

THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
JANUARY 28, 2021
AGENDA

- 1. Roll Call.**
- 2. Motion to Approve the December 17, 2020, Housing Authority of The City of Pittsburgh Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for December 2020.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 1 of 2021 - Authorizing the Executive Director or his designee to amend an existing contract with Wall to Wall Studios, Inc. to provide marketing and creative design services for the Housing Authority of the City of Pittsburgh.**
- 6. Resolution No. 2 of 2021 - Authorizing the Executive Director to enter into a Choice Neighborhoods Planning Grant Agreement with Housing and Urban Development (HUD) and Fineview Citizens Council (FCC) for Northside-Allegheny Dwellings Choice Neighborhoods Planning Grant Activities.**
- 7. Resolution No. 3 of 2021 - Authorizing Additional Funding Commitment for the North Negley Residences Project-Based Voucher/Gap Financing Project.**
- 8. Resolution No. 4 of 2021 - Authorizing the Executive Director or his Designee to enter into a contract with OSA Global, LLC (OSA Global) to provide Armed and Unarmed Security Services for three (3) High-Rises, the Northview Heights Welcome Booths and Special Details in the Family Communities.**
- 9. Resolution No. 5 of 2021 - Authorizing the Executive Director or his Designee to enter into contract with OSA Global, LLC. (OSA Global) to provide Unarmed Security Services for the Seven (7) HACP High-Rise Communities.**
- 10. Executive Report.**
- 11. New Business.**
- 12. Adjournment.**

**Board Meeting
January 28, 2021
Agenda Item No. 5**

RESOLUTION No. 1 of 2021

A Resolution - Authorizing the Executive Director or his Designee to Amend an Existing Contract with Wall to Wall Studios, Inc. to provide marketing and creative design services for the Housing Authority of the City of Pittsburgh.

WHEREAS, on June 22, 2020, the Housing Authority of the City of Pittsburgh (HACP) issued RFP #400-20-20 for services to develop marketing materials and create an outreach plan for the Housing Choice Voucher (HCV) Program designed to reach landlords and property owners in the area; and

WHEREAS, in response to the RFP #400-20-20, the HACP received four (4) proposals, of which Wall to Wall Studios, Inc. (Wall to Wall) was the highest ranked bidder and was determined to be the most responsive and responsible firm; resulting in the award of a one (1) year contract in the amount of \$49,000; and

WHEREAS, Wall to Wall developed a comprehensive marketing campaign for the HACP, with work that began on September 9, 2020; and

WHEREAS, the HACP is requesting Wall to Wall to develop additional marketing materials for the HACP, including further outreach for the Housing Choice Voucher (HCV) Program and general marketing materials; and

WHEREAS, the HACP seeks to amend its contract with Wall to Wall from the original amount of \$49,000, to a not to exceed amount of \$64,000, to allow for additional marketing services to be performed on behalf of the HACP.

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 amend the existing contract with Wall to Wall to include additional marketing services. The terms of the contract will remain as they are, with an end date of September 9, 2021. The not-to-exceed amount will be increased from \$49,000 to \$64,000; and

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

RESOLUTION No. 2 of 2021

A Resolution – Authorizing the Executive Director or his Designee to enter into a Choice Neighborhoods Planning Grant Agreement with Housing and Urban Development (HUD) and Fineview Citizens Council (FCC) for Northside-Allegheny Dwellings Choice Neighborhoods Planning Grant Activities

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property and related improvements located in Pittsburgh, Allegheny County, Pennsylvania known as Allegheny Dwellings (Allegheny Dwellings); and

WHEREAS, the HACP and the City of Pittsburgh continue to work collaboratively to support Choice Neighborhood Grant initiatives and ensure opportunities for community redevelopment are supported throughout the City of Pittsburgh; and

WHEREAS, the HACP determined that it was in the best interests of the HACP and the residents of Allegheny Dwellings to submit an application as a co-applicant in collaboration with Fineview Citizens Council (FCC) (lead applicant), in response to the U.S. Department of Housing and Urban Development’s (HUD) FY2020 Notice of Funding Availability (NOFA) for the Choice Neighborhoods Initiative Planning Grant (CNI Planning Grant) in order to develop a comprehensive community revitalization plan (Transformation Plan) for Allegheny Dwellings and the surrounding neighborhoods; and

WHEREAS, the FCC as the lead applicant and the HACP as co-applicant, directed the FCC’s planning coordinator, Wallace, Roberts and Todd, LLC (WRT), to apply for a CNI Planning Grant on September 14, 2020; and

WHEREAS, on December 16, 2020, the FCC and the HACP received a FY2020 CNI Planning Grant award in the amount of \$450,000 to support the development of a comprehensive neighborhood Transformation Plan for Allegheny Dwellings and its surrounding neighborhoods in the Northside community as defined in the CNI Planning Grant application; and

WHEREAS, the FCC and the HACP will enter into a CNI Planning Grant Agreement with HUD to receive \$450,000 of CNI Planning Grant funds in order to develop the Transformation Plan; and

WHEREAS, the FCC secured additional funding commitments to support the CNI Planning Grant activities from the Buhl Foundation and the Urban Redevelopment Authority (URA); and

WHEREAS, the HACP made a financial commitment to contribute up to \$25,000 in financial leverage for the FY2020 CNI Planning Grant application.

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 CNI Planning Grant Agreement with HUD as the Co-Grantee in collaboration with the FCC, the Lead Grantee to receive the CNI Planning Grant funds in order to develop the Northside Allegheny Dwellings Transformation Plan; and

Section 2. The Executive Director or his Designee is hereby authorized to enter into an agreement to provide funding in an amount not to exceed \$25,000, which the FCC and the HACP shall utilize to manage, administer, and leverage the CNI Planning Grant 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 Northside Allegheny Dwellings CNI Planning Grant activities and (ii) complete any and all additional actions that are legally permissible, necessary or advisable to carry out the Northside Allegheny Dwellings CNI Planning Grant activities.

**Board Meeting
January 28, 2021
Agenda Item No. 7**

RESOLUTION No. 3 of 2021

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

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

WHEREAS, the HACP Board Resolution No. 36 of 2020 authorized the funding commitment of ten (10) PBV units and a Gap Financing loan of \$870,000 for the Project; and

WHEREAS, the Project, located in the Garfield neighborhood of Pittsburgh, will redevelop the former B’Nai Israel Synagogue and adjoining school building converting it into 45 mixed-income housing rental units and complementary commercial space; and

WHEREAS, the Owner Entity has successfully secured site control and financial resources, including 9% Low-Income Housing Tax Credits (LIHTC) for 38 affordable residential units, 13 of which will be further supported by PBVs for residents earning at or below 50% of the Area Median Income (AMI); and

WHEREAS, the Owner Entity applied for additional funding in the amount of \$225,000 for the Project through a Request for Proposal (RFP) #600-29-20 Project-Based Voucher & Gap Financing Program 2020, and the HACP Board Resolution No. 67 of 2020 authorized the acceptance, evaluation, and determination of responsiveness and responsibility, and underwriting of affordable housing development proposals including the Project; and

WHEREAS, the Owner Entity has also requested three (3) additional PBV units for a total of 13 PBV units in the Project; and

WHEREAS, the HACP staff conducted its evaluation, determined the Owner Entity and Project are responsive and responsible, and completed a thorough due diligence and underwriting review and recommend the issuance of a conditional commitment to the project for the additional funding; and

WHEREAS, the HACP will grant an additional \$225,000, for a total amount of \$1,095,000, which the Allies and Ross Management & Development Corporation (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, and

the ARMDC, and comply with all requirements noted in project-related documents for the construction and permanent financing of the residential component of the Project; and

WHEREAS, the PBV Gap Financing transactions are paid for with Moving To Work (MTW) funding designated in the MTW Plan for the construction of affordable housing units and are subject to HUD approval.

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 grant an additional \$225,000, which the ARMDC will utilize to invest in the Project that will deliver up to 13 PBV units; 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 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 North Negley Residences, contemplated herein.

**Board Meeting
January 28, 2021
Agenda Item No. 8**

RESOLUTION No. 4 of 2021

A Resolution - Authorizing the Executive Director or his Designee to enter into a contract with OSA Global, LLC (OSA Global) to provide Armed and Unarmed Security Services for three (3) High-Rises, the Northview Heights Welcome Booths and Special Details in the Family Communities

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in its three (3) high-rise communities, at the Northview Heights Welcome Booths, and special details as related to the COVID-19 pandemic, as a part of its plan to synthesize resources from police, private security, and technology to enhance the safety and security of the HACP communities; and

WHEREAS, on November 1st, 4th, 6th, 8th, and 11th, 2020 the HACP advertised Request For Proposals (RFP) No. 350-14-20 to provide armed and unarmed security services at three (3) High-Rises, the Northview Heights Welcome Booths, and special details in the family communities; and

WHEREAS, on December 8, 2020, three (3) proposals were received; and

WHEREAS, OSA Global, LLC (OSA Global) was determined to be the highest scoring, responsive, responsible and qualified firm to provide security services at the three (3) high-rises, at the Northview Heights Welcome Booths and special details in the family communities; and

WHEREAS, the term of the contract is for two (2) years with a one (1), one (1) year extension option; and

WHEREAS, this procurement was conducted in accordance with applicable State and Federal 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 OSA Global to provide security services for the three (3) high-rises, the Northview Heights Welcome Booths, and special details in the family communities based on the need during COVID-19, for a two (2) year term with a one (1), one (1) year extension option, for a three (3) year total not to exceed an amount of \$6,000,000; and

Section 2. The contracts shall be payable from Program Income and/or Moving To Work (MTW) funds.

RESOLUTION No. 5 of 2021

A Resolution - Authorizing the Executive Director or his Designee to enter into contract with OSA Global, LLC. (OSA Global) to provide Unarmed Security Services for the Seven (7) HACP High-Rise Communities

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security services in its high-rise communities as part of its plan to synthesize resources from police, private security, and technology to enhance the safety and security of the HACP communities; and

WHEREAS, on October 18th, 21st, 23rd, 25th, and 28th of 2020, the HACP advertised Request For Proposal (RFP) No. 350-13-20 to provide unarmed security services for its seven (7) High-Rise communities; and

WHEREAS, on November 19, 2020, three (3) proposals were received; and

WHEREAS, OSA Global. was determined to be the highest scoring, most responsive, responsible and qualified firm to provide security services at the HACP High-Rises; and

WHEREAS, the term of the contracts is for two (2) years with one (1) one (1) year extension option; and

WHEREAS, this procurement was conducted in accordance with applicable State and Federal 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 OSA Global to provide security services for seven (7) HACP High-Rise Communities, for a two (2) year term with a one (1) one (1) year extension option, for a three (3) year combined total not to exceed \$3,600,000; and

Section 2. The contract shall be payable from Program Income and/or Moving to Work (MTW) funds.