

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS SPECIAL MEETING
MEETING MINUTES
DECEMBER 15, 2022
VIA ZOOM WEBINAR

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners meeting on Thursday, December 15, 2022 via ZOOM Webinar conferencing. The meeting began at 10:45 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, Mr. Alex Laroco and Ms. Cheryl Gainey. Ms. Tammy Thompson was not present at the meeting. A quorum was met.

Next, the Chair noted that the Board members previously received a copy of the November 17, 2022, the 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,
Alex Laroco, Valerie McDonald-Roberts and Cheryl Gainey

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

ACTIVITY REPORT:

Michelle Sandidge presented the Activity Report:

Development & Modernization held the Gladstone ribbon cutting which is a GAP Finance program partnership with The Community Builders (TCB) and Hazelwood Initiative on a 51 unit historic, adaptive-reuse project that will transform the former Gladstone School into affordable architecturally unique apartments.

Congratulations to the HACP’s compliance police i e Finance, Dr. Denise Wesley and every other HACP department for receiving HUD’s letter of approval on spending over 12 million dollars of Cares Act funds appropriately and documenting the spending very accurately.

On another HUD topic: Congratulations to FSS. Our Action Plan was submitted and approved. We can now start enrolling residents in our FSS program.

Lastly, HUD approval again goes to MOD/DEV for getting our 5-year annual plan approved.

Happy holidays and Thanks to all the Providers:

1. Salvation Army - Gift Cards, Coats, Toys and Christmas Eve Meals
2. Pittsburgh Police - Stuffed with Love-Thanksgiving
3. PCSI- Pittsburgh Community Services Inc. - Turkey's and more
4. Urban League Greater Pittsburgh -Thanksgiving fixins
5. Omega Psi Phi - Turkey, Toys, Gift Cards
6. Fineview Citizens Council - Toys for Christmas
7. The Brasher Association - Gift Cards Christmas and Thanksgiving
8. Center for Victims - Coats for Kids
9. Project Bundle-Up - Coats
10. U.S. Marines - Toys for Tots
11. Ursuline Support Services - Gifts for seniors
12. Northside Common Ministries - Toys
13. 412 Food Rescue
14. North Side Christian Health Center
15. Light of Life mission

These providers donated gift cards, meals, turkeys, toys, coats and gifts to thousands of HACP residents this holiday season.

The Chair asked for a motion to approve the Activity Report. Majestic Lane made a motion to approve, and Alex Laroco seconded the motion. After a discussion a vote being had thereon:

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

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

“NAYS”: None

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

PUBLIC COMMENTS: 2 public comments were received.

1. Kristen Davis (read aloud)

“I received a letter in the mail back in September of 2021 advising me that an apartment was available for me and my children at the Garfield commons. I quickly rushed to the office and filled out my paperwork and provided everything that was requested. I was extremely relieved knowing that I had no criminal record or eviction history, and having been struggling to find a place for us to Live at the time. It wasn't long after that that I received a letter telling my that I didn't qualify for the apartment due to my credit history being unsatisfactory. If these homes are meant for people who are in poverty, and who lack the means to pay average rent why would it be a disqualification to have unpaid debt on my credit. I was homeless.... How could I afford to pay off old debt when I couldn't even afford a home. This puts

minorities and impoverished people at a great disadvantage even in attaining income-based housing. I had no unpaid utilities, only loans and credit card debt due having serious health issues. This needs to change”

2. Sharon Humphrey (read aloud)

“Is the City of Pittsburgh Housing Authority the same as Allegheny County Housing authority?”

Mr. Binion stated that these inquiries will be addressed, and responses sent to the Board members.

Next, Ms. McDonald-Roberts introduced the Resolutions:

RESOLUTION No. 79 of 2022

A Resolution – Approving the Amendment of the Admissions and Continued Occupancy Policy

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) adopted its current Admissions and Continued Occupancy (ACOP) Policy on or about January 1, 2022; and

WHEREAS, the current ACOP must be amended to clarify policy and procedures as it pertains to Low-Income Public Housing (LIPH); and

WHEREAS, the proposed amendment to the ACOP would clarify and replace the existing provisions under the current ACOP; and

WHEREAS, the proposed amendments to the ACOP were made available for public review and comment from October 21, 2022 to November 21, 2022 at all HACP management and administrative offices and on the HACP website; and

WHEREAS, the HACP provided public notice regarding the availability of the proposed changes for review and comment, and the dates and times for two (2) public hearings on the proposed changes; and

WHEREAS, public hearings were held on November 22, 2022 at 10:00 a.m. and 5:30 p.m. regarding the proposed changes, and no comments were received in writing by the HACP; and

WHEREAS, the Board of Commissioners of the HACP have reviewed and given full consideration to the comments received.

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 Authority of the City of Pittsburgh (HACP) Admissions and Continued Occupancy Policy (ACOP) are approved. The effective date of the changes will be January 1, 2023.

The Chair asked for a motion to approve the resolution. Alex Laroc 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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 80 of 2022

A Resolution – Revising the Public Housing Flat Rent Schedule, as required by The U.S. Department of Housing and Urban Development

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

WHEREAS, Public Housing Authorities (PHAs) are required to establish a Flat Rent Schedule for each public housing unit based on market rates, and are required to revise that schedule annually; and

WHEREAS, at recertification, PHA’s must offer tenants the option of paying either the Flat Rent or the income-based Brooke Rent; and

WHEREAS, HUD Notice PIH 2015-13 requires public housing authorities to review the FMR’s published annually, and to modify the previously approved flat rent schedule if the existing flat rents are less than 80% of the FMR; and

WHEREAS, HUD published 2023 Fair Market Rents increased for several unit sizes, requiring the Housing Authority for the City of Pittsburgh (HACP) to modify its Flat Rent Schedule for all unit sizes; and

WHEREAS the revised Flat Rent Schedule was posted for public comment from October 21, 2022 through November 21, 2022, and a public hearing was held on November 22, 2022 at 11:00 a.m. and 5:30 p.m.; and

WHEREAS, the HACP did not receive any comments regarding the flat rent schedule.

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

Section 1. The revised Flat Rent Schedule for the Low-Income Public Housing program (LIPH), is hereby approved; and

Section 2. The revised Flat Rent Schedule for the LIPH is effective January 1, 2023.

The Chair asked for a motion to approve the resolution. Alex Laroco 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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 81 of 2022

A Resolution – Authorizing the Executive Director or his Designee to Advertise the Fiscal Year (FY) 2023 Housing Authority of the City of Pittsburgh Board of Commissioners Meeting Dates

WHEREAS the regular Board of Commissioners meetings of the Housing Authority of the City of Pittsburgh (HACP) shall be held on the dates noted in Section 1 of this resolution; and

WHEREAS the HACP Board of Commissioners meetings will be publicly advertised in two (2) newspapers of general circulation specifying the date, time, and location of each meeting.

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

Section 1. The Executive Director is hereby authorized and directed to publicly advertise in the *Pittsburgh Post-Gazette*, *New Pittsburgh Courier*, and any other newspaper that the Executive Director considers necessary for the following HACP Board of Commissioners meeting dates, times, and location:

Thursday, January 26, 2023

Thursday, February 23, 2023

Thursday, March 23, 2023

Thursday, April 27, 2023

Thursday, May 25, 2023

Thursday, June 22, 2023

Thursday, July 27, 2023

NO BOARD MEETING IN AUGUST

Thursday, September 28, 2023

Thursday, October 26, 2023

NO BOARD MEETING IN NOVEMBER

Thursday, December 14, 2023

Section 2. All of the above meetings will be held at 10:30 a.m. via ZOOM Conferencing unless specified otherwise by public advertisement.

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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 82 of 2022

A Resolution - Authorizing the Executive Director or his Designee to Submit a FY2022 Choice Neighborhoods Implementation Grant Application to the U.S. Department of Housing and Urban Development & Execute Certifications and Agreements and Authorize the Financial Commitment for the Grant Application

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property and related improvements located in Pittsburgh, Allegheny County, Pennsylvania known as Bedford Dwellings; and

WHEREAS, on June 28, 2016, the HACP and the City of Pittsburgh (City) received U.S. Department of Housing and Urban Development's (HUD) award of FY2015/2016 Choice Neighborhoods Initiative (CNI) Planning Grant (Planning Grant) in the amount of \$500,000 to support the development of a comprehensive neighborhood Transformation Plan for Bedford Dwellings and its surrounding area in the Bedford Dwellings/Hill District target neighborhood; and

WHEREAS, the HACP partnered with the City, the Urban Redevelopment Authority of Pittsburgh (URA), governmental agencies, and other public/private partners as well as the

residents of Bedford Dwellings and the Hill District, to develop a long-term 15-year comprehensive neighborhood revitalization plan (Transformation Plan) for Bedford Dwellings/Hill District community the CNI Planning Grant. The final Transformation Plan was submitted in June 2018 and accepted by HUD; and

WHEREAS, the HACP, with its partners, submitted a Choice Neighborhoods Implementation (CNIG) Grant application in 2018 to HUD but was not successful in securing the competitive CNIG award; and

WHEREAS, the HACP and its partners have updated the 2018 Transformation Plan to prepare and apply for a FY2022 CNIG in the amount of \$50,000,000 to support one-for-one replacement of units and mixed-income redevelopment of Bedford Dwellings (Redevelopment) and its surrounding neighborhood; and

WHEREAS, the HACP, community stakeholders and other public-private partners will complete a CNIG application in response to the FY2022 Notice of Funding Opportunity (NOFO) for the CNIG program and submit it to HUD on or before January 11, 2023; and

WHEREAS, the HACP will be the Lead Applicant of the CNIG Application and will enter into a CNIG Partnership Agreement with four (4) public and private entities, including the City as co-applicant (subject to City Council approval), Allies & Ross Management and Development Corporation and Trek Development Group as Housing Implementation Entity, the URA as the Neighborhood Implementation Entity, and the Allegheny County Department of Human Services as the People Implementation Entity; and

WHEREAS, in order to support the redevelopment of the Bedford Dwellings and the housing leverage scoring factor of the CNIG application, the HACP will make a financial commitment of approximately \$80,000,000 as a financial leverage for the CNIG's housing development constituting HACP Housing Leverage which would span between five (5) to seven (7) years of the CNIG implementation period; and

WHEREAS, the HACP Housing Leverage shall be funded \$70,000,000 from Moving to Work (MTW) and \$10,000,000 from Program Income; and

WHEREAS, the HACP's Housing Leverage and Neighborhood Leverage may be contingent upon receipt of the FY2022 CNIG award; and

WHEREAS, the CNIG housing development will include 411 replacement housing units and approximately 210 other affordable units and 205 unrestricted market-rate rental units for a total mixed-finance development of up to 826 units.

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 sign various HUD certifications and CNIG Partnership Agreement as required by HUD for all CNIG Applicants; and

Section 2. The Executive Director or his Designee is hereby authorized to submit a CNIG Application to HUD to request up to \$50,000,000.00 of CNIG funding; and

Section 3. The Executive Director or his Designee is hereby authorized to commit approximately \$80,000,000 for the Bedford Dwellings Redevelopment as Housing Leverage which shall consist of MTW Funds (\$70,000,000) and Program Income (\$10,000,000); and

Section 4. 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 Bedford Dwellings/Hill District CNIG Application, and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the activities contemplated herein.

The Chair asked for a motion to approve the resolution. Rev. Burgess 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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 83 of 2022

A Resolution - Authorizing the Executive Director or his Designee to Submit a Rental Assistance Demonstration (RAD) Application to HUD for the Bedford Dwellings Redevelopment

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) plans to redevelop the four hundred eleven (411) Low-Income Public Housing (LIPH) units at Bedford Dwellings in the Hill District neighborhood of the City of Pittsburgh (the Redevelopment);

WHEREAS, the Redevelopment will be a multi-phased effort across six (6) or more phases and may involve funding from a variety of sources, including a Choice Neighborhoods Implementation Grant from the U.S. Department of Housing and Urban Development (HUD); and

WHEREAS, the HACP has identified that a portion of the Redevelopment is suitable for conversion from LIPH subsidy to Project-Based Rental Assistance (PBRA) subsidy platform under the HUD’s Rental Assistance Demonstration (RAD) program. The RAD program will preserve low-income affordable housing units and provide residents with improved, better quality housing utilizing PBRA operating subsidy; and

WHEREAS, the HACP intends to convert approximately 270 LIPH units of Bedford Dwellings into PBRA RAD. The remaining 141 replacement units will be subsidized by Project-Based Vouchers (PBV) as the first two (2) sub-phases have already secured 9% Low-Income Housing Tax Credits (LIHTC) and other funding sources based on PBV; and

WHEREAS, HUD requires the submission of a RAD application to initiate its review process; and

WHEREAS, the HACP has initiated the resident consultation process meeting as required by the RAD program.

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

Section 1. The Executive Director or his Designee is hereby authorized to submit an application to HUD for Rental Assistance Demonstration (RAD) conversion of two-hundred seventy (270) Low-Income Public Housing (LIPH) units at Bedford Dwellings; and

Section 2. The Executive Director or his Designee is hereby authorized to take any and all appropriate actions, and execute all appropriate documents to carry out the resolution consistent with its terms.

The Chair asked for a motion to approve the resolution. Rev. Burgess 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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 84 of 2022

A Resolution - Authorizing the Approval of the Surplus Property Sales (SPS) Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has identified surplus vacant properties that were acquired but have never been utilized for public housing with Date of Full Availability (DOFA) as defined in 24 Code of Federal Regulation Part 970.5, and are unsuitable for affordable housing development (Parcels); and

WHEREAS, the HACP has developed a Surplus Property Sales (SPS) Program (Program) to guide the sale and disposition of the Parcels (See Attachment 1. SPS Program Guidelines); and

WHEREAS, the Parcels shall be sold in the following preference order: (1) adjacent property owners, (2) Pittsburgh Land Bank and/or City of Pittsburgh, and (3) HACP’s discretionary negotiated sale; and,

WHEREAS, the net proceeds from the Program will be utilized for the operations, modernization, and/or development of Low-Income Public Housing (LIPH) and other affordable housing; and

WHEREAS, the HACP will submit a disposition request to the U.S. Department of Housing and Urban Development (HUD) Pittsburgh Field Office for the final disposition approval for the Parcels.

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 approve the new Surplus Property Sales (SPS) Program as described in Attachment 1. SPS Program Guidelines; and

Section 2. The Executive Director or his Designee is hereby authorized to submit a disposition approval request to the HUD Pittsburgh Field Office to dispose of the Parcels; and

Section 3. The Executive Director or his Designee is hereby further authorized and directed to prepare and execute all required documents necessary to obtain HUD approval for the disposition of the Parcels.

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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 85 of 2022

A Resolution - Approving the Transfer of Development Project Funds of FY 2023 Capital Fund Budget to Allies & Ross Management and Development Corporation

WHEREAS, by Resolution No. 44 of 2022, the Housing Authority of the City of Pittsburgh (HACP) agreed to obligate FY 2022 Capital Funds in the amount of \$12,185,745, which are granted from the HACP to the Allies & Ross Management and Development Corporation (ARMDC) to fund certain development activities (Development Activities); and

WHEREAS, the HACP transfers the authorized amount of FY 2023 Capital Funds as grant funds (Grant Funds) for the ARMDC to invest and leverage other financing instruments for the Development Activities and the ARMDC may loan all or a portion of the Grant Funds to development partners and owner entities; and

WHEREAS, the HACP will grant to the ARMDC the Grant Funds upon execution of grant agreements between the HACP and the ARMDC subject to the terms and conditions thereof; and

WHEREAS, the ARMDC will submit a monthly grant report to the HACP's Board of Commissioners indicating summary disbursements to date of the Grant Funds.

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 one (1) or more Grant Agreements with the Allies & Ross Management and Development Corporation (ARMDC), transferring the Grant Funds up to \$12,185,745, which the ARMDC shall utilize to fund the Development Activities; and

Section 2. The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the Housing Authority of the City of Pittsburgh (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 Development Activities and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Development Activities contemplated herein; and

Section 3. All amounts shall be payable from Moving-to-Work (MTW) funds, Program Income, or other sources as appropriate.

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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 86 of 2022

A Resolution - Authorizing the Executive Director or Designee to Exercise the 1-year Extension Option and Amend the Monetary Value of the Elevator Maintenance and Repair Authority-Wide Contract with Hadfield Elevator LLC by the allowable 20%.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning elevators for resident safety at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards, as well as Pennsylvania Department of Labor & Industry codes and Pittsburgh Fire Code compliance; and

WHEREAS, the HACP is requesting to exercise the option to extend IFB #300-44-19 by one (1) year to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC to ensure the HACP can continue elevator inspections, safety testing, and maintenance and repairs for the full five (5) years as stated in the terms of the original contract executed on January 27, 2020; and

WHEREAS, the HACP is requesting an additional \$79,593.35 to be added to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC to ensure the HACP can continue proper elevator operations and maintenance, as well as payment to vendor.

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

Section 1. Authorize the Executive Director or Designee to extend by one (1) year and add funds to the Elevator Maintenance and Repair contract with Hadfield Elevator LLC, in an amount not to exceed \$477,560.10; and

Section 2. The additional funds to bolster the Elevator Maintenance and Repair contract with Hadfield Elevator LLC, shall be made payable from operating funds and/or Moving to Work (MTW) 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, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 87 of 2022

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$74,290.52 from Tenant Accounts Receivable for the Months of July 2022 through September 2022.

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of July 2022 through September 2022 is \$74,290.52, and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$74,290.52 which is 3.36% of the total rent and associated charges of \$2,148,582.00 for the 3rd quarter of 2022.

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

Section 1. The Executive Director’s decision to write off collection losses of \$74,290.52 from the Tenant Accounts Receivables (TARs) balance for April 2022 through June 2022 is hereby ratified.

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”: Janet Evans, Valerie McDonald-Roberts, Alex Laroco,
Rev. Burgess, Cheryl Gainey and Majestic Lane

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

RESOLUTION No. 88 of 2022

A Resolution – Ratifying the Executive Director’s Decision to enter into an agreement with Warehouse Development Corporation for the lease of a garage to use as storage for the Housing Authority of the City of Pittsburgh Wi-Fi on Wheels CyberBus

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) previously determined that it is necessary to purchase an RV to serve as the Mobile Computer Lab Program vehicle in its fleet, in order to support operational needs related to digital literacy and add additional resources to our Wifi On Wheels (WOW) Program throughout the HACP’s housing communities; and

WHEREAS, the HACP made a substantial investment in purchasing the custom CyberBus, with support provided from the Richard King Mellon Foundation and the Heinz Endowments and received the completed vehicle in September 2022; and

WHEREAS, the HACP Resident Self Sufficiency (RSS) Department began utilizing the CyberBus to host daily programming in the HACP communities on Nov. 2, 2022; and will continue to host daily onsite programs for the near future; and

WHEREAS, the HACP determined that it was essential to secure a long-term parking location for the CyberBus; and

WHEREAS, after an extensive search of rental and for sale properties located throughout the City of Pittsburgh, the HACP staff determined that the property located at 134 55th St., Pittsburgh, owned by Warehouse Development Corporation, fully met the needs of the HACP’s requirements for CyberBus storage; and

WHEREAS, the HACP staff negotiated a rental rate of \$1,700 per month for an amount that is not to exceed \$108,080 over a five-year term beginning on Nov. 1, 2022; and

WHEREAS, the HACP will be responsible for payment of utilities for 134 55th St., through the duration of our lease, including: gas, electric, water and internet access/security system; and

WHEREAS, the HACP will pay utility expenses directly to the respective providers, including Duquesne Light Company, Pittsburgh Water and Sewer Authority, Peoples Gas, and a to-be-determined internet service provider; and

WHEREAS, the HACP will need to pay for gas, routine maintenance, inspections, and additional operating expenses in order to utilize and properly maintain the CyberBus; and

WHEREAS the HACP is requesting funding for the utility expenses for 134 55th St. and for the ongoing operations costs for the CyberBus, including gas, maintenance, and operational expenses at a combined not to exceed amount of \$100,000 over the next five (5) years.

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 enter into a lease with Warehouse Development Corporation for the garage located at 134 55th St., Pittsburgh, is hereby affirmed and ratified; and

Section 2. The amount paid to Warehouse Development Company over a five (5) year term is not to exceed \$108,080; and the total amount paid over a five (5) year term for utilities and operating expenses is not to exceed \$100,000; and

Section 3. The amount shall be paid from Moving To Work (MTW) and/or Program Income funds.

The Chair asked for a motion to approve the resolution. Alex Laroco 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, Alex Laroco,
Rev. Burgess, Cheryl Gainey 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. Mr. Binion thanked the Board for their guidance for the last 12 – 24 months. He thanked the compliance staff and finance staff for a successful audit. The HACP will file its Bedford Choice application on January 9, 2022. He thanked all our partners for making sure kids have a good holiday. Mr. Binion wished the Board, Staff and Partners a Happy and 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 Cheryl Gainey seconded the motion.

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

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

“NAYS”: None

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

A handwritten signature in blue ink that reads "Amy L. Shaffer". The signature is written in a cursive style with a large initial 'A' and 'S'.