

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
AGENDA
NOVEMBER 17, 2022**

- 1. Roll Call.**
- 2. Motion to Approve the October 27, 2022, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for October 2022.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 73 of 2022 - Approving the Housing Choice Voucher FY 2023 Payment Standards.**
- 6. Resolution No. 74 of 2022 – Approving the FY 2023 Utility Allowance Schedules.**
- 7. Resolution No. 75 of 2022 - Approving the Housing Choice Voucher FY 2023 Administrative Plan.**
- 8. Resolution No. 76 of 2022 - Authorizing the Commitment of Additional Funds for City's Edge 4% and 9% Residential Developments.**
- 9. Resolution No. 77 of 2022 - Approving HACP's Participation in the City's Edge Development.**
- 10. Resolution No. 78 of 2022 - Ratifying the Executive Director's Decision to amend the General Construction contract with Liokareas Construction Company, Inc. for additional material costs for the Office Build Out at 412 Boulevard of the Allies, AMP-99.**
- 11. Executive Report.**
- 12. New Business.**
- 13. Adjournment.**

RESOLUTION No. 73 of 2022

A Resolution - Approving the Housing Choice Voucher FY 2023 Payment Standards

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) establishes Fair Market Rents (FMR) for each market area in the United States yearly; and

WHEREAS, in an effort to increase affordable units within the City of Pittsburgh, the HACP established HUD-approved Moving to Work (MTW) activities under the FY 2022 HACP MTW Annual Plan Amendment; and

WHEREAS, the FY 2022 HACP MTW Annual Plan Amendment was approved by the HACP Board of Commissioners on April 28, 2022 and approved by the HUD Moving to Work Office on August 15, 2022; and

WHEREAS, the newly approved activities include establishing Housing Choice Voucher (HCV) alternative payment standards to include the Tiered, Rehabilitation, and Reasonable Accommodations Payment Standards; and

WHEREAS, the HACP also established a HUD-approved Emergency Housing Voucher (EHV) Payment Standard via a Special Purpose Voucher waiver request; and

WHEREAS, the HUD Office of Policy, Development & Research (PD&R) supplied the HACP with a specially calculated Fiscal Year (FY) 2023 Allegheny County FMR on September 16, 2022; and

WHEREAS, the Tiered Payment Standard enables HCV owners to receive a Housing Assistance Payment (HAP) in an amount ranging from 110% to 160% of the HUD approved Allegheny County FMR depending upon the unit's census tract location minus the utilities for which the tenant is responsible; and

WHEREAS, the Rehabilitation and Reasonable Accommodations Payment Standards enables HCV owners to receive a 10% increase to the applicable tiered Allegheny County FMR minus the utilities for which the tenant is responsible; and

WHEREAS, the EHV Payment Standard enables HCV owners to receive up to 120% of the HUD-published Metropolitan FMR minus the utilities for which the tenant is responsible; and

WHEREAS, the proposed FY 2023 HCV Payment Standard Charts were posted in the local newspapers from Sunday, October 30, 2022 to Tuesday, November 29, 2022; and

WHEREAS, the proposed FY 2023 HCV Payment Standard Charts were made available for public review and comment on its website and all other forms of HACP social media from Monday, October 31, 2022 to Wednesday, November 30, 2022 via the following link:

https://hacp.org/public_notices/public-notice-of-proposed-fy-2023-hcv-program-utility-allowances-and-payment-standards/; and

WHEREAS, the HACP is scheduled to host public hearings via Zoom on Wednesday, November 30 at 11:00 am and 6:00 pm; and

WHEREAS, the HACP will report the number of persons who attended the public hearings and any comments received during the stated public comment period at the December 2022 board meeting; and

WHEREAS, the HACP desires to apply the FY 2023 MTW Tiered, Rehabilitation and Reasonable Accommodations Payment Standards and HUD-waiver approved EHV Payment Standards with an effective date of January 1, 2023.

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 update the Housing Choice Voucher (HCV) Program Tiered, Rehabilitation, Reasonable Accommodations, and Emergency Housing Voucher Payment Standards as listed in the “Table of Exhibit” with an effective date of January 1, 2023.

Table of Exhibits
Approving the Housing Choice Voucher FY 2023 Payment Standards

TIERED
VOUCHER PAYMENT STANDARDS (VPS)
EFFECTIVE 1/1/2023

APPLIES TO: **ALL UNIT TYPES**

MAXIMUM CONTRACT RENT IF OWNER IS PAYING ALL UTILITIES							
TIER	EFF	1	2	3	4	5	6
1	1,341	1,419	1,725	2,200	2,411	2,773	3,135
2	1,257	1,331	1,617	2,063	2,261	2,600	2,939
3	1,173	1,242	1,509	1,925	2,110	2,426	2,743
4	1,089	1,153	1,401	1,788	1,959	2,253	2,547
5	1,006	1,064	1,294	1,650	1,808	2,080	2,351
6	922	976	1,186	1,513	1,658	1,906	2,155

How do I Determine the Applicable Tier for My Unit?

To determine the applicable payment standard tier, visit this payment standard map: <https://alcogis.maps.arcgis.com/apps/webappviewer/index.html?id=531501a0fc54461a8a5ff1ac31bada15>. This map can be searched by the unit address and is linked to the HACP website under Landlord Resources. Search results list the unit’s census tract number, payment standard tier, payment standard dollar amounts (if the landlord is paying for all utilities), and if the unit is located in an opportunity zone, which is only applicable to those HCV families participating in the HUD Community Choice Demonstration.

REHABILITATION & REASONABLE ACCOMMODATIONS
VOUCHER PAYMENT STANDARDS (VPS)
EFFECTIVE 1/1/2023

APPLIES TO: **ALL UNIT TYPES**

MAXIMUM CONTRACT RENT IF OWNER IS PAYING ALL UTILITIES							
TIER	EFF	1	2	3	4	5	6
1	2,280	2,412	2,933	3,740	4,099	4,714	5,330
2	2,011	2,130	2,587	3,301	3,618	4,160	4,702
3	1,760	1,863	2,264	2,888	3,165	3,639	4,115
4	1,525	1,614	1,961	2,503	2,743	3,154	3,566
5	1,308	1,838	1,682	2,145	2,350	2,704	3,056
6	1,106	1,171	1,423	1,816	1,990	2,287	2,586

How do I Determine the Applicable Tier for My Unit?

To determine the applicable payment standard tier, visit this payment standard map: <https://alcogis.maps.arcgis.com/apps/webappviewer/index.html?id=531501a0fc54461a8a5ff1ac31bada15>. This map can be searched by the unit address and is linked to the HACP website under Landlord Resources. Search results list the unit’s census tract number, payment standard tier, payment standard dollar amounts (if the landlord is paying for all utilities), and if the unit is located in an opportunity zone, which is only applicable to those HCV families participating in the HUD Community Choice Demonstration.

EMERGENCY HOUSING VOUCHERS
VOUCHER PAYMENT STANDARDS (VPS)
EFFECTIVE 1/1/2023

These payment standards **only apply to participants/applicants with Emergency Housing Vouchers (EHVs)**. If you are unsure if the family that you are renting to have an EHV, or if you have any additional questions about the EHV payment standard, please contact the HCV Project Manager at 412-456-5000 extension 2936, or Celia.LaRue@hacp.org.

BEDROOM SIZE	EFF	1	2	3	4	5	6
Max Contract Rent if LL is Paying All Utilities	1,034	1,084	1,308	1,663	1,818	2,090	2,362
APARTMENT							
Max Contract Rent if Tenant is Paying Gas and Electric	926	960	1,158	1,487	1,616	1,861	2,111
Max Contract Rent if Tenant is Paying All Utilities	843	871	1,036	1,314	1,394	1,588	1,801
TOWNHOUSE/ROWHOUSE							
Max Contract Rent if Tenant is Paying Gas and Electric	929	963	1,158	1,482	1,608	1,849	2,096
Max Contract Rent if Tenant is Paying All Utilities	846	874	1,036	1,309	1,386	1,576	1,786
SINGLE FAMILY DETACHED							
Max Contract Rent if Tenant is Paying Gas and Electric	931	965	1,159	1,482	1,605	1,844	2,090
Max Contract Rent if Tenant is Paying All Utilities	848	876	1,037	1,309	1,383	1,571	1,790

THE ABOVE TABLE INDICATES THE GROSS PAYMENT STANDARD BY BEDROOM SIZE AND INCLUDES A QUICK REFERENCE FOR THE MOST COMMON LEASING SITUATIONS WITH RESPECT TO TENANT-PAID UTILITIES, INDICATING THE MAXIMUM AMOUNT OF CONTRACT RENT ALLOWED UNDER THE PROGRAM, DEPENDING UPON WHAT UTILITIES THE TENANT WILL BE FINANCIALLY RESPONSIBLE. "GAS & ELECTRIC" LIMITS ARE BASED UPON THE TENANT PAYING FOR GAS HEAT, GAS COOKING, ELECTRIC LIGHTING, AND GAS WATER HEAT. "ALL UTILITIES" FIGURES REPRESENT THE "GAS & ELECTRIC" LIMITS PLUS THE UTILITY ALLOWANCES FOR THE TENANT PAYING WATER AND SEWAGE, RANGE/MICROWAVE AND REFRIGERATOR.

RESOLUTION No. 74 of 2022

A Resolution - Approving the Housing Choice Voucher FY 2023 Utility Allowance Schedules

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that Public Housing Authorities (PHAs) maintain up-to-date Utility Allowance Schedules in accordance with 24 CFR 982.517; and

WHEREAS, PHAs must establish Utility Allowance Schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of comparable size and type in the same locality; and

WHEREAS, PHAs must appropriately classify utilities and services into unit type categories defined by HUD; and

WHEREAS, PHAs must review its Utility Allowance Schedules each year, and must revise its allowance for a utility category if there has been a change of ten (10) percent or more in the utility rate since the last time the utility allowance schedule was revised; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Housing Choice Voucher (HCV) Program must comply with federal guidelines and requirements pertaining to public utilities in establishing utility allowances; and

WHEREAS, the HACP contracts with a utility consultant to provide updated data concerning utility pricing for each unit type categorized by HUD; and

WHEREAS, the HACP receives an updated Utility Allowance Schedule each year to reflect the most up-to-date cost based on local market data; and

WHEREAS, the HACP prepared for review a comparative analysis between the approved FY 2022 and the proposed FY 2023 Utility Allowance Schedules; and

WHEREAS, the proposed FY 2023 HCV Utility Allowance Schedules were posted in the local newspapers from Sunday, October 30, 2022 to Tuesday, November 29, 2022; and

WHEREAS, the proposed FY 2023 HCV Utility Allowance Schedules were made available for public review and comment on its website and all other forms of HACP social media from Monday, October 31, 2022 to Wednesday, November 30, 2022 via the following link:
https://hacp.org/public_notices/public-notice-of-proposed-fy-2023-hcv-program-utility-allowances-and-payment-standards/; and

WHEREAS, the HACP is scheduled to host public hearings via Zoom on Wednesday, November 30, 2022 at 11:00 am and 6:00 pm; and

WHEREAS, the HACP will report the number of persons who attended the public hearings and any comments received during the stated public comment period at the December 2022 board meeting; and

WHEREAS, the HACP desires to apply the HCV Program FY 2023 Utility Allowance Schedules with an effective date of January 1, 2023.

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 update the Housing Choice Voucher (HCV) Program Utility Allowance Schedules as listed in the “Table of Exhibit” with an effective date of January 1, 2023.

RESOLUTION No. 75 of 2022

A Resolution - Approving the Housing Choice Voucher FY 2023 Administrative Plan

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) adopted its current Housing Choice Voucher (HCV) Program Administrative Plan (Admin Plan) on January 27, 2022; and

WHEREAS, the current HCV Program Administrative Plan must be amended to clarify policy and procedures and to maintain compliance with federal regulations as it pertains to the HCV Program; and

WHEREAS, the proposed amendments to the HCV Program Administrative Plan will clarify and replace existing provisions under the current HCV Program Administrative Plan; and

WHEREAS, the proposed amendments to the HCV Program Administrative Plan were posted in the local newspapers from Sunday, October 30, 2022 to Tuesday, November 29, 2022; and

WHEREAS, the proposed amendments to the HCV Program Administrative Plan are summarized and were made available for public review and comment on its website and all other forms of HACP social media from Monday, October 31, 2022 to Wednesday, November 30, 2022 via the following link: https://hacp.org/public_notices/public-notice-of-fy-2023-revised-hcv-administrative-plan/; and

WHEREAS, the HACP is scheduled to host public hearings via Zoom on Tuesday, November 29, 2022 at 11:00 am and 6:00 pm; and

WHEREAS, the HACP will report the number of persons who attended the public hearings and any comments received during the stated public comment period at the December 2022 board meeting; and

WHEREAS, the proposed changes to the HCV Program Administrative Plan will go into effect on January 1, 2023.

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

Section 1. The Amendments to the Housing Choice Voucher (HCV) Program Administrative Plan are hereby approved and will go into effect on January 1, 2023.

RESOLUTION No. 76 of 2022

A Resolution - Authorizing the Commitment of Additional Funds for City's Edge 4% and 9% Residential Developments

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), the owner entity, has established and authorized its subsidiary entity, the Allies & Ross Management and Development Corporation (ARMDC) to conduct development activities on behalf of the HACP, including multi-family, mixed-finance, mixed-income developments throughout the City of Pittsburgh, Allegheny County, Pennsylvania; and

WHEREAS, the HACP funds various development activities through the HACP Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing Program, using a competitively bid procurement process; and

WHEREAS, Resolution No. 64 of 2018 authorized the selection of City's Edge, a multi-family, mixed-finance, mixed-income development proposed by MidPoint Group of Companies, Inc. (MidPoint) for HACP's PBV and MTW Gap Financing program; and

WHEREAS, Resolution No. 9 of 2019 authorized a funding commitment of **\$5,000,000** for the development of the City's Edge project; and

WHEREAS, the HACP in furtherance of its mission to develop affordable housing, issued Request for Qualifications 2020-31, to qualify developers to work with the HACP on potential projects and determined MidPoint is a qualified developer through that process; and

WHEREAS, subsequently, in August 2020, the ARMDC issued a task order to MidPoint through which ARMDC will gain an ownership interest in the City's Edge project and MidPoint will serve as the co-developer for the Development, which includes the construction of 110 new units of mixed-income housing; and

WHEREAS, on November 10, 2022, the City's Edge project was awarded a 4% Tax Exempt Bond Allocation and 9% Low-Income Housing Tax Credit allocation by the Pennsylvania Housing Finance Agency, demonstrating the support for the project at the State level and their belief in the viability of the project; and

WHEREAS, due to a funding gap caused by an increase in construction costs attributable to the volatile nature of the construction materials market due to the Covid-19 pandemic, Resolution No. 30 of 2021 authorized an additional funding commitment of \$11,010,107 for the development of the City's Edge project; and

WHEREAS, the Development is in need of additional funding of up to **\$4,107,589** (increasing the total investment to **\$218,671 per PBV unit** for a total investment of **\$20,117,696**) in order to successfully reach financial closing; and

WHEREAS, the HACP has adequate resources to fill the financial gap with 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 that:

Section 1. The Executive Director or his Designee is hereby authorized to obligate and expend an amount of up to **\$20,117,696** (previously approved **\$16,010,107**, plus **\$4,107,589**) to support the development of 110 units of affordable housing as partners in the City's Edge development with a minority ownership interest; and

Section 2. The Executive Director or his Designee is hereby authorized to amend the existing Grant Agreement with the ARMDC for City's Edge, providing an additional grant amount of up to **\$4,107,589**, which the ARMDC shall utilize to provide loan facilities and pay for ARMDC's direct expenses for the City's Edge development 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 City's Edge development activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the City's Edge development activities contemplated herein.

RESOLUTION No. 77 of 2022

**A Resolution - Approving the Housing Authority of the City of Pittsburgh
Participation in the City's Edge Development**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) previously authorized and approved the HACP's participation in the development of City's Edge (the "**Development**") pursuant to Resolution No. 30 of 2021 adopted on June 24, 2021 (the "**Original Resolution**"); and

WHEREAS, the HACP desires to adopt the resolutions herein to supplement the Original Resolution to reflect changes in the organizational structure and authorize additional actions related to the Development; and

WHEREAS, MidPoint Group of Companies, Inc. (the "**Co-Developer**") owns certain property located at 1450 Colwell Street in the Uptown neighborhood of the City of Pittsburgh, Allegheny County, Pennsylvania 15219 consisting of 39,133 square feet of 0.8983 acres being designated as Block and Lot No. 2-H-108 in the Deed Registry's Office of Allegheny County (the "**Property**"); and

WHEREAS, the Co-Developer intends to sell the Property to the HACP for a sum of \$1,300,000 and the HACP intends to purchase the Property from the Co-Developer for a sum of \$1,300,000 (the "**Acquisition**"); and

WHEREAS, the HACP and the Co-Developer intend to form a joint declarant entity in connection with the Development (the "**Declarant**"); and

WHEREAS, the HACP itself, or through an affiliate of the HACP, intends to participate as a member of the Declarant; and

WHEREAS, subsequent to the Acquisition and in connection with the Development, the HACP desires to enter into a long term lease with City's Edge Commercial 1, LLC ("**City's Edge Commercial**"); and

WHEREAS, subsequent to the Acquisition and in connection with the Development, the HACP desires to enter into a long term lease with City's Edge Residential 1, LLC ("**City's Edge 1**"); and

WHEREAS, subsequent to the Acquisition and in connection with the Development, the HACP desires to enter into a long term lease with City's Edge Residential 2, LLC ("**City's Edge 2**").

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 of the HACP or his Designee is hereby authorized and

directed, in the name of and on behalf of the HACP to negotiate, execute and deliver all such agreements, documents and instruments they deem necessary, advisable, or appropriate in connection with the Acquisition; and

Section 2. The Executive Director of the HACP or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, or an affiliate of the HACP, to negotiate, execute and deliver all such agreements, documents and instruments they deem necessary, advisable, or appropriate in connection with the formation of and participation in as a member of the Declarant; and

Section 3. The Executive Director of the HACP or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP to negotiate, execute and deliver all such agreements, documents and instruments they deem necessary, advisable, or appropriate in connection with a long term lease with City's Edge Commercial; and

Section 4. The Executive Director of the HACP or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP to negotiate, execute and deliver all such agreements, documents and instruments they deem necessary, advisable, or appropriate in connection with a long term lease with City's Edge 1; and

Section 5. The Executive Director of the HACP or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP to negotiate, execute and deliver all such agreements, documents and instruments they deem necessary, advisable, or appropriate in connection with a long term lease with City's Edge 2; and

Section 6. The Board of Commissioners of the HACP hereby ratifies, confirms, and approves all lawful actions taken by the Executive Director of the HACP or his Designee, or other officers, employees, or Commissioners of the HACP, and all lawful papers and documents executed by any of the foregoing on behalf of the HACP where such actions, papers or documents effectuate the intent of these resolutions and the consummation of the transactions and matters set forth herein.

RESOLUTION No. 78 of 2022

A Resolution – Ratifying the Executive Director’s Decision to amend the General Construction contract with Liokareas Construction Company, Inc. for additional material costs for the Office Build Out at 412 Boulevard of the Allies, AMP-99

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that it was prudent to increase the value of contract 600-01-21GC for pandemic-related inflation, resulting in manufacturer material price increases on a variety of materials related to general construction work for the build-out of its administrative offices at 412 Boulevard of the Allies; and

WHEREAS, the existing contract was valued at \$1,783,497.01; and

WHEREAS, the contract value was increased by \$166,489.43 to alleviate unforeseen conditions.

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’s decision to amend the contract with Liokareas Construction Company, Inc. in the amount of \$166,489.43 for additional material costs is hereby affirmed and ratified; and

Section 2. The amount shall be paid from Moving to Work (MTW) funds, proceeds from the City General Obligation Note, and/or Program Income Funds.