

THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
SEPTEMBER 15, 2021
AGENDA

1. **Roll Call.**
2. **Motion to Approve the July 22, 2021, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for August 2021.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 42 of 2021 - Authorizing the Executive Director or his Designee to utilize the Payment Standard 120% of Fair Market Rent to establish rental amounts for the Emergency Housing Voucher Program.**
6. **Resolution No 43 of 2021 - Authorizing the Executive Director or his Designee to Award a Contract to both J&S Handyman Services and Higher Power Homes for Occupied Unit Painting as well as White Water Renovation and J&S Handyman Services for Common Area Painting Authority-wide for the Housing Authority of the City of Pittsburgh.**
7. **Resolution No. 44 of 2021 – Authorizing the Executive Director or his Designee to Enter into a contract for the cleaning of various HACP locations.**
8. **Resolution No. 45 of 2021 - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2022 Budget for the Housing Authority of the City of Pittsburgh.**
9. **Resolution No. 46 of 2021 - Approving the Housing Authority of the City of Pittsburgh’s FY2022 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.**
10. **Resolution No. 47 of 2021 - Approving the Amended HACP MTW Homeownership Program (Policy and Procedures).**
11. **Resolution No. 48 of 2021 – Ratifying the Increase in the contract price for the previously Award of Task Order Contract with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for Authority Wide Site Improvements.**
12. **Resolution No. 49 of 2021 – Authorizing the Disposition of Vacant Land at Northview Heights for the Purpose of Replacement Housing Development.**

- 13. Resolution No. 50 of 2021 – Authorizing the Executive Director or his Designee to Enter into a Contract with Workscape, Inc. for Demountable Wall Systems at 412 Boulevard of the Allies, AMP, #PA0010000099.**
- 14. Resolution No. 51 of 2021 - Authorizing the Executive Director or his Designee to grant additional funds for Professional Environmental Services for Indefinite Quantity Contracts with Professional Service Industries, Inc. and Cosmos Technologies, Inc.**
- 15. Executive Report.**
- 16. New Business.**
- 17. Adjournment.**
- 18. Executive Session.**

**Board Meeting
September 15, 2021
Agenda Item No. 5**

RESOLUTION No. 42 of 2021

A Resolution - Authorizing the Executive Director or his Designee to utilize the payment standard 120% of Fair Market Rent to establish rental amounts for the Emergency Housing Voucher Program

WHEREAS, on July 22, 2021, the Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners approved Agenda Item No. 41 authorizing payment of an aggregate amount not to exceed \$497,000 to the Allegheny Department of Human Services (DHS) and other service providers with whom the HACP has executed a Memorandum of Understanding (MOU) for services to recipients of Emergency Housing Vouchers (EHVs); and

WHEREAS, there is high demand for affordable housing in the City of Pittsburgh; and

WHEREAS, EHV recipients are homeless, at risk of homelessness and/or are victims of domestic violence, sexual assault, stalking, human trafficking, need rental units to modify their status of being homeless, at risk of homelessness or a victim of domestic violence, dating violence, sexual assault, stalking, human trafficking; and

WHEREAS, landlords may be more reluctant to rent to homeless and other individuals who have limited or poor credit history, limited established rental history, or other facts that are not financially attractive to potential landlords; and

WHEREAS, the HACP has Board of Commissioners approval to use a payment standard of 110% of Fair Market Rent, (FMR); and

WHEREAS, the HACP as a Moving to Work (MTW) Agency, has the Department of Housing and Urban Development (HUD) and Board of Commissioners approved activities for payment standards in excess of 120% of Fair Market Rent (FMR) for special programs to include and not limited to, location-based payment standards, rehabilitation payment standards and reasonable accommodation payment standards; and

WHEREAS, the HACP has requested permission from HUD to use the stated MTW-approved payment standards in the administration of the EHV; and

WHEREAS, HUD requires that EHV payment standards must comply with all other Housing Choice Voucher (HCV) payment standard requirements; and

WHEREAS, using a payment standard of up to 120% of FMR for EHV recipients who do not qualify for any of the aforementioned payment standards will make EHV recipients financially more attractive to landlords.

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 implement a payment standard in the amount of up to 120% of Fair Market Rent (FMR) for recipients of Emergency Housing Vouchers (EHVs) paid from funding provided by a separate funding source specifically for EHVs from the American Rescue Plan Act (ARPA).

**Board Meeting
September 15, 2021
Agenda Item No. 6**

RESOLUTION No. 43 of 2021

A Resolution - Authorizing the Executive Director or Designee to Award a Contract to both J&S Handyman Services and Higher Power Homes for Occupied Unit Painting, as well as White Water Renovation and J&S Handyman Services for Common Area Painting Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Painting Services across all HACP locations for Occupied Unit and Common Area painting support; and

WHEREAS, on June 13, 2021, the HACP issued Invitation for Bid (IFB) #300-24-21 seeking qualified companies to provide Occupied Unit and Common Area Painting Services Authority-Wide; and

WHEREAS, IFB #300-24-21 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, three (3) companies responded to the IFB for Occupied Unit Painting, specifically: J&S Handyman Services, Higher Power Homes, and Work 412 Professional LLC; and

WHEREAS, four (4) companies responded to the IFB for Common Area Painting, specifically: White Water Renovation, J&S Handyman Services, Higher Power Homes, and Work 412 Professional LLC; and

WHEREAS, J&S Handyman Services, Higher Power Homes, and White Water Renovation were all determined to be the most responsive and responsible bidders.

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 Designee is hereby authorized to enter into a contract in the amount not to exceed \$1,597,197.00 with J&S Handyman Services, Higher Power Homes, and White Water Renovation for Occupied Unit and Common Area Painting Services Authority-Wide for the initial term of three (3) years with two (2) one (1) year options to extend, for a total of five (5) years; and

Section 2 The total five (5) year authorized amount of \$1,597,197.00 shall be split amongst the three (3) winning vendors and made payable from Moving to Work (MTW) and/or Program Income.

RESOLUTION No. 44 of 2021

A Resolution – Authorizing the Executive Director or his designee to Enter Into a contract for the cleaning of various HACP Locations

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) supports resident-owned businesses and the efforts of individuals and groups to become self-sufficient; and

WHEREAS, the goal of supporting resident-owned businesses is to increase employment opportunities for residents, and create income streams for tenant organizations that will be utilized for community projects; and

WHEREAS, the HACP's Department of Resident Self-Sufficiency (RSS) has provided training for individuals and Tenant Councils in the operation of small businesses and the HACP procurement procedures; and

WHEREAS, on June 1, 2021, the HACP issued a Request for Proposals (RFP) #250-23-21 for the cleaning of various HACP locations to include 201 Kirkpatrick St. (facility services), Creative Arts Corner and the Development and Opportunities Center; and

WHEREAS, RFP #250-23-21 was directed solely to resident-owned businesses controlled and or operated by Low-Income Public Housing (LIPH) residents or Tenant Councils, as defined in 24 CFR 963.10; and

WHEREAS, on June 24, 2021, the HACP received two (2) bids in response to the RFP; and

WHEREAS, Tenant Council Corporation One (TCC1) was determined to be the most responsive and responsible bidder; 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 enter into a contract with Tenant Council Corporation One (TCC1) for the cleaning of the various HACP locations for a period of three (3) years with two (2) one (1) year options for a maximum of five (5) years in an amount not to exceed \$105,480.00; and

Section2. The contract shall be paid from Moving to Work Funds (MTW) funds and/or program income.

**Board Meeting
September 15, 2021
Agenda Item No. 8**

RESOLUTION No. 45 of 2021

A Resolution - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2022 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) 2022 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:

2022 Total Budget Sources	\$181,396,558
2022 Total Budget Uses	\$181,396,558
2022 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 Fiscal Year 2022 Budget in the amount of \$181,396,558 is hereby approved; and

Section 2. The Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2022 Budget into effect.

RESOLUTION No. 46 of 2021

A Resolution - Approving the Housing Authority of the City of Pittsburgh (HACP) FY 2022 Moving to Work (MTW) 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 (HUD)

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 Fiscal Year (FY) 2022 Moving To Work (MTW) Annual Plan was made available for public review and comment from August 16, 2021, until September 15, 2021, and public hearings will be held on the proposed FY 2022 MTW Annual Plan on Thursday, September 16, 2021; and

WHEREAS, the HACP will consider all comments received regarding the FY 2022 MTW Annual Plan and report to the Board of Commissioners.

WHEREAS, if the comments warrant a significant change to the MTW FY 2022 Annual Plan, there will be a Special-Called Board Meeting as the Annual Plan is due to HUD on Friday, October 15, 2021, which is before the regular scheduled Board Meeting on October 28, 2021.

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

Section 1. The HACP's Fiscal Year 2022 Moving to Work (MTW) Annual Plan is approved and the Executive Director or his Designee is authorized to submit the plan to HUD after comments from the public hearing are reviewed; 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.

RESOLUTION No. 47 of 2021

**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 Low-Income Public Housing (LIPH) 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 FY 2020 and FY 2021 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 FY 2022 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 will consider all comments received pertaining to the MTW Homeownership Program (Policy and Procedures) and advise the Board of Commissioners if any of the comments warrant a change to the Homeownership Plan.

WHEREAS, if the comments warrant a change to the MTW FY 2022 Annual Plan, there will be a Special-Called Board Meeting as the Homeownership Plan is an attachment to the MTW Annual Plan that is due to HUD on Friday, October 15, 2021.

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.

**Board Meeting
September 15, 2021
Agenda Item No. 11**

RESOLUTION No. 48 of 2021

A Resolution – Ratifying the Increase in the contract price for the previously awarded Award of Task Order Contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. for Authority-Wide Site Improvements

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is prudent to utilize site improvement professionals under contracts for development and modernization work; and

WHEREAS, on October 13, 2019, the HACP advertised Requests for Proposals (RFP) #600-33-19REBID to seek qualified professional site improvement firms; and

WHEREAS, under the RFP, the HACP awarded two (2) firms indefinite quantity task-order based contracts for agency wide site improvements; and

WHEREAS, Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. were the selected qualified, responsive, and responsible firms for site improvement services, and the HACP has issued Requests for Task Order Proposals (RFTOP) for 15 projects and has three (3) additional projects under development that will exhaust the budget amount previously allocated in the amount of \$2,400,000; and

WHEREAS, the HACP staff has determined it is prudent to increase the contract by \$4,447,107.96 for a total contract amount not to exceed \$6,847,107.96 to complete the planned projects for the improvement of the HACP public housing stock; and

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

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

Section 1. That the Board of Commissioners of the Housing Authority of the City of Pittsburgh hereby ratifies the Executive Director’s additional award of funds of indefinite quantity task order contracts with Joseph Palmieri Construction, Inc. and John Zottola Landscaping, Inc. as pre-qualified firms for professional site improvement services for an aggregate amount not-to-exceed \$6,847,107.96 for a period of three (3) years with two (2) one (1) year extension options for a total of five (5) years.

RESOLUTION No. 49 of 2021

**A Resolution - Authorizing the Disposition of Vacant Land at
Northview Heights for the Purpose of Replacement Housing Development**

WHEREAS, the Housing Authority City of Pittsburgh (HACP) owns approximately 19.67 acres of land in the Northview Heights neighborhood in the City of Pittsburgh consisting of 449 units across 68 family community buildings and 87 units located in a high-rise apartment building; and

WHEREAS, the HACP desires to replace the high-rise building with the new construction of a mid-rise building consisting of 43 Low-Income Public Housing (LIPH) units with approximately 4,800 square feet of commercial space on the ground floor (Northview Midrise) on an existing tract of vacant land in the Northview Heights neighborhood; and

WHEREAS, the HACP has selected its non-profit instrumentality, Allies & Ross Management and Development Corporation (ARMDC), to develop the Northview Midrise utilizing the U.S. Department of Housing and Urban Development's (HUD) mixed-finance approach; and

WHEREAS, the ARMDC has applied for an allocation of a volume-cap tax exempt bond and 4% Low-Income Housing Tax Credits (LIHTC) from the Pennsylvania Housing Finance Agency (PHFA) and an Affordable Housing Program grant from the Federal Home Loan Bank (FHLB) for Northview Midrise; and

WHEREAS, the HACP has subdivided approximately 3.96 acres of land for the development of Northview Midrise in the Northview Heights neighborhood; and

WHEREAS, the HACP will seek authorization from HUD for the disposition of the 3.96-acre vacant land for a long-term ground lease agreement with Northview Midrise, LLC, the owner entity of the Northview Midrise development, of which the ARMDC will be a member; and

WHEREAS, the HACP has completed resident consultation process and obtained the Mayor's letter of support as required by HUD disposition regulation; and

WHEREAS, expenses incurred by the HACP and the ARMDC in support of the disposition activities will be paid from Moving To Working (MTW) funds and/or program income.

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

RESOLUTION No. 50 of 2021

A Resolution – Authorizing the Executive Director or his Designee to Enter into a Contract with Workscape, Inc. for Demountable Wall Systems at 412 Boulevard of the Allies, AMP #PA0010000099

WHEREAS, The Housing Authority of the City of Pittsburgh (HACP), along with the Urban Redevelopment Authority (URA) and the City of Pittsburgh (City), purchased the building located at 412 Boulevard of the Allies in Pittsburgh, Pennsylvania to be used as administrative office space (Project); and

WHEREAS, the HACP has determined the need for demountable wall systems to provide flexibility for future office configurations, integrate technology, and support its efforts to achieve LEED Silver Certification for the Project; and

WHEREAS, the HACP’s architectural firm for the Project, AE7 Pittsburgh, LLC, has designed the office space to include demountable wall systems; and

WHEREAS, the State of Pennsylvania Department of General Services COSTARS procurement program (COSTARS Program) has multiple pre-approved firms with contracts available to provide the demountable wall systems; and

WHEREAS, the COSTARS Program requires that the HACP request three quotes from the approved supplier list for the demountable wall systems; and

WHEREAS, on June 17, 2021, the HACP requested three (3) quotes from the eligible pool of manufacturers. DIRTT Environmental Solutions, LLC (DIRTT) provided a quote that is most aligned with the scope of work; and

WHEREAS, Workscape, Inc. (Workscope) is the sole designated dealer for the Western Pennsylvania region for the DIRTT demountable wall systems; and

WHEREAS, the HACP will utilize COSTARS Program to enter into a contract with Workscape for the DIRTT demountable wall systems in the amount of up to \$1,353,389.00; and

WHEREAS, the HACP may utilize proceeds from a bond loan issued by the City of Pittsburgh in 2018 for the purposes of acquisition and build-out of 412 Boulevard of the Allies (City General Obligation Note); and

**Board Meeting
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Agenda Item No. 14**

RESOLUTION No. 51 of 2021

A Resolution - Authorizing the Executive Director to grant additional funds for Professional Environmental Services for Indefinite Quantity Contracts with Professional Service Industries, Inc. and Cosmos Technologies, Inc.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) will perform a second amendment to Resolution No. 38 of 2016 to reflect the HACP's intent to increase the funds for the existing five (5) year professional environmental services contracts with Professional Environmental Services, Inc. (PSI) and Cosmos Technologies, Inc. (Cosmos) by \$160,000; and

WHEREAS, the HACP utilizes PSI and Cosmos to perform services including hazardous material testing, abatement design, and monitoring, and environmental site assessments on an as-needed basis (Services); and

WHEREAS, the HACP has identified additional foreseeable needs for Services for the remainder of the contact; and

WHEREAS, the HACP's Procurement and Disposition Policy requires cumulative change orders greater than \$50,000 or 20% of the original contract amount to be approved by the Board.

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 now authorized to increase the funding to the existing contracts with PSI and Cosmos for an additional \$160,000.00 to provide the Services as needed with a total not to exceed amount of \$560,000.00; and

Section 2. The increase for this contract amount shall be paid from Moving to Work (MTW) Funds.