

**HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD OF COMMISSIONERS SPECIAL MEETING**  
**MEETING MINUTES**  
**NOVEMBER 17, 2022**  
**VIA ZOOM WEBINAR**

The Housing Authority of the City of Pittsburgh (HACP) held a Special Meeting of the Board of Commissioners meeting on Thursday, November 17, 2022 via ZOOM Webinar conferencing. The meeting began at 10:30 a.m.

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

Next, the Chair noted that the Board members previously received a copy of the October 27, 2022, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Janet Evans made a motion to approve the minutes and Rev. Burgess seconded the motion.

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

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

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

**ACTIVITY REPORT:**

**Michelle Sandidge presented the Activity Report:**

The Virtual Parenting Classes had its first graduating class. There were 16 graduates. Sponsored by Highmark Wholecare Additional partners include: Center for Victims, WOW, ABK, Dollar Bank, 412 Food Rescue and the Urban League. The classes included: financial planning, computer literacy, parenting, mental health, nutrition and more.

The CyberBus classes w/Stem coding Lab are rolling. WOW team will be featured at the BusStops Here/Caring for Kids Gala this evening.

A Film Crew is in Arlington Heights setting up to film episodes of American Rust which will show on Amazon and Freevee. They provided a nice Clean Slate E3 donation, fence repairs, security, resident employment and more.

Thanks to the RSS and Operations staff who partnered with the Pittsburgh Bureau of Fire performing resident fire safety drill information to each residents’ home in all high-rise buildings

this month. Fire prevention and safety tips are also being featured in our upcoming *News and Views* which is mailed to all LIPH and HCV households.

Finally, a big congratulations to Modernization and Development Departments (JW Kim and his team) as we received three of the 6 PHFA tax credit awards in the city

- Bedford Dwellings 9%
- City Edge 9%
- Oakland Pride Housing 9%
- 

The total amount from PHFA for these development deals is roughly 10 million dollars.

The Chair asked for a motion to approve the Activity Report. Rev. Burgess made a motion to approve, and Janet Evans seconded the motion. After a discussion a vote being had thereon:

The “Ayes and “Nays” were as follows:

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

“NAYS”: None

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

**PUBLIC COMMENTS:** Below is one public comment received for November.

**Amy Teresa Comperatore** 302-598-8640 [atcomperatore@gmail.com](mailto:atcomperatore@gmail.com)

- Wants Comment to Be Read Aloud: **YES**
- Wants A Response: **YES**

**Comment:**

*" I believe the prices for low income public housing by the housing authority of the city of pittsburgh are unreasonable. Any other landlord that did not provide heat or electricity or water or any utility in a manner that is sufficient to the standards of living, should not be able to raise their prices. Period. Pressley Street High Rise -- our entire building -- goes without heat while it is snowing today. I had a severe health emergency this summer because the air was not on. I spent 2 days somewhere else because my building could not provide the necessities. Yet I pay my rent faithfully like a good tenant. I will GLADLY pay for my utilities so I can have heat and air, water, and know that they will be reliable and constant. So when I call when the electricity goes out, I can actually provide a phone number and get service. No tenant knows what phone number that is under. The Pressley Street High Rise -- our entire building -- goes without heat while it is snowing today. I had a severe health emergency this summer because the air was not on. I spent 2 days somewhere else because my building could not provide the necessities. Yet I pay my rent faithfully like a good tenant.*

*I will GLADLY pay for my utilities so I can have heat and air, water, and know that they will be reliable and constant. So when I call when the electricity goes out, I can actually provide a phone number and get service. No tenant knows what phone number that is under.*

*The so called discount that you provide, is far below my total medical expenses, that I pay out of pocket.*

*It is time that the Housing Authority actually do something about Pressley Street High Rise. This is not a shelter. Please treat the building and the tenants with the respect they deserve. "*

Next, Ms. McDonald-Roberts introduced the Resolutions:

### **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/](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.

The Chair asked for a motion to approve the resolution. Majestic Lane made a motion to approve the resolution and Rev. Burgess seconded the motion. After a discussion:

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

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

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

**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/](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.

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, Valerie McDonald-Roberts  
Rev. Burgess and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

## **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/](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.

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, Valerie McDonald-Roberts  
Rev. Burgess and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

**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.



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, Valerie McDonald-Roberts  
Rev. Burgess and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

### **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.

The Chair asked for a motion to approve the resolution. Majestic Lane made a motion to approve the resolution and Rev. Burgess seconded the motion. After a discussion:

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

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

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

### **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.

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, Valerie McDonald-Roberts  
Rev. Burgess and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

End of Resolutions.

**EXECUTIVE REPORT:**

Executive Director Binion addressed the Board.

Mr. Binion stated that the Board members received the Operations, Activity and Executive reports. He congratulated the staff for all of their hard work in preparation and receiving 3 of 6 of the 9% tax credits. Mr. Binion also acknowledged the 412 Staff for all of their hard work and that changes will be coming soon. Everyone have a safe holiday.

**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, Majestic Lane and  
Valerie McDonald-Roberts and Rev. Burgess

“NAYS”: None

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

