

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS
MEETING MINUTES
June 23, 2022
VIA ZOOM WEBINAR

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, June 23, 2022 via ZOOM Webinar conferencing. The meeting began at 10:30 a.m.

The HACP Chair, Valerie McDonald-Roberts chaired the meeting and called the meeting to order. The Commissioners in attendance were: Ms. Tammy Thompson, Ms. Janet Evans, Ms. Cheryl Gainey, Mrs. Valerie McDonald-Roberts, Rev. Ricky Burgess and Mr. Majestic Lane. Mr. Alex Laroco was not present at the meeting.

Next, the Chair noted that the Board members previously received a copy of the May 26, 2022, Board Meeting Minutes and asked for a motion to approve the minutes. Majestic Lane made a motion to approve the minutes and Janet Evans seconded the motion.

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

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

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

ACTIVITY REPORT:

Coming to you live from the Bedford Envision Center! The Governor’s office/PA ELIC (early learning investment coalition) is visiting to view our collaborative and present The Response in Caring Award in person to the HACP, Duquesne University and ABK Early Learning and Development Center.

Speaking of ABK, they held their Annual Fashion Show which featured the cutest models, ranging from ages 3-10.

Check out our YouTube channel featuring our *Coping with Covid and Trauma* video. This video completes our grant from Highmark Wholecare. The Video was produced by our CAC (Creative Arts Corner) with discussion hosted by the Center for Victims and features HACP ambassadors. The Video will be seen PA wide at various Highmark locations.

The PGH Scholars House Steering Committee, which we have been a part of for over three years, visited the Louisville Kentucky Family Scholar House, we are an affiliate and looking

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forward to the unique housing and wrap around services that will be provided for single moms/parents.

The Regional HUD Administrator, Matthew Heckles, will tour the HACP on June 29th to view the Hope 6 and Choice locations along with a whole lot more.

Paramount Plus Pictures was on location at PA Bidwell this week to film an episode of the show, *The Mayor of Kingstown*. Our in-house film assistant, Devontay Eberhardt, received five stars and accolades from the film crew for his coordination. A little bit about Devontay, *Dee* as we call him: He’s an original high school participant of our Clean Slate E3 scholarship program, a former Intern for CAC and currently an employee of our RSS department. A young man that we couldn’t be more proud of. He gained experience on this type of project years ago through his work with our CAC and our resident employment program.

As a thank you for the HACP’s assistance with the filming, Paramount Plus has funded one - four year scholarship for an HACP student resident, along with a Tenant Council sponsored party and \$25 dollar gift cards for every resident at the PA Bidwell. Spoiler Alert, Dee has a role in the episode.

This past Tuesday, the HACP attended a private meeting with White House United States Customs and Immigration CEO, Felicia Escobar Carillo, and HUD, at the Heinz History Center. Ms. Carillo was in town for an Adult Citizenship Education Seminar and met with us as we were recognized for playing a vital role in assisting with housing and various innovative services for immigrants. They called the HACP the GOAT Housing Authority and quoted Mr. Binion. “HACP is the best HA in the world!!!” They have taken our Ambassador concept and name and weaved it into their national rollout as a model for how to foster resident engagement.

And the finale goes to our Resident Employment Program, who will host a job fair this Saturday from 11-3 w/CCAC and CEA in Homewood at Community Empowerment Association, featuring employers from the HACP, UPMC, the City of Pittsburgh, OSA global, Port Authority and more.

The Chair asked for a motion to approve the Activity Report. Janet Evans made a motion to approve and Majestic Lane seconded the motion. After a discussion a vote being had thereon”

The “Ayes and “Nays” were as follows:

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

“NAYS”: None

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

Tammy Thompson joined the meeting at this time.

PUBLIC COMMENTS: There were no public comments submitted.

Next, Ms. McDonald-Roberts introduced the Resolutions:

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

Name of Developer	Development Name	Neighborhood	# of PBV Units
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 South	11

		Total	171
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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.

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”: Janet Evans, Majestic Lane, Tammy Thompson,
Rev. Burgess and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

Ms. Cheryl Gainey joined the meeting at this time.

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

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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 fund

The Chair asked for a motion to approve the resolution. Janet Evans 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”: Janet Evans, Cheryl Gainey, Majestic Lane,
Tammy Thompson, Rev. Burgess and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

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.

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.

The Chair asked for a motion to approve the resolution. Cheryl Gainey 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”: Janet Evans, Cheryl Gainey, Majestic Lane
Tammy Thompson, Rev. Burgess and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

EXECUTIVE REPORT:

Executive Director Binion addressed the Board. He reiterated that the BOC received a copy of the Executive Report. He thanked the Board for their support and the staff for their hard work. He said we have a lot of work to do in the coming months and looked forward to working hard alongside the staff as he will continue to be in the field in the coming months.

NEW BUSINESS: No New Business

AJOURNMENT: The Chair asked for a motion to adjourn the meeting. Janet Evans Made a motion to adjourn and Majestic Lane seconded the motion.

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

“AYES”: Janet Evans, Cheryl Gainey, Rev. Burgess,
Tammy Thompson and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

