Group Long Term Disability Insurance**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP), in accordance with its policy and per its Collective Bargaining Agreements, provides Term Life, Accidental Death and Dismemberment and Long-Term Disability insurance to its full-time union and non-union employees; and

**WHEREAS**, the HACP issued a Request for Proposals (RFP) and the highest ranked proposer is the Hartford Life and Accident Insurance Company; and

**WHEREAS**, the HACP’s Board of Commissioners of the HACP approved Resolution 68 of 2017 with the Hartford Life and Accident Insurance Company for employee Group Term Life Insurance, Accidental Death and Dismemberment, and Long-Term Disability benefits expires on December 31, 2020; and

**WHEREAS**, the HACP desires the contract with the Hartford Life and Accident Insurance Company for employee Group Term Life Insurance, Accidental Death and Dismemberment, and Long-Term Disability benefits to be extended until December 31, 2021; and

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

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

**Section 1.** The Executive Director or his Designee is authorized to extend the current contract for one (1) year with The Hartford Life and Accident Insurance Company for Group Term Life Insurance, Accidental Death and Dismemberment Insurance and Group Long Term Disability Insurance for a one (1) year period not-to-exceed \$252,848.33; and

**Section 2.** The cost of these contracts is to be paid for from Program Income and/or Moving to Work (MTW) funds and employee contributions.

**Board Meeting  
October 22, 2020  
Agenda Item No. 11**

**RESOLUTION No. 63 of 2020**

**A Resolution –Authorizing the Executive Director or his Designee to Extend the current Contracts for Employee Health/Prescription, Dental and Vision Benefits**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) by its policy and as required in its Collective Bargaining Agreements, provides medical, dental and vision benefits to its union and non-union employees; and

**WHEREAS**, the HACP issued a Request For Proposals (RFP) and the highest ranked proposers in each area were the University of Pittsburgh Medical Center (UPMC) Health Plan for health and prescription coverage, and for vision coverage, and United Concordia for dental coverage; and

**WHEREAS**, the HACP’s Board of Commissioners of the HACP approved Resolution 69 of 2017 with the UPMC for Exclusive Provider Organization (EPO) and Point of Service (POS) Health and Prescription Drug benefits, United Concordia dental benefits, and Vision Benefits of America benefits for employee and dependent coverage will expire on December 31, 2020; and

**WHEREAS**, the HACP’s desires the existing contracts with the UPMC for EPO, and POS Health and Prescription Drug benefits, United Concordia dental benefits, and Vision Benefits of America benefits for employee and dependent coverage to be extended until December 31, 2021; and

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

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

**Section 1.** The Executive Director or his Designee is authorized to extend the current contract for one (1) year with the UPMC Health Plan for Health and Prescription coverage and vision coverage, and United Concordia for dental coverage, in amounts not-to-exceed \$5,931,371.33 (health and prescription), \$53,889.00 (vision), and \$274,434.67 (dental) for one (1) year; and

**Section 2.** The cost of these contracts is to be paid for from program income and/or Moving to Work (MTW) funds and employee contributions.

**RESOLUTION No. 64 of 2020**

**A Resolution - Authorizing the Executive Director or his Designee to  
Purchase IT Consulting Services from Gartner Group Inc.**

**WHEREAS**, the Information Technology (IT) Department of the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to purchase IT Services from Gartner Group, Inc. (Gartner) to provide IT consulting, research and advisory for building a Digital Transformation Roadmap driven by the HACP strategic goals. The services by Gartner will include working with the HACP to select “Best of Breed” Technologies to modernize and optimize the HACP services delivered to Residents, Applicants, Landlords and Partners. Gartner is the leader in providing business aligned IT consulting to Federal, State and Local Government agencies including the Commonwealth of Pennsylvania, City of Pittsburgh, and Allegheny County Department of Human Services; and

**WHEREAS**, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Master Client Agreement (MCA) that can be used for the purchase of Gartner Services for three (3) years with an option to renew in single-year or multiple year increments. The HACP has the option of cancelling the service for convenience after Year one (1) with no obligations; and

**WHEREAS**, through the identified purchasing Master Client Agreement (MCA), the Gartner Executive Program, and IT News & Insight Services specified by the HACP can be purchased for a Total Cost of \$271,243.00 for a three (3) year term. The cost will be paid annually starting with \$85,200.00 for year one (1), \$90,312.00 for Year two (2) and \$95,731.00 for Year three (3) with an option to renew in single-year or multiple-year increments at a cost increase not to exceed 6% per year; and

**WHEREAS**, this procurement was conducted in accordance with 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 to Gartner Group for the purchase of Gartner’s Executive Program, IT News, and Insight Services under the terms of the Commonwealth of Pennsylvania Department of Government Contracts Master Client Agreement for three (3) years with a Total Cost of \$271,243.00.

**Section 2.** The amount designated shall be paid from Program Income and/or Moving to Work (MTW) and/or COVID-19 funds.

**Board Meeting  
October 22, 2020  
Agenda Item No. 13**

**RESOLUTION No. 65 of 2020**

**A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$51,741.33 from Tenant Accounts Receivable for the Months of July 2020 through September 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 July 1, 2020 through September 30, 2020 was \$51,741.33; 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 \$51,741.33 which is 2.68% of the total rent and associated charges of \$1,928,056.74 for the 3<sup>rd</sup> 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 \$51,741.33 from the tenant accounts receivable balance for July 1, 2020 through September 30, 2020 is hereby ratified.

**Board Meeting  
October 22, 2020  
Agenda Item No. 14**

**RESOLUTION No. 66 of 2020**

**A Resolution - Approving the Transfer of Development Project Funds of FY2021 Capital Fund Budget to Allies & Ross Management and Development Corporation**

**WHEREAS**, by Resolution No. 46 of Fiscal Year (FY) 2020, the Housing Authority of the City of Pittsburgh (HACP) agreed to obligate FY2021 Capital Funds in the amount of \$22,125,440.000 which are granted from HACP to Allies & Ross Management and Development Corporation (ARMDC) to fund certain development activities (Development Activities); and

**WHEREAS**, the HACP transfers the authorized amount of FY2021 Capital Funds as grant funds (Grant Funds) for ARMDC to invest and leverage other financing instruments for the Development Activities and ARMDC may loan all or a portion of the Grant Funds to development partners and owner entities; and

**WHEREAS**, the HACP will grant to ARMDC the Grant Funds upon execution of grant agreements between the HACP and the ARMDC subject to the terms and conditions thereof; and

**WHEREAS**, the ARMDC will submit a monthly grant report to the HACP's Board of Commissioners indicating summary disbursements to date of the Grant 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 enter into one (1) or more Grant Agreements with the ARMDC, transferring the Grant Funds up to \$22,125,440.00 which the ARMDC shall utilize to fund the Development Activities; 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 Development Activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Development Activities contemplated herein; and

**Section 3.** All amounts shall be payable from Moving-to-Work (MTW) funds and/or Program Income and/or COVID19 funds, or other sources as appropriate.



**Board Meeting  
October 22, 2020  
Agenda Item No.15**

**RESOLUTION No. 67 of 2020**

**A Resolution – Authorizing the Award of and Negotiation with Selected Respondents as part of the Project Based Voucher and Gap Financing Program for Proposed Affordable Housing Developments**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has a mission to increase affordable housing options in the City of Pittsburgh. December 17, 2015, the HACP established the Project-Based Voucher and Gap Financing (PBV/Gap Financing) program as a gap financing tool designed to bridge funding gaps faced by private developers/owners of affordable housing projects; and

**WHEREAS**, the Allies & Ross Management and Development Corporation (ARMDC), a non-profit instrumentality of the HACP, is tasked with performing certain development activities which include the management and implementation of the PBV/Gap Financing program; and

**WHEREAS**, on September 8, 2020, the HACP issued a Request for Proposals (RFP) #600-29-20 representing another round of funding availability under the PBV/Gap Financing program; and

**WHEREAS**, September 29, 2020, the HACP received nine (9) proposals from seven (7) firms through the RFP and are as follows; and

**Respondents**

<b>Name of Developer</b>	<b>Development Name</b>	<b>Type (New Proposal vs Repeat Respondent)</b>
Amani Christian CDC	2159 Centre Ave/ Milwaukee St/ Ossipee St	New Proposal/Repeat Respondent
Hill CDC/Catalyst Communities	Bedford Senior Campus-Western Restoration	Repeat Respondent
Cedarwood Homes LLC	Cedarwood Homes	New Proposal
Midpoint Group of Companies	City's Edge	Repeat Respondent
Midpoint Group of Companies	South Beatty Senior Lofts	New Proposal
Taylor Construction & Development	Madeira Townhomes	New Proposal
The Community Builders	Gladstone Residences	Repeat Respondent
The Community Builders	4800 Second Avenue	New Proposal
327 NN LLC	North Negley Residence	Repeat Respondent

**WHEREAS**, the HACP/ARMDC must conduct a full underwriting review of the PBV/Gap Financing proposals to determine if the applicants are responsive, responsible, in good standing with the HACP/ARMDC, and ensure that the proposals meet the underwriting and regulatory requirements prescribed by the HACP, the U.S. Department of Housing and Urban Development (HACP) and the Pennsylvania Housing Finance Agency (PHFA) , where applicable; and

**WHEREAS**, the HACP requires the issuance of the conditional commitment of funds prior to entering into negotiations with respondent entities.

**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 accept respondent's applications, make determinations of responsiveness and responsibility, award successful qualified respondents, issue contingent commitment(s) of funds, and begin project underwriting negotiations with the respondent entities that are in good standing with the HACP/ARMDC; and

**Section 2.** The Executive Director or his Designee is hereby authorized to negotiate the issuance of PBV and Gap Financing for selected projects identified in each proposal, subject to budget availability; and

**Section 3.** The rental subsidy for PBV units will be funded by HACP's Housing Choice Voucher (HCV) program and the Gap Financing will be funded by Moving to Work (MTW), program income or COVID funds as appropriate.