

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
SEPTEMBER 24, 2020
VIA ZOOM CONFERENCING

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, September 24, 2020 via ZOOM conferencing. The meeting began @ 10:30 a.m.

Valerie McDonald-Roberts chaired the meeting and called the meeting to order. The Commissioners in attendance were: Valerie McDonald-Roberts, Alex Laroco, Janet Evans, Rev. Rick Burgess, Cheryl Gainey, Majestic Lane and Tammy Thompson.

Next, the Chair noted that the Board members previously received a copy of the July 23, 2020 Board Meeting Minutes and asked for a motion to approve the minutes. Cheryl Gainey made a motion to approve the minutes and Alex Laroco seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Alex Laroco, Cheryl Gainey, Majestic Lane, Rev. Ricky Burgess and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

Valerie McDonald-Roberts asked for a motion to approve the previously received Activity Reports for July and August 2020. Majestic Lane made a motion to approve the Activity Report and Alex Laroco seconded the motion.

Michelle Sandidge, Chief Communications Officer, spoke about the recent activities of the agency and its response to the COVID19 pandemic. Check out hacp.org/covid-19 for more information. Mrs. Sandidge also spoke regarding the recent and upcoming activities and meals provided to residents.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess, Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the Activity Report approved.

Next Chair, McDonald-Roberts next stated that there were two public comments received electronically.

1. Name: RONELL GUY
Wants response: Yes

Comment: Is there a preservation plan in place for the city! What is the voucher utilization rate? Why? What r u doing to improve it! As we have determined the greatest need in the region is for units at 30% percent of median **income** how many units will come on line for that population in 2020/2021? Lastly the trauma of housing insecurity is real, a home u can afford should like healthcare is a human right. It's time to fix this! We all want the same things **all be it** for different reasons. The URA sat down bare and honest with industry professionals/Housing Justice Advocates/The Community and created the Housing Trust Fund, game changing policy and action. The housing crisis is real, **worst** than I have seen it in my thirty years in service! So stop playing **games** let's put the past behind us and let's develop a comprehensive plan that improves housing options for our most vulnerable populations!

2. Name: Jennifer Schneider
Wants response: Yes

Comment: I understand with the COVID-19 things are moving slow with housing. Is the list going to start moving? I understand others are in need of housing. But, I am in Allegheny Union Square. It's the only place I could find for my 13 year old daughter and myself due to domestic violence. It is not a good place for children. My daughter and I would be excellent tenants. I have been waiting just like everyone else patiently but, I don't see the list going down. I just want a stable and safe environment for my child and myself. Are people being placed in homes on the list? Or has everything shut down due to COVID-19? Thank you kindly.

Next, Chair, Valerie McDonald-Roberts introduced the Resolutions:

RESOLUTION No. 39 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award Contracts to Pittsburgh Property Maintenance & D. Dennis & Son, Inc. for Plumbing Repair Services Authority Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) will contract plumbers to repair and maintain water, sewer, and gas lines. The plumbers install faucets, hot water heaters, and plumbing fixtures to ensure that all plumbing repairs are satisfied in occupied units and common areas in the HACP facilities; and

WHEREAS, contracted Plumbing Companies are utilized to supplement the HACP staff plumbers to ensure timely completion of routine and as needed plumbing repairs Authority-Wide; and

WHEREAS, on June 29, 2020, the HACP issued Invitations for Bids (IFB) #300-02-20-REBID seeking qualified companies to provide the HACP Plumbing Repair Services Authority-Wide; and

WHEREAS, the HACP received three (3) bids in response to the IFB; and

WHEREAS, Pittsburgh Property Maintenance & D. Dennis & Son, Inc. 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 to enter into contracts in the amount not to exceed \$2,745,600.00 with Pittsburgh Property Maintenance & D. Dennis & Son, Inc. for plumbing repair services 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 five (5) year authorized amount of \$2,745,600.00 shall be payable from Program Income and/or Moving-to-Work (MTW) funds.

The Chair asked for a motion to approve the resolution. Cheryl Gainey made motion to approve the resolution and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 40 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Hydro Technical Services Inc. for Sewer and Catch Basin Maintenance Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) maintains sewer and catch basins at all HACP communities; and

WHEREAS, contracted Sewer and Catch Basin Maintenance is needed to remove all build-up, sludge, debris from sewer, yard drains, and building drain systems Authority-Wide; and

WHEREAS, on June 29, 2020, the HACP issued an Invitation for Bids (IFB) #300-18-20 REBID seeking qualified firms for Sewer and Catch Basin Maintenance Authority-Wide; and

WHEREAS, the HACP received three (3) bids in response to the IFB; and

WHEREAS, HydroTechnical Services Inc. 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 \$398,816.00 to Hydro Technical Services Inc. for the Sewer and Catch Basin Maintenance for three (3) years with two (2) one (1) year extension options; and

Section 2. The total five (5) year authorized amount of \$398,816.00 shall be payable from the operating budgets of the sites and departments who utilize the services.

The Chair asked for a motion to approve the resolution. Majestic Lane made motion to approve the resolution and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 41 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Stanley Convergent Security Solutions for Fire and Security Alarm Monitoring Authority-Wide REBID for the Housing Authority of the City of Pittsburgh

WHEREAS, when necessary, the Housing Authority City of Pittsburgh (HACP) monitors fire and security alarms according to the City of Pittsburgh code requirements for the safety of the HACP residents and property; and

WHEREAS, the HACP has established necessary standards to monitor fire and security alarms throughout the authority. This ensures that the residents and property are protected from fire and property loss; and

WHEREAS, on June 29, 2020 the HACP issued Invitation for Bids IFB #300-17-20 seeking qualified firms for the Fire and Security Alarm Monitoring Authority Wide REBID; and

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

WHEREAS, Stanley Convergent Security Solutions submitted the lowest responsive, responsible bids; 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 contracts in the amount of \$136,163.32 with Stanley Convergent Security Solutions for Fire and Security Alarm Monitoring 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 \$136,163.32 shall be payable from program income and/or Moving-to-Work (MTW) funds.

The Chair asked for a motion to approve the resolution. Cheryl Gainey made motion to approve the resolution and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess, Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 42 of 2020

A Resolution – An Amendment to Resolution 33 of July 2020 Authorizing of 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, During the public comment period of the July 23, 2020 meeting of the Board of Directors of the Housing Authority of the City of Pittsburgh comments were received regarding proposed landlord incentives; and

WHEREAS, one of the public comments stated the landlord incentive signing bonus should be uniform in the amount of \$1,000.00 for all new units; and

WHEREAS, pursuant to analysis of more recent data, there is a need to attract units of multiple bedroom sizes; and

WHEREAS, having a uniform signing bonus for all bedroom sizes will attract more landlords.

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

Section 1. Resolution 33 of the July, 2020 meeting of the Board of Directors of the Housing Authority of the City of Pittsburgh is amended to authorize a uniform signing bonus in the amount of \$1,000.00.

The Chair asked for a motion to approve the resolution. Cheryl Gainey made motion to approve the resolution and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 43 of 2020

A Resolution - Approving the HACP FY 2021 Moving to Work Annual Plan, and authorizing the Executive Director or his Designee to submit the Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority of the City of Pittsburgh (HACP) and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the HACP to participate in the Moving to Work (MTW) Demonstration; and

WHEREAS, as a participant in the MTW demonstration, the HACP is required to submit an Annual Plan for review and approval by HUD; and

WHEREAS, the HACP’s FY 2021 Moving To Work Annual Plan was made available for public review and comment from August 10, 2020 until September 09, 2020 and public hearings were held on the proposed Annual Plan on Wednesday, September 09, 2020; and

WHEREAS, the HACP considered all comments received regarding the FY 2021 MTW Annual Plan.

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

Section 1. The Housing Authority of the City of Pittsburgh’s Fiscal Year 2021 Moving to Work Annual Plan is approved and the Executive Director or his Designee is authorized to submit the plan to HUD; and

Section 2. The attached Certifications of Compliance, as required by HUD is hereby adopted and approved; and the Chairman is hereby authorized to sign the Certifications of Compliance on behalf of the Board.

The Chair asked for a motion to approve the resolution. Alex Laroco made motion to approve the resolution and Cheryl Gainey seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 44 of 2020

A Resolution - Approving the Amended HACP MTW Homeownership Program (Policy and Procedures)

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Moving To Work (MTW) Homeownership Program (Policies and Procedures), was initially approved in FY 2007, with additional components approved in FY 2010. This activity is authorized by Section B. 1. and D. 8. of Attachment C and Section B. 4. of Attachment D of the Moving To Work (MTW) Agreement; and

WHEREAS, the Program (Policies and Procedures) was further amended in FY 2013 to modify its’ eligibility criteria to add persons otherwise eligible for public housing or the Housing Choice Voucher (HCV) program, in addition to program participants and persons on the waiting list; and

WHEREAS, in FY 2016 the Homeownership Program (Policies and Procedures) was modified to increase the administrative effectiveness of the program and provide additional benefits for the participants; and

WHEREAS, in FY2020 the Homeownership Program (Policies and Procedures) was further amended to include the policy and procedures to further provide additional clarity to program components; and

WHEREAS, in FY2021 the Homeownership Program (Policies and Procedures) is being amended to include additional components and clarity to existing procedures to ensure more effective administration of the Program, and as an operational benefit to the participants; and

WHEREAS, the HACP considered all comments received pertaining to the MTW Homeownership Program (Policy and Procedures) amendments.

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

Section 1. The Housing Authority of the City of Pittsburgh’s (HACP) MTW Homeownership Program (Policies and Procedures) is approved and the Executive Director or his Designee is authorized to submit the amended Homeownership Program (Policies and Procedures) to HUD.

The Chair asked for a motion to approve the resolution. Rev. Burgess made motion to approve the resolution and Tammy Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 45 of 2020

A Resolution – Ratifying the Executive Director’s Decision to Purchase I.T. Endpoint Assets and to Approve the Purchase of Future I.T. Assets from the COVID 19 CARES Act Funds

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) states that although the HACP offices remain closed to the public during the COVID-19 pandemic, the agency is determined to maintain its ability to continue to serve our community needs and customer base, inclusive of Tenants, New Applicants, Landlords as well as our Partners; and

WHEREAS, for that to occur, all of the HACP office- based workforce (190 as of August 2020) would need to have the ability to *Work From Home/Remotely*. The HACP’s Information Technology (IT) Department defined, qualified, and reviewed the necessary IT Endpoint Assets (Hardware & Software) as well as Cloud-Based Services required to achieve the above-mentioned goal. This process to include purchases, will enable all office-based HACP employees to collaborate with customers, coworkers, and partners; and

WHEREAS, the suite of IT Endpoint Assets required includes Laptops, Docking Stations, Monitors, Keyboard & Mouse, Multi-Function Printers/Scanners as well as Virtual Collaboration & Endpoint Security obtained through Cloud-Based Managed Services. In addition, enhanced IT Infrastructure Capacity (Servers, Storage, Network Devices) are required to accommodate the elevated demand for *Work From Home* capabilities extended to office-based HACP employees; and

WHEREAS, to provide the above requirements, the HACP is seeking approval from the Board of Directors of a budget of \$1,000,000.00 to be classified under the COVID-19 Cares Act. The budget amount is inclusive of expenditures for the period March 27, 2020 to December 31, 2020. The spending amounts for procurement and deployment of the above-mentioned IT Endpoint Assets is estimated at \$850,000.00. The IT Department has also factored in a contingency amount of \$150,000.00 to mitigate the risk of unforeseen increase in demands. To date, \$500,564.80 has been utilized following the proper procurement processes. Due to the emergency nature of the procurements and the COVID-19 pandemic, the HACP was unable to obtain pre-approval on the expenditures over \$50,000.00. The pandemic created an unprecedented demand for the needed products, and it became a matter of urgency to purchase and receive them.

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 purchase I.T. Endpoint Assets in the amount of \$393,902.80 is hereby ratified; and

Section 2. The Executive Director or his Designee is hereby authorized to obligate and expend up to \$606,097.20 in funds committed for COVID-19 CARES Act Fund; and

Section 3. The total amount not to exceed \$1,000,000.00 will be paid from COVID-19 CARES Act Funds.

The Chair asked for a motion to approve the resolution. Majestic Lane made motion to approve the resolution and Tammy Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 46 of 2020

A Resolution - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2021 Budget for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has prepared its Fiscal Year (FY) 2021 Budget; and

WHEREAS, the HACP finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS, the projected total revenue provides sufficient funds to support the HACP’s activities as follows:

| | |
|----------------------------|---------------|
| 2021 Total Budget Sources | \$186,052,618 |
| 2021 Total Budget Uses | \$186,052,618 |
| 2021 Net Surplus/(Deficit) | \$ 0 |

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

Section 1. The FY 2021 Budget in the amount of \$186,052,618 is hereby approved.

Section 2. The Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2021 Budget into effect.

The Chair asked for a motion to approve the resolution. Tammy Thompson made motion to approve the resolution and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 47 of 2020

A Resolution-Authorizing the Executive Director or his Designee to Award Contracts for Legal Services in the following Practice Areas:

- **Construction Contracting & Claims Resolution;**
- **Equal Employment Opportunity & Employment Issues;**
- **General Litigation And Representation, Including Appellate Practices;**
- **Labor Relations & Human Resources;**
- **Pension, Employee Benefit and Tax;**
- **Workers’ Compensation;**
- **Environmental Hazards;**
- **Tax Exemption Applications And Property Assessment for Real Estate;**
- **Public Sector Procurement;**
- **Land Title Issues;**
- **Non Profits;**
- **Auditing and Compliance;**
- **Public, Affordable And Mixed Income Developments, Including Mixed Financing Transaction;**
- **Other General Real Estate Issues, Including Acquisition, Disposition, Leasing And Development**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires legal services in the practice areas of Construction Contracting & Claims Resolution; Equal Employment Opportunity & Employment Issues; General Litigation And Representation, Including Appellate Practice; Labor Relations & Human Resources; Pension, Employee Benefit And Tax; Worker’s Compensation; Environmental Hazards; Tax Exemption Applications And Property Assessment For Real Estate; Public Sector Procurement; Land; Title Issues; Non Profits; Auditing and Compliance; Public, Affordable And Mixed Income Developments, Including Mixed-Financing Transactions; Other General Real Estate Issues, Including Acquisition, Disposition, Leasing and Development; and

WHEREAS, the HACP issued a Request for Proposals, RFP #700-08-20 for legal services; and

WHEREAS, the HACP received proposals from six (6) firms, and

WHEREAS, the HACP desires to award contracts to various law firms on an as needed basis to perform services in the practice areas listed above; and

WHEREAS, each contract will have a dollar limitation for the expenditure of funds; and

WHEREAS, a senior level staff attorney will be assigned to monitor each contract, for a combined not to exceed total of \$8,200,000.00; and

WHEREAS, the procurement was conducted in accordance with the applicable federal, state and local 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 authorized to enter into contracts, to be effective beginning October 1, 2020, with the Law firms listed in the attached Exhibit A as needed for legal advice and assistance in the substantive areas referenced within Exhibit A; and

Section 2. The maximum amount approved by this resolution for the sum of all contracts entered into for a period of three (3) years, subject to the applicable time period in each firm's qualification contract, is not to exceed Eight Million Two Hundred Thousand Dollars (\$8,200,000.00); and

Section 3. The funding source shall be individually identified for each contract.

Exhibit A - RFP #700-08-20 Legal Services for Various Practice Areas

| <u>PRACTICE AREA</u> | <u>LEGAL SERVICE</u> |
|--|---|
| Construction, Contracting & Claims Resolution | Tucker Arensberg Ballard Spahr Fox Rothschild |
| General Litigation & Representation | Tucker Arensberg Ballard Spahr Fox Rothschild |
| Pension Employee Benefit | Denton Cohen & Grigsby Fox Rothschild |
| Land Title Issues | Fox Rothschild Tucker Arensberg |
| Public Sector Procurement | Tucker Arensberg Ballard Spahr Fox Rothschild |
| Equal Employment Opportunity Issues | Tucker Arensberg Fox Rothschild |
| Labor Relations & Human Resources | Fox Rothschild Tucker Arensberg |
| | |

| | |
|---|---|
| Workers Compensation | Tucker Arensberg |
| Environmental Hazards | Ballard Spahr Fox Rothschild |
| Tax Exemption Application & Property Assessment for Real Estate | Tucker Arensberg Fox Rothschild |
| Other General Real Estate Issues including Acquisitions, Disposition Leasing & Development | Fox Rothschild Tucker Arensberg Ballard Spahr |
| Public, Affordable & Mixed Income Developments, including Mixed Financing Transactions | Tucker Arensberg Ballard Spahr Fox Rothschild |

The Chair asked for a motion to approve the resolution. Cheryl Gainey made motion to approve the resolution and Tammy Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess, Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 48 of 2020

A Resolution Authorizing the Executive Director or his Designee to Settle and Amicably Resolve Certain Actions Brought by a Temporary Employee of the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) desires to settle and resolve the claim brought by the Temporary Employee to avoid protracted and expensive litigation of said disputed claim; and

WHEREAS, the HACP entered into a Settlement Agreement in the amount in excess of \$50,000; and

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

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

Section 1. The Executive Director, or his Designee, is hereby authorized to enter into a settlement agreement with the Temporary Employee for the amount in excess of \$50,000; and

Section 2. The Executive Director, or his Designee, is hereby authorized to pay the total settlement amount in excess of \$50,000, to the Temporary Employee and their legal counsel, as full and complete settlement and compromise of the claims filed by the Temporary employee.

The Chair asked for a motion to approve the resolution. Rev. Burgess made motion to approve the resolution and Cheryl Gainey seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

This resolution will be discussed further during an Executive Session at the conclusion of this meeting.

RESOLUTION No. 49 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Extend the Exigency Contract with Universal Scaffold Systems, Inc. to Abate the Structural Floor Hazard at the Direct Opportunities Center Building, AMP - Scattered Sites

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that the subsidence of the Direct Opportunity Center (DOC) at 1205 Liverpool Street (DOC Building) presented an emergency exigency hazard situation in 2017 and approved a scaffolding rental agreement (Agreement) with the Universal Scaffold Systems (Contractor) in the amount of \$5,000.00 on December 8, 2017 to stabilize the floor hazard, abate the emergency, permit re-occupancy of the DOC Building, and continue daily operations and extended the Agreement for one year ending on July, 2021; and

WHEREAS, the HACP has determined that the structural floor hazard at the DOC Building requires a second extension of the Agreement with the Contractor to allow the HACP sufficient time required to design permanent repairs, solicit and procure a contractor, and implement permanent repairs as part of a comprehensive modernization project for the DOC Building; and

WHEREAS, an addendum was executed for \$1,000.00 or 20% of the original amount bringing the total amount of the Agreement to \$6,000.00. The Procurement and Disposition Policy of the HACP requires cumulative change orders greater than \$50,000 or 20% of the original contract amount be presented to the Board of Commissioners.

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

Section 1. The Executive Director or his Designee is hereby authorized to execute a contract amendment with Universal Scaffold Systems in the amount of \$1,168.32 for a total not to exceed \$11,968.32 while the HACP designs, procures, and implements a permanent structural repair to the DOC Building flooring as part of the upcoming comprehensive, modernization of the DOC Building; and

Section 2. The total amount of the contracts shall be paid from Moving To Work (MTW) funds or Program Income.

The Chair asked for a motion to approve the resolution. Cheryl Gainey made motion to approve the resolution and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 50 of 2020

A Resolution – Authorizing the Receiving and Assigning of State RACP Grant Funds (\$2M) and HUD Critical Community Improvements Grant Funds (\$600,000) to ARMDC for Larimer/East Liberty Phase IV 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, Allies & Ross Management and Development Corporation (ARMDC), the development subsidiary of the HACP, 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 between the ARMDC and the Co-Developer dated December 31, 2013; and

WHEREAS, the Urban Redevelopment Authority (URA) acts on behalf of the City to carry out redevelopment activities delineated in the Transformation Plan for the Larimer/East Liberty CNIG Phase IV (Phase IV), which is comprise approximately 42 units of mixed-income housing; and

WHEREAS, the URA, as a partner in the CNI redevelopment initiative, has committed to provide \$2,000,000.00 in Redevelopment Assistance Capital Program (RACP) grant funds, which is a Commonwealth grant program administered by the Office of the Budget, for the stabilization and commercial white box scopes of work for the historic Larimer School building; and

WHEREAS, the URA has not received the RACP grant funds at the time of closing, and any further delay will not allow construction to start in a reasonable time; and

WHEREAS, the ARMDC has sufficient program income to offer a bridge loan to temporarily cover funding in the amount of \$2,000,000.00 (the URA Loan), and the URA, has committed to reimburse the HACP for the bridge loan as soon as they receive the expected RCAP grant, or through any other funding available to cover this loan; and

WHEREAS, HUD has allocated approximately \$600,000.00 of the CNI Grant for Critical Community Improvements (CCI) activity associated with the commercial space in Phase IV and ARMDC will receive and convert the CCI fund of \$600,000.00 into a loan (the CCI Loan) to the Owner Entity; and

WHEREAS, the HACP Board Resolution No. 38 of 2020 authorized a funding commitment of an amount up to \$10,560,319 for predevelopment, acquisition, and construction activities for Phase IV, and the RACP Loan and CCI Loan in this board resolution are third-party leverage funds separate from HACP’s funding commitment for Phase IV and will come from non-HACP funding sources.

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 receive, obligate, and expend up to \$2,000,000.00 in funds committed by the URA and \$600,000.00 in CCI grant funds from HUD 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 the ARMDC for Larimer/East Liberty Phase IV, providing an additional grant amount of up to \$2,600,000.00, which the ARMDC shall utilize to fund the 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 Phase IV development activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Phase IV development activities contemplated herein.

The Chair asked for a motion to approve the resolution. Tammy Thompson made motion to approve the resolution and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 51 of 2020

A Resolution – Approving an Amendment to HACP 2020 Moving to Work Annual Plan and Authorizing the Submission of the Amended Annual Plan to HUD

WHEREAS, on November 17, 2000, the Housing Authority of the City of Pittsburgh (HACP) and the U.S. Department of Housing and Urban Development (HUD) executed an agreement authorizing the HACP to participate in the Moving to Work (MTW) Demonstration; and

WHEREAS, the MTW Demonstration requires PHAs to submit an MTW Annual Plan to HUD, for review and approval, and HUD approved the HACP’s Fiscal Year (FY) 2020 MTW Annual Plan on December 9, 2020; and

WHEREAS, HUD requires any significant amendments to the MTW Annual Plan to be submitted by the HACP for review and approval, and

WHEREAS, the HACP plans to rehabilitate eighty-six (86) scattered site low-income public housing units in the Manchester neighborhood of the City of Pittsburgh (Manchester Redevelopment), and received the Commitment to Enter into Housing Assistance Payment (CHAP) Award from HUD in April 2020; and

WHEREAS, the HACP is proposing to amend the FY 2020 MTW Annual Plan to state the intent to conduct a transfer of assistance for the Manchester Development, converting it from the Annual Contributions Contract (ACC) public housing subsidy to the Project-Based Voucher (PBV) subsidy platform through the Rental Assistance Demonstration (RAD) program; which represents a Significant Amendment to the FY 2020 MTW Annual Plan; and

WHEREAS, the proposed amendment to the FY 2020 MTW Annual Plan was open for public review and comment from August 10, 2020 to September 9, 2020, and two (2) public hearings were held on September 9, 2020; and

WHEREAS, the HACP considered all comments received regarding the revised FY 2020 MTW Annual Plan; and

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

Section 1. The Executive Director or his Designee is hereby authorized to approve the amendment to HACP’s FY 2020 MTW Annual Plan for the Manchester Redevelopment RAD Significant Amendment, and the submission of the amended plan to HUD, subject to the completion of the required public comment period.

The Chair asked for a motion to approve the resolution. Alex Laroco made motion to approve the resolution and Tammy Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,

Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 52 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Enter Into an Agreement with the Rogers School of Driving for the services of Drivers Education to include 12 hours of instructional Learning and the Pennsylvania Drivers Exam

WHEREAS, the Housing Authority City of Pittsburgh (HACP) wants to assist its residents in obtaining driving instruction classes and the opportunity to take the PA Drivers Exam with the purposes of obtaining their Driver’s License and assist in attaining Self Sufficiency. HACP has partnered with agencies to provide this service to the residents of the HACP through our Resident Self Sufficiency Department; and

WHEREAS, the HACP agrees to pay Rogers School of Driving \$52,550.00 for the Drivers Education Service for the period of 2 years. HACP residents will have access to both components, learning instruction and testing by enrolling through our Resident Self Sufficiency Program;

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 an agreement for the services of Drivers Education to include 12 hours of instructional Learning and the Pennsylvania Drivers Exam.; and

Section 2. The maximum amount approved by this resolution is \$52,550.00; and

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

The Chair asked for a motion to approve the resolution. Majestic Lane made motion to approve the resolution and Rev. Burgess seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 53 of 2020

A Resolution – Authorizing the Executive Director or his Designee to Authorize the Purchase of Common Public Area Furniture from P.E.M.Co. for Interior Renovations at the Bedford Hope Center

WHEREAS, the Housing Authority City of Pittsburgh (HACP) is performing Interior Renovations at Bedford Hope Center which includes the replacement of common public area furniture; and

WHEREAS, the HACP will utilize cooperative purchasing to source the common public area furniture through existing state contracts for which P.E.M.Co. is the local dealer; and

WHEREAS, the HACP is specifically authorized and encouraged under 2 CFR 200.318(e), formerly 24 CFR 85.36(b)(5) for procurement or use of common goods and services to foster greater economy and efficiency; and

WHEREAS, the HACP is purchasing the common area furniture and equipment for the purposes of ensuring that services can be provided at the Bedford Hope Center while practicing social distancing and virtual learning. The HACP seeks the ability to provide computer services, employment services, resident engagement services, linkage services, and eviction prevention with social distancing standards in place.

WHEREAS, the Bedford Hope Center will be equipped with the following: Plexiglas, chairs, desk and workstations that provide staff for resident interaction. The goals are to increase best practices, continue resident access to services, and encourage effective, ongoing program engagement; and

WHEREAS, the HACP will sub-order the furniture with P.E.M.Co. at a Not-To-Exceed amount of \$84,469.76; and

WHEREAS, this procurement was performed in accordance with all applicable Federal and state 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 common public area furniture from P.E.M.Co. through existing state contracts in the total amount of \$84,469.76 for the Interior Renovations at Bedford Hope Center Phase 1 and Phase 2; and

Section 2. The Not-To-Exceed amount of \$84,469.76 for this work is to be paid from Moving To Work (MTW) funds or COVID-19 funds.

The Chair asked for a motion to approve the resolution. Majestic Lane made motion to approve the resolution and Rev. Burgess seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 54 of 2020

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract to provide Eviction Prevention Services thru Ursuline Support Services for the Housing Authority of the City of Pittsburgh

WHEREAS, on July 23, 2020, pursuant to Board Resolution #30 of 2020, the Housing Authority of the City of Pittsburgh (HACP) amended 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 HACP is requesting a contract be awarded to Ursuline Support Services in and amount not to exceed \$285,000.00; and

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

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

WHEREAS, the HACP will continue to work with Allegheny County Department of Human Services to deliver services across the HACP, in order to continue to improve Self-Sufficiency initiatives; and

WHEREAS, a contract is needed for Ursuline Support Services in an amount of \$285,000.00 and is needed to prevent interruption of services and 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 with Ursuline Support Services for delivering Eviction Prevention Services in an amount not to exceed \$285,000.00.

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

The Chair asked for a motion to approve the resolution. Alex Laroco made motion to approve the resolution and Tammy Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 55 of 2020

A Resolution - Authorizing the Executive Director or his Designee to Purchase Six (6) Gas/Electric Hybrid Vehicles

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to purchase six (6) Gas/Electric Hybrid vehicles for its fleet, in order to support operational needs of the Housing Choice Voucher/Section 8 (HCV) Inspections 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 vehicles and the purchase and installation of additional equipment; and

WHEREAS, through the identified purchasing cooperative agreement, the six (6) Gas/Electric hybrid vehicles and associated installed equipment specified by the HACP can be purchased for a cost of \$161,880.00; 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 for the purchase of six (6) Gas/Electric Hybrid 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 \$161,880.00; and

Section 2. The amount designated shall be paid from program income and/or Moving To Work (MTW) funds/and or COVID-19 funds.

The Chair asked for a motion to approve the resolution. Majestic Lane made motion to approve the resolution and Tammy Thompson seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 56 of 2020

A Resolution – Authorizing The Executive Director or His Designee to Apply to HUD’s Housing Choice Voucher (HCV) Mobility Demonstration Program in Partnership With Allegheny County Housing Authority.

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

WHEREAS, there is an immediate need to deconcentrate poverty and increase neighborhood accessibility for Housing Choice Voucher (HCV) participants within the city limits of Pittsburgh; and

WHEREAS, in accordance with the HACP Moving to Work (MTW) Annual Plan’s Mobility (location-based) payment standards; and

WHEREAS the HACP participates in a regional mobility partnership with the Allegheny County Housing Authority, Allegheny County Department of Human Services, the Pittsburgh Foundation, and Harvard’s Opportunity Insights; and

WHEREAS, the Department of Housing and Urban Development (HUD), through Federal Register Notice 85 FR 42890, recognizes the need to provide voucher assistance and mobility services to families with children to encourage such families to move to lower-poverty areas; and

WHEREAS: HUD has allocated funding to address the need for housing in lower-poverty areas and urges applicant Public Housing Authorities (PHAs) to work together in their regions to adopt administrative policies that further enable housing mobility, increase landlord participation, and reduce barriers for families to move across Public Housing Authority jurisdictions through portability.

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 apply for the HUD Housing Choice Voucher (HCV) Mobility Demonstration in conjunction with Allegheny County Housing Authority; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into a Memorandum of Understanding (MOU) with HUD if the forecasted application is awarded; and

Section 3. If chosen to participate, all associated HCV Mobility Demonstration costs shall be payable from the HCV Mobility Demonstration Award through the allocated funds from the 2019 Consolidated Appropriations Act and the 2020 Further Consolidated Appropriations Act.

The Chair asked for a motion to approve the resolution. Alex Laroco made motion to approve the resolution and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

There were no more resolutions.

EXECUTIVE REPORT: The Board has previously received a copy of the Operations, Activity and Executive Reports. Mr. Binion thanked the staff again for all of their hard work during the COVID19 crisis.

Ms. Gainey also thanked everyone for all of their help and always being available for anything. She said she was glad to be a part of the HACP.

NEW BUSINESS: No new business.

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Alex Laroco made motion to adjourn and Majestic Lane seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Janet Evans, Rev. Ricky Burgess,
Alex Laroco, Cheryl Gainey, Majestic Lane and Tammy Thompson.

“NAYS”: None

Mrs. McDonald-Roberts declared the motion carried and the meeting adjourned.

Recording Secretary
