

**Housing Authority of the City of Pittsburgh**  
**BOARD OF COMMISSIONERS**  
**MEETING MINUTES**  
**September 15, 2021**  
**VIA ZOOM WEBINAR**

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Wednesday, September 15, 2021 via ZOOM Webinar conferencing. The meeting began at 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, Mr. Majestic Lane, Ms. Tammy Thompson. Janet Evans, Rev. Ricky Burgess and Ms. Cheryl Gainey were not in attendance.

Next, the Chair noted that the Board members previously received a copy of the July 22, 2021, Board Meeting Minutes and asked for a motion to approve the minutes. Alex Laroco made a motion to approve the minutes and Majestic Lane seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

Next the Chair introduced the Activity Report portion of the meeting. She asked for a motion to approve the Activity Report as previously provided to the Commissioners. Tammy Thompson made a motion to approve and Alex Laroco seconded the motion.

Michelle Sandidge presented the Activity Report.

Congrats to residents and the HACP staff Mazza Pavilion Received first place in the HACP Kabloom floral contest. All locations were winners. Honorable mentions...Murray and Morse.

More Operations congrats; the HUD NSPIRE (National Standards for Physical Inspection in Real Estate ) award was received by Operations. This award selected 4500 properties nationwide. All 16 of our properties, 2109 units which include Scattered Sites were selected.

We are a PHA who created best: creative inspection practices during the pandemic. This demonstration model takes the place of previous REAC method of inspections.

Wait there’s more ...HUD just awarded the HACP with REAC free pre-inspections

*quoting HUD .....you (OPs) have been awarded in gratitude for all of the assistance that you and The Pittsburgh Housing Authority have afforded over the past several months in playing a pivotal role in the development of Remote Video Inspections.*

These pre-inspections would be "mock" in nature and would not have a binding score but would provide you with valuable insight to the conditions of your properties, especially those with upcoming inspections of record. During these pre-inspections we would ask you to use your smart phone to stream the process to a QA working from home to test a Collaborative Quality Assurance (CQA) with the Inspector of Record on site. We plan to institute these pre-inspections starting the week of Sept 27<sup>th</sup>. Congratulations!!!

MOD/Dev Larimer Phase three closing: Ground breaking North Negley Apts at the former B’Nai Israel synagogue ...sustainable, historic and affordable housing development 45 units/38.

Choice Neighborhoods events have been braving the rain in Allegheny Dwellings. Thanks Commissioner Gainey.

WOW team visited the CyberBus plant to check on production in Ohio. On track for a 2022 digital divide bridge rollout.

The HACP was a proud Home Run sponsor of the Josh Gibson Youth Negro league classic. Congrats to all teams including our HACP Grays who came in second place RSS staff who braved the 90 degree heat manning the concession stand.

Two residents are enrolled in the CVS First cohort of the pharmacy tech program.

Gateway \$25,000 grant for a vaccine hesitancy and Covid awareness and incentive pilot program started on NS and was so well received was funded another 25k for all HACP Location program

A multi faceted program with REP,CAC/PSA,resident ambassadors and production assistants behind and on camera. Ambassador representing the Immigrant community in person and virtual workshops with our WOW team and movie nights and cash incentives

Program will be featured in an upcoming HUD newsletter/PSA airs on all 20 digital signage.

Covid 19 community update. Mask and Hand Sani Room... Mask distributions partnerships continue w/CVS donating 800 lbs ...3 pallets...7392 bottles of individual hand sanitizer to distribute to residents at various community events and...

We partnered with our friends at City Parks and donated airing on need and not greed over a thousand (1200)bottles; 2600 masks, for their senior centers; CFV and ABK 1100 masks and 300 bottles hand sanitizers; and PPS -1100 masks and 3000 bottles of hand sanitizer.

Pop up clinics continue everywhere RSS and Ops staff in the rain!!!! Health Fairs, movie Nights in all communities this month all outdoors. As well as coordination for the administration of the booster shot. NSCHC Duq Univ School of Pharmacy. UPMC and AHN /Bethany ministries black nurses association. MERTF.

19 residents from our African Immigrant community showed up for Sunday shots in NVH coordinated by our shot Dr. - Brandy Weatherspoon and UPMC Lawrenceville Family Health Care Center.

Ursuline - they are rolling and engaging in eviction prevention at all locations. They are trying to stay ahead of eviction moratorium that will end soon???

Clean Slate E3 Virtual fundraiser flying with our eyes covered...Many thanks to Beth, JP, Devontay Nate, and Margi's assistance .. raised the bar of educational excellence with over \$40,000 in donations lead sponsors. The JourdanKelli Foundation, Heinz Endowments, Ebenezer Outreach Ministries and Gateway you can view our thank you video done by HACP scholarship recipient Devontay Eberhart on our YouTube channel.Finally...Breaking News....A new school opened in our Envision center...ABK learning and development center opened with their first class of preschool, pre-K and kindergarten last month. Check out the children on SM all smiles

End of Activity Report.

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

"AYES": Valerie McDonald-Roberts, Alex Laroco,  
Majestic Lane and Tammy Thompson

"NAYS": None

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

**PUBLIC COMMENTS:** Three public comments were received via the HACP website.

- 1. Name: Karisma Johnson**  
**Email: [Karismajohnson0@gmail.com](mailto:Karismajohnson0@gmail.com)**  
**Phone number: 412-923-8280**  
**Wants response: Yes**  
**Wants comment to be read aloud: Yes**  
**Comment:**

How much longer do I have to wait when will y'all accept new applications

- 
- 2. Name: Toinette Larkins**  
**Email: [TLARKINS@LIVE.COM](mailto:TLARKINS@LIVE.COM)**  
**Phone number: 412-295-8203**  
**Wants response: Yes**  
**Wants comment to be read aloud: Yes**  
**Comment:**

My comment/question is in regards to HACP's Homeownership Program. I've been notified by 2 of my clients that's been eligible but received \$500 and less for 2nd mortgage. From my understanding the program is to assist low to moderate income purchasers by making homes affordable and/or increase their purchasing power, please correct me if I am wrong? Also I would like to know how these amounts are to realistically assist in that effort? Additionally, I spoke to the Director of the program and she assured me nothing has changed after I explained that I've helped several clients who've utilized this program over the years and this year is the first I've seen purchaser's qualify for amounts this low.

3. **Name: DeAnna Davis**  
**Email: [deannadavis@kw.com](mailto:deannadavis@kw.com)**  
**Phone number: 412-377-3823**  
**Wants response: Yes**  
**Wants comments to be read aloud: Yes**  
**Comment:**

I have been helping low income families obtain affordable housing for closed to 12 years. Working with HACP Home ownership Program. I not sure what change with the formula . But family are being deny on the second mortgage. I know from working Jack Lewis along with DeAnna Vaughn they both work hard to ensure that family where able to obtain some form of assistance. I not talking closing assistance. Providing clients closing cost assistance is great. But how does it help if they are competitive in the current housing market. I have been a Realtor for closed to 15 years working with URA and HACP not one on my clients went in to foreclosure. Can some tell me what's change beside DeAnna Vaughn departure.

All public comments will be addressed by the HACP Staff and responses will be sent to the Board of Commissioners and commenters.

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

#### **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).

The Chair asked for a motion to approve the resolution Majestic Lane made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

### **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.

The Chair asked for a motion to approve the resolution Majestic Lane made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

### **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.

The Chair asked for a motion to approve the resolution Majestic Lane made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

"NAYS": None

The Chair declared the motion carried and the resolution approved.

### **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.

The Chair asked for a motion to approve the resolution Alex Laroco made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

"NAYS": None

The Chair declared the motion carried and the resolution approved.

#### **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.

The Chair asked for a motion to approve the resolution Majestic Lane made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

## **RESOLUTION No. 47 of 2021**

### **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.

The Chair asked for a motion to approve the resolution Alex Laroco made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

### **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.

The Chair asked for a motion to approve the resolution Alex Laroco made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

**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:

**Section 1.** The Executive Director or his Designee is hereby authorized to dispose of up to 3.96 acres of vacant land to the ownership entity of the Northview Midrise in the form of a long-term ground lease; and

**Section 2.** The Executive Director or his Designee is hereby further authorized and directed to prepare, execute, and submit to HUD all required documentation necessary to obtain HUD's approval for the disposition of the 3.96-acre vacant to support the development of Northview Midrise.

The Chair asked for a motion to approve the resolution Majestic Lane made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

### **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. (Workscape) 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

**WHEREAS**, this procurement was conducted in accordance with applicable federal, state and local procurement rules and regulations, and the 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.** The Executive Director or his Designee is hereby authorized to enter into contracts with Workscape, Inc. in an amount not to exceed \$1,353,389.00 to provide demountable wall systems for the Project; and

**Section 2.** The total amount of the contracts shall be paid from Moving To Work (MTW) funds, proceeds from the City General Obligation Note, and/or program income.

The Chair asked for a motion to approve the resolution Majestic Lane made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

#### **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.

The Chair asked for a motion to approve the resolution Alex Laroco made a 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, Alex Laroco,  
Majestic Lane and Tammy Thompson

“NAYS”: None

The Chair declared the motion carried and the resolution approved.

**EXECUTIVE REPORT:** Mr. Binion addressed the Board and thanked them for their leadership and dedication. He also wanted to thank his staff for their dedication and their commitment to getting Choice done on time and cudos from HUD re REAC.

Mr. Binion welcomed Ms. Marian Woods our new Chief Human Resources Officer. Ms. Woods introduced herself to the Board.

Also, Mr. Binion wanted to thank Monique Pierre and Nicole Rhodes for their dedication and hard work during their time here at the HACP and wished them the best of luck in their future.

**NEW BUSINESS** – There was no new business.

**AJOURNMENT:** The Chair asked for a motion to adjourn the meeting. Tammy Thompson made motion to adjourn and Alex Laroco seconded the motion.

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

“AYES”: Valerie McDonald-Roberts, Majestic Lane,  
Alex Laroco and Tammy Thompson.

“NAYS”: None

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

Recording Secretary

