

Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
JANUARY 28, 2021
VIA ZOOM CONFERENCING

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, January 28, 2021 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: Mrs. Valerie McDonald-Roberts, Mr. Alex Laroco, Ms. Janet Evans, Rev. Rick Burgess, Ms. Cheryl Gainey and Mr. Majestic Lane. Ms. Tammy Thompson was not in attendance.

Next, the Chair noted that the Board members previously received a copy of the December 17, 2020, Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve the minutes and Cheryl Gainey seconded the motion.

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

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

“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 from December of 2020. Alex Laroco made a motion to approve the Activity Report and Rev. Burgess seconded the motion.

Michelle Sandidge, Chief Communications Officer, reported on the following:

The HACP received approval from HUD that both the FY 2021 and the Amended FY 2020 (MTW Annual Plans) were approved, before the beginning of the fiscal year! As a matter of fact, our HUD MTW Plans Representative stated "we are the standard for other agencies to follow."

HACP Awarded 377K FSS renewal grant from HUD. The largest renewal grant in PA. We beat Philly!

One of the most important affordable housing developments in this town (Larimer School historic adaptive reuse + new townhomes and Choice Neighborhoods Phase 4/IV 5-1 achieved a great milestone (financial closing)! Congratulations to the Development and Modernization team, J. W. Kim and Anisah Ahmad, and thank you to our partners in the City of Pittsburgh.

The WOW RV and program are featured in Courier, NEXT Pittsburgh and CLPHA newsletter. The Comcast LIFT Zones were on WTAE. Thank you to Byron W. and Kim D.

The Hill Top Alliance and Hilltop Pharmacy, Jan 24th (and again on Feb 21st) provided transportation for residents from the Richard S Caliguri High Rise, via Access, to Peters Township; where residents 65 and older or with pre-existing condition received COVID19 vaccinations. Ursuline is assisting with electronic sign up for HIPPA reasons. This aired on WPXI. Special thanks to Denise C. and Councilman Krause for being on site and getting the vaccine, encouraging our seniors.

Starting this month the Envision Center once again is the Vita tax assistance location. We are working with our partner Just Harvest. Covid 19 guidelines are in place for tax return drop off and pick up.

Weekly lunches via 412 Food Rescue - provided 700/week. NVH, Bedford, Caliguri, Bidwell, Pietragallo/Carrick, HWN, Mazza, Gualteri and Allegheny Dwellings receive lunches weekly from Eat-N-Park.

Year Up program. MOU with BNYM is a national program designed to bridge the opportunity divide. This program serves adults between the ages of 18-30yrs old that have a high school diploma or GED. Some components of this program are:

- year of intensive workforce development and education;
- focus on young adults by preparing them for corporate careers in specific markets that match their skills;

Year Up provides five months of training in the following areas:

- Cyber Security and Application Software, Business Communications, and Professional skills;
- 6 month internship with Bank of New York Mellon, Pittsburgh, a stipend of up to \$600 per month, and a number of on-site supports. Thanks to Lloyd Wilson who coordinated this effort.

HACP was on a panel at the Homes within Reach Conference. The conference was held by the Housing Alliance with 412 on Jan. 13. Topic: addressing food insecurity.

Ford Motor Company/Elania Ford and Brian from the local office, had a mask distribution day and donated 600 masks to HACP. Thanks Traci Ferelli for coordinated this donation.

Joy Pekar secured additional AEDs from a City of Pittsburgh Grant for NVH Gym, Presley Street, Calvin Hall public safety center, Bidwell and the DOC building.

HACP entered into a MOU with Macedonia FACE provider for additional eviction rental assistance, employment referrals, individual emergency food assistance and donations of furniture/clothing.

We're off to an exciting running start for 2021.

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

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

“NAYS”: None

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

PUBLIC COMMENTS: HACP received one public comment.

Comment: My name is Megan Confer-Hammond, I am the executive director of the Fair Housing Partnership of Greater Pittsburgh.

On January 26, 2020 President Biden issued a Memorandum on Redressing Our Nation’s and the Federal Government’s History of Discriminatory Housing Practices and Policies to HUD. The memo is a momentous move forward of the federal government proactively supporting fair housing including Affirmatively Furthering Fair Housing and Disparate Impact. Additionally, the Pittsburgh HUD FHEO’s field office is now restaffed after not having local personnel for a few years now.

Given Pittsburgh’s racial segregation, FHP calls upon the HACP to reaffirm its fair housing commitments. Particularly, going forward how does the HACP plan to address the racial segregation of its properties? Subsidized family units are heavily located in neighborhoods with concentrations of race and poverty whereas the Housing For Older Persons are located in areas that are disproportionately white and are economically successful. Additionally, how will HACP pursue the desegregation of race and poverty by empowering its recipients of Housing Choice Vouchers to access the neighborhoods of their choice.

I’m happy to meet to discuss fair housing in more detail.

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

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.

The Chair asked for a motion to approve the resolution. Mr. Lane made a motion to approve the resolution and Ms. Evans seconded the motion. After a discussion:

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

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.

The Chair asked for a motion to approve the resolution. Ms. Gainey made a motion to approve the resolution and Ms. Evans seconded the motion. After a discussion:

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

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

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

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.

The Chair asked for a motion to approve the resolution. Mr. Lane made a motion to approve the resolution and Ms. 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, Alex Laroco,
Majestic Lane, Cheryl Gainey, and Rev. Ricky Burgess.

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

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.

The Chair asked for a motion to approve the resolution. Ms. Evans made a motion to approve the resolution and Ms. 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,
Majestic Lane, Cheryl Gainey, and Rev. Ricky Burgess.

“NAYS”: None

“ABSTAIN”: Alex Laroco

The Chair declared the motion carried and the resolution approved.

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.

The Chair asked for a motion to approve the resolution. Ms. Gainey made a motion to approve the resolution and Ms. Evans seconded the motion. After a discussion:

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

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

“NAYS”: None

“ABSTAIN”: Alex Laroco

The Chair declared the motion carried and the resolution approved.

There were no more resolutions.

EXECUTIVE REPORT: Mr. Binion stated 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 closing of Larimer 4 - while working with the City, Majestic and Chief of Staff and team Pittsburgh. Hats off to the HR department during this Covid19 pandemic. They found great talent for future projects for the HACP. Mr. Binion also commended Erica Aviolotis for her diligent recruitment work because the HACP has hired wonderful new talent in various departments, especially Development and Modernization department. With Team Pittsburgh and the Board’s guidance, we have become national leaders and an example for other authorities. Partnerships, relationships, communication and working as one with the Board, will bring great things for the residents of the City of Pittsburgh.

Big things are coming in 2021 and the HACP will continue to be a beacon of light for the City and for our peers to show them pathways of success but still compete with them to get awards.

NEW BUSINESS: None

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Ms. Evans made motion to adjourn and Ms. Gainey 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 and Majestic Lane.

“NAYS”: None

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

Recording Secretary

A handwritten signature in blue ink that reads "Amy L. Shaffer". The signature is written in a cursive style with a large initial 'A' and a long, sweeping underline.