

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD MEETING**  
**AGENDA**  
**JUNE 23, 2022**

---

---

1. **Roll Call.**
2. **Motion to Approve the May 26, 2022, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for June 2022.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 30 of 2022 – Authorizing the Award and Negotiation with Selected Respondents as a part of the Project-Based Voucher and Gap Financing Program for Proposed Affordable Housing Developments.**
6. **Resolution No. 31 of 2022 - Authorizing the Executive Director or his Designee to Submit an Application to HUD for the Demolition of the High-rise Building at Northview Heights (PA-09).**
7. **Resolution No. 32 of 2022 – Authorizing the Executive Director or his Designee to Award a Contract to Tri-Rivers Holdings LLC for Clearing of Vegetation from Fence Lines Authority-Wide for the Housing Authority of the City of Pittsburgh.**
8. **Executive Report.**
9. **New Business.**
10. **Adjournment.**

**Board Meeting  
June 23, 2022  
Agenda Item No. 5**

**RESOLUTION No. 30 of 2022**

**A Resolution – Authorizing the Award of and Negotiation with Selected Respondents as a part of the Project-Based Voucher and Gap Financing Program for Proposed Affordable Housing Developments**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has a mission to increase affordable housing options in the City of Pittsburgh. Therefore, on December 17, 2015, the HACP established the Project-Based Voucher and Gap Financing (PBV/Gap Financing) program as a gap financing tool designed to bridge funding gaps faced by private developers/owners of affordable housing projects; and

**WHEREAS**, the Allies & Ross Management and Development Corporation (ARMDC), a non-profit instrumentality of the HACP, is tasked with performing certain development activities which include the management and implementation of the PBV/Gap Financing program; and

**WHEREAS**, on December 6, 2021, the HACP issued a Request for Proposals (RFP) #600-40-21 representing another round of funding availability under the PBV/Gap Financing program; and

**WHEREAS**, on April 26, 2022, the HACP received ten (10) proposals from nine (9) firms through the RFP; and

**WHEREAS**, the HACP/ARMDC has conducted a full underwriting review of the PBV/Gap Financing proposals to determine if the applicants are responsive, responsible, and in good standing with the HACP/ARMDC, and ensure that the proposals meet the underwriting and regulatory requirements prescribed by the HACP, the U.S. Department of Housing and Urban Development (HUD), and the Pennsylvania Housing Finance Agency (PHFA), where applicable; and

**WHEREAS**, the HACP has selected the seven (7) highest ranked proposals to receive a conditional commitment as follows; and

<b>Name of Developer</b>	<b>Development Name</b>	<b>Neighborhood</b>	<b># of PBV Units</b>
Beacon Communities, LLC	Letsche School	Hill District	25
Affirmative Investments & Presbyterian SeniorCare Network	Oakland Pride	Oakland	30
McCormack Baron Salazar	North Homewood	Homewood	15
The Community Builders	4800 Block of Second Avenue	Hazelwood	24
Tishman Speyer HG Developer, L.L.C.	Hazelwood Green	Hazelwood	54
Amani Christian Community Development Corp	2159 Centre Ave	Hill District	12
Bridging the Gap Development, LLC	Legacy Village	Perry North	11
		Total	171

**WHEREAS**, the HACP requires the issuance of the conditional commitment of funds prior to entering into negotiations with respondent entities.

**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 award successful qualified respondents, issue contingent commitment(s) of funds, and begin project underwriting negotiations with the respondent entities that are in good standing with the HACP/ARMDC; and

**Section 2.** The Executive Director or his Designee is hereby authorized to award PBV and Gap Financing to the seven (7) selected respondents identified, subject to budget availability; and

**Section 3.** The rental subsidy for the PBV units will be funded by the HACP's Housing Choice Voucher program and the Gap Financing will be funded by Moving to Work (MTW) or program income funds as appropriate.

**Board Meeting  
June 23, 2022  
Agenda Item No. 6**

**RESOLUTION No. 31 of 2022**

**A Resolution - Authorizing the Executive Director or his Designee to Submit an Application to the Department of Housing and Urban Development for Demolition of the High-rise Building in Northview Heights (PA-09)**

**WHEREAS**, the Housing Authority City of Pittsburgh (HACP) owns Northview Heights High-Rise building that was originally constructed in 1962 as a ten (10) story building containing 33 one (1) bedroom units and 55 two (2) bedroom units, for a total of eight-eight (88) units; and

**WHEREAS**, the Northview High-Rise and an annex building currently meets the obsolescence criteria as defined by 24 CFR 970.15 to include, repair costs are prohibitive, and rehabilitation is not reasonable to return the property to a useful life; and

**WHEREAS**, the design of the exterior open-air balcony as sole egress for each unit is a design flaw and creates various conditions that are unsafe for the tenants; and

**WHEREAS**, demolition of the Northview High-Rise will also include the demolition of 25,000 square foot gymnasium annex that is connected to the high-rise building; and

**WHEREAS**, the HACP will develop the new construction of the Northview Midrise building on Penfort Street in the Northview Heights neighborhood to serve as replacement housing for the to-be-demolished Northview High-Rise; and

**WHEREAS**, the HACP intends to redevelop the site of the high-rise into a town center in accordance with the 2016 Neighborhood Master Plan; and

**WHEREAS**, residents of the Northview Heights High-Rise and Family Community have attended several meetings concerning the redevelopment and were consulted on plans for the demolition and redevelopment plan; and

**WHEREAS**, the demolition application has been prepared in consultation with the residents and tenant council of Northview High-Rise and the HACP's Resident Advisory Board.

**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 further authorized and directed to prepare, execute, and submit to the U.S. Department of Housing and Urban Development (HUD) all required documentation necessary to obtain HUD's approval for the demolition of Northview High-rise and an annex building within the Northview Heights community (PA-09); and

**Section 2.** The demolition based on the terms and conditions stated above is approved subject to HUD's approval of the application to demolish the property as described herein; and

**Section 3.** The application and implementation of the demolition activities will be funded by Moving to Work (MTW) and/or program income funds.

**Board Meeting  
June 23, 2022  
Agenda Item No. 7**

**RESOLUTION No. 32 of 2022**

**A Resolution - Authorizing the Executive Director or his Designee to Award a Contract to Tri-Rivers Holdings LLC for Clearing of Vegetation from Fence Lines Authority-Wide for the Housing Authority of the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) retains vendors for Clearing of Vegetation from Fence Lines across all of the HACP locations in accordance with the Department of Housing and Urban Development (HUD) standards to ensure tenant safety and security; and

**WHEREAS**, on May 9, 2022, May 11, 2022, May 15, 2022, and May 18, 2022, the HACP issued an Invitation for Bid (IFB) #300-10-22 seeking qualified companies to provide Clearing of Vegetation from Fence Lines Authority-Wide; and

**WHEREAS**, IFB #300-10-22 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**, four (4) companies responded to the IFB #300-10-22 for Clearing of Vegetation from Fence Lines Authority-Wide, specifically: Mountain Valley Services, Floriated Interpretation, Tri-Rivers Holdings LLC, and Steel City Blade Runners; and

**WHEREAS**, Tri-Rivers Holdings LLC was determined to be the most responsive and responsible bidder.

**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 in the amount not to exceed \$477,700.00 with Tri-Rivers Holdings LLC for Clearing of Vegetation from Fence Lines Authority-Wide for the initial term of three (3) years with two (2), one (1) year extension options, for a total of five (5) years; and

**Section 2.** The total five (5) year authorized amount of \$477,700.00 shall made payable from program income and/or Moving to Work (MTW) funds.