

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
September 28, 2023
VIA ZOOM WEBINAR

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, September 28, 2023 via ZOOM Webinar conferencing. The meeting began at 10:45 a.m.

The HACP Vice-Chair, Janet Evans, called the meeting to order. The Commissioners in attendance were Mr. Jake Wheatley, Ms. Jala Rucker, Ms. Janet Evans, Rev. Ricky Burgess and Mr. Majestic Lane. Mrs. Valerie McDonald-Roberts and Mr. Alex Laroco were not present. A quorum was met.

Next, the Vice-Chair noted that the Board members previously received a copy of the July, 2023 HACP Board Meeting Minutes and asked for a motion to approve the minutes. Majestic Lane made a motion to approve, and Jala Rucker seconded the motion.

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess, and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for August 2023

ACTIVITY REPORT:

~We are LIVE from the CyberBus with today’s board meeting in the Bedford Choice footprint coming to you fresh from the City’s Edge groundbreaking ceremony. City’s Edge is uptown Replacement housing for first phase of Bedford Choice.

~City’s Edge is a seven-story property that will include 173,124 square feet of residential space. Of the 110 apartment/rental units, 92 units will be affordable for households with incomes at or below 60% of the Area Median Income (AMI) subsidized with project-based vouchers. 43 units will serve as replacement housing for Bedford Dwellings residents as part of the recently announced Choice. HACP’s investment includes project-based voucher operating subsidy and over \$20 million of funds.

~Site Tour at NVH and Bedford with Pgh Cultural Trust has gained a partnership that will

include our Somali Bantu residents participating in a NY Carnegie Hall/Trust Lullaby Project Program in 2024.

~Many thanks to the Sarah Heinz House for providing youth programming in the gym, and at their site for the last two weeks. Starting Monday, Youthplaces will pick up the other three days with programming.

~Resident Leadership Conference in DC/35 staff and residents met with Senator Federman, Casey, and Rep Summer Lee. We visited and toured DCHA, workshops with residents also included reasonable accommodations and TC election procedures and updates. Also CLPHA held a meeting to address policy and govt/hud roles in decisions for HA's. We closed with a visit to the African American History Museum, and PennDot's Safety Awareness Celebration. HUD acknowledged education and training in this manner and are encouraging other PHAs to do the same

~Speaking of encouraging others, HUD has referred several PHA's such as Johnstown, North Carolina, and Youngstown to connect with us to discuss CHOICE community building and development . We are planning to invite PHA's here in the spring. However, Steubenville HA met with us early with a visit in August. Tuesday evening we meet with residents and spoke before Steubenville city Council, regarding HACP's former and current Choice Awards and resident, citywide collaborations.

~Glen Hazel Rec meeting w/Pitt and Hazelwood Green representatives looking for possible re-design and repurposing of the Req Center.

~CHOICE UPDATES: DC HUD Choice team visited Bedford this month and hosted a webinar for 2023 grant awardees at the EVC.

~We were guests on KDKA Intersections show to discuss the 50 million \$\$ Bedford CHOICE award.

Next, the Vice-Chair asked the Board for a motion to approve the Activity Report. Rev. Ricky Burgess 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": Majestic Lane, Jala Rucker, Rev. Ricky Burgess
Janet Evans, and Jake Wheatley

"NAYS": None.

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

RESOLUTIONS:

Next, the Vice-Chair introduced the Resolutions:

RESOLUTION No. 50 of 2023

A Resolution - Authorizing the Executive Director or His Designee to Enter Into an Intergovernmental Agreement with the Allegheny County Department of Human Services and for Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services and Domestic Violence Prevention/Mediation Services and with the Ursaline Support Services for the Eviction Prevention Program

WHEREAS, The Housing Authority of the City of Pittsburgh's (HACP) plans to enter into an agreement with the Allegheny County Department of Human Services (ACDHS) and the Ursaline Support Services to provide ancillary support services in the HACP communities; and

WHEREAS, the HACP has partnered with the ACDHS to expand the scope of existing programs to provide enhanced levels of Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services, and Domestic Violence Prevention/Mediation Services and Ursaline Support Services will provide the Eviction Prevention Services; and

WHEREAS, the HACP has identified the need to provide specific services to enable senior citizen and disabled residents to improve their quality of life and maintain safe, independent living; and

WHEREAS, the HACP has identified the need to provide community mental health, and drug and alcohol, and eviction prevention pilot services in its communities to encourage residents to seek treatment in order to retain their housing and to ensure a safe environment for all residents; and

WHEREAS, the HACP has identified the need to provide homeownership education services for eligible residents as a part of its Moving To Work (MTW) Homeownership Program to encourage and support residents to pursue self-sufficiency and homeownership; and

WHEREAS, the HACP has identified the need to provide Domestic Violence Prevention/ Mediation services in its communities to encourage residents to seek support in order to retain their housing and to ensure a safe environment for all residents; and

WHEREAS, the Contract with ACDHS will be for a term of up to five (5) years to include; three (3) years with two (2) optional one (1) year extensions); for a period covered from January 1, 2024 thru December 31, 2028; at an annual amount of \$530,450 not to exceed up to \$2,652,250, and

WHEREAS, the sub-grantee agreement with the Ursuline Support Services for Eviction Prevention Services will be for a term of up to three (3) years; for a period covered from January 1, 2024 thru December 31, 2026; at an annual amount of \$225,000 not to exceed \$675,000; and

WHEREAS, The combined total for all services to include ACDHS and Ursuline Support Services will not exceed \$3,327,250; and

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) authorizes the use of Intergovernmental Agreements and has issued regulations governing such agreements.

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 an Intergovernmental Agreement with the Allegheny County Department of Human Services (ACDHS) to expand the scope of existing programs to provide enhanced levels of Senior Living Enhancement Program, Mental Health Counseling Services, Homeownership Program Services, and Domestic Violence Prevention/Mediation Services; and

Section 2. The term of the contract with ACDHS will be for up to five (5) years to include; three (3) years with two (2) optional one (1) year extensions; not to exceed up to \$2,652,250; and enter into a sub-grantee agreement with the Ursuline Support Services for Eviction; and

Section 3. The Ursuline Support Services Agreement will be for a term of up to three (3) years, and shall not exceed annually \$225,000, not to exceed \$675,000 to be paid from Moving to Work (MTW) funds, and shall conform to the requirements of 24 CFR/ 2 CFR 200 85.37 [b] [5] governing the award of subgrantee agreements; and

Section 4. The combined total for all services will be for a not to exceed amount of \$3,327,250 and will be paid from Program Income and/or Moving To Work (MTW) funds.

Next, the Vice-Chair asked for a motion to approve the resolution. Jake Wheatley 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”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 51 of 2023

A Resolution–Ratifying the Executive Director’s decision to execute a Requisition and Purchase Order for the Purchase of Two (2) Ford Vehicles for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace two (2) vehicles in its fleet, in order to support operational needs throughout the Authority; and

WHEREAS, on July 17, 2023, the HACP was notified by Woltz & Wind Ford, the authorized HACP fleet vehicle supplier that two (2) Ford vehicles were available (per the attached Memorandum); and

WHEREAS, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement (COSTARS) that can be used for the purchase of vehicles and the purchase and installation of additional equipment; and

WHEREAS, through the identified purchasing cooperative agreement, the two (2) vehicles and associated installed equipment specified by the HACP can be purchased for a cost of \$114,285.00; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local regulations and the procurement policies and procedures of the HACP.

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 enter a purchase order for vehicles to Woltz & Wind Ford in the amount of \$114,285.00 for two (2) Ford vehicles is hereby ratified; and

Section 2. The total amount shall be paid from Program Income or Moving To Work (MTW) funds.

Next, the Vice-Chair asked for a motion to approve the resolution. Jake Wheatley 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”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 52 of 2023

A Resolution- Authorizing the Executive Director or his Designee to Enter into a Choice Neighborhoods Implementation Grant Agreement with the U.S. Department of Housing and Urban Development

WHEREAS, on January 10, 2023, the Housing Authority of the City of Pittsburgh (HACP) along with its co-applicant, the City of Pittsburgh (City), submitted a FY 2022 Choice Neighborhoods Implementation (CNI) Grant application to the U.S. Department of Housing and Urban Development (HUD) requesting \$50,000,000 in grant funds to be used to help implement the Bedford Dwellings/Hill District Transformation Plan (Transformation Plan); and

WHEREAS, on July 26, 2023, HUD awarded the HACP a FY 2022 CNI grant in the amount of \$50,000,000; and

WHEREAS, the HACP will enter into CNI Grant Agreement with HUD to receive the \$50,000,000 of CNI grant funds under the Grant Number PA3E001CNG122 (CNI Grant Funds), in order to implement the Transformation Plan and memorialize the agreements made among the HACP as lead-grantee, the City as co-grantee, and HUD.

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 the CNI Grant Agreement with HUD to receive the CNI Grant funds in order to implement the Transformation Plan; and

Section 2. 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 the Executive Director or his designee shall determine to be necessary or desirable in order to effect the CNI grant and (ii) take any and all additional actions that are legally permissible and necessary or advisable to administrate and implement the CNI grant; and

Section 3. The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or proper in connection with the CNI grant.

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

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
 Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 53 of 2023

A Resolution- Authorizing the Executive Director or his Designee to Enter into a Choice Neighborhoods Implementation Start-Up for People Strategy Agreement

WHEREAS, on July 26, 2023, the Housing Authority of the City of Pittsburgh (HACP) along with its co-applicant, City of Pittsburgh (City), were awarded a FY 2022 Choice Neighborhoods Implementation (CNI) Grant from the U.S. Department of Housing and Urban Development (HUD) for \$50,000,000 to be used to implement the Bedford Dwellings/Hill District Transformation Plan (Transformation Plan); and

WHEREAS, the Allegheny County Department of Human Services (DHS) shall be the lead implementation entity for the People Strategy of the CNI Grant, overseeing and managing all components of the People Strategy, including case management and supportive services (People Services); and

WHEREAS, HUD requires People Services to be available to eligible CNI Grant residents within sixty days after the grant award, which is Tuesday, September 26, 2023; and

WHEREAS, the CNI Grant funds will be available after HUD signs the CNI Grant Agreement and certain administrative deadlines are met, which is anticipated to be in the first quarter of 2024; and

WHEREAS, the HACP and the DHS shall enter into an interim agreement for an amount not to exceed \$552,781 to fund the People Services (Start-Up Agreement) until the CNI Grant funds are available to be disbursed to the DHS; and

WHEREAS, the HACP shall be reimbursed by CNI Grant funds, once available and subject to HUD approval, for all funds expended for and on behalf of the Start-Up Agreement.

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 the CNI Grant Start-Up Agreement with the DHS in an amount not to exceed \$552,781 to provide People Services, which shall be paid from Moving to Work (MTW) and/or Program Income funds; and

Section 2. 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 the Executive Director or his

Designee shall determine to be necessary or desirable in order to effect the People Strategy of the CNI grant and (ii) take any and all additional actions that are legally permissible and necessary or advisable to administrate and implement the CNI grant.

Next, the Vice-Chair asked for a motion to approve the resolution. Jake Wheatley 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”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 54 of 2023

Authorizing the Additional Commitment of Funds for the Development of Scattered-Site Replacement Units as part of the Larimer/East Liberty Choice Neighborhoods Implementation Grant Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the lead grantee of the U.S. Department of Housing and Urban Development's (HUD) Choice Neighborhoods Implementation Grant (CNIG) for Larimer/East Liberty neighborhoods, and the Urban Redevelopment Authority (URA) is the neighborhood implementation entity of the CNIG program; and

WHEREAS, pursuant to HUD’s approval of the CNIG housing plan revision, the HACP and the URA have entered into an intergovernmental cooperation agreement (Agreement) and following that, a First Amendment to the Agreement to develop three (3) CNIG scattered site replacement units in Larimer neighborhood (Scattered Site Development); and

WHEREAS, the HACP Board Resolution No. 33 of 2019 dated September 26, 2019, and the HACP Board Resolution No. 79 of 2021 dated December 16, 2021, have authorized \$1,677,127.62 for the Scattered Site Development under the Agreement; and

WHEREAS, the unprecedented supply shortage of construction materials and the volatile nature of the construction markets caused a cost increase in work associated with sitework, framing, siding, windows, doors, and finishes. As a result, the Scattered Site Development needs additional funding of up to **\$163,133.71** a (9.73%) increase, therefore increasing the total development budget to **\$1,840,261.33** to complete the Scattered Sites Development.

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 up to \$163,133.71 for a total of not to exceed \$1,840,261.33 for the Scattered Site Development; and

Section 2. The increase of additional funding of up to **\$163,133.71** a (9.73%) increase, therefore increasing the total development budget to **\$1,840,261.33** to complete the Scattered Sites Development shall be paid from Program Income Funds; 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 Scattered Site Development and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to administrate and implement the activities contemplated herein.

Next, the Vice-Chair asked for a motion to approve the resolution. Jake Wheatley 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”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 55 of 2023

A Resolution - Authorizing the Award of and Negotiation with Selected Respondents as part of the 2023 Gap Financing Request for Proposals Program

WHEREAS, the Housing Authority of the City of Pittsburgh (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), the HACP’s instrumentality, is tasked with performing certain development activities which include the management and implementation of the PBV/Gap Financing program; and

WHEREAS, on May 15, 2023, the HACP issued a Request for Proposals (RFP) #600-17-23 representing another round of funding availability under the PBV/Gap Financing program; and

WHEREAS, on July 20, 2023, the HACP received four (4) proposals from four (4) firms through the RFP; and

WHEREAS, the HACP/ARMDC has evaluated 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 basic underwriting criteria 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 three (3) highest ranked proposals to receive a conditional commitment for PBV and Gap Financing as follows (Awarded Respondents); and

Name of Developer	Development Name	Neighborhood	# of PBV Units	Gap Financing
Beacon Communities, LLC	The Standard on Fifth	Uptown	17	\$1,700,000
McCormack Baron Salazar	North Homewood Avenue	Homewood	25	\$2,500,000
CHN Housing Partners and Amani Christian Community Development Corporation	2531 Brownsville Road	Carrick	12	\$1,200,000
		Total	54	\$5,400,000

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 issue contingent commitment(s) of funds and begin project underwriting negotiations with the Awarded Respondents that are in good standing with the HACP and ARMDC; and

Section 2. The Executive Director or his Designee is hereby authorized to award PBV and Gap Financing to the three (3) Awarded Respondents, subject to budget availability; and

Section 3. The PBV units will be funded by the HACP’s Housing Choice Voucher (HCV) Program, and the Gap Financing will be funded by Moving to Work (MTW) or Program Income funds as appropriate.

Next, the Vice-Chair asked for a motion to approve the resolution. Jala Rucker made a motion to approve, and Rev. Burgess seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 56 of 2023

A Resolution - Authorizing the Executive Director or his Designee to approve the Fiscal Year 2024 Budget for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has prepared its Fiscal Year (FY) 2024 budget; and

WHEREAS, the HACP finds the proposed total expenditures necessary for an efficient and economical operation, the provision of resident services, and the continuation of modernization and development activities; and

WHEREAS, the projected total revenue provides sufficient funds to support the HACP’s activities as follows:

2024 Total Budget Sources	\$196,786,331
2024 Total Budget Uses	\$196,786,331
2024 Net Surplus/(Deficit)	\$0

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

Section 1. The Fiscal Year 2024 Budget in the amount of \$196,786,331 is hereby approved; and

Section 2. The Executive Director or his Designee is hereby authorized and shall take such measures as may be necessary to place the FY 2024 Budget into effect.

Next, the Vice-Chair asked for a motion to approve the resolution. Jala Rucker made a motion to approve, and Rev. Burgess seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 57 of 2023

A Resolution - Accepting the Audited Financial Statements as of and for the Year Ended December 31, 2022, and the related Independent Auditor's Reports for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required by the United States Department of Housing and Urban Development (HUD) to have its financial statements and programmatic compliance audited by Independent Certified Public Accountants; and

WHEREAS, Maher Duessel was properly procured and approved by the Board of Commissioners to complete the required financial statement and compliance audits for the fiscal year ended December 31, 2022; and

WHEREAS, Maher Duessel has completed its audit work and prepared; an Independent Auditor's Report on the financial statements of the HACP, an Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, as well as, an Independent Auditor's Report on Compliance for its Major Program and on Internal Control Over Compliance Required by OMB Circular A-133; and

WHEREAS, representatives of the Board of Commissioners have maintained regular direct contact with Maher Duessel during the planning, execution and review phases of the audit and recommends these reports for acceptance; and

WHEREAS, Maher Duessel has issued an unqualified opinion on the financial statements, thus indicating the financial statements present fairly, in all material respects, the financial position of the HACP.

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

Section 1. The Board of Commissioners formally accepts the aforementioned independent auditor reports for the year ending December 31, 2022.

Next, the Vice-Chair asked for a motion to approve the resolution. Majestic Lane made a motion to approve, and Jala Rucker seconded the motion. After a discussion:

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

"AYES": Majestic Lane, Jala Rucker, Janet Evans,
 Rev. Ricky Burgess and Jake Wheatley

"NAYS": None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 58 of 2023

A Resolution - Approving the Housing Authority of the City of Pittsburgh FY 2024 Moving to Work Annual Plan, and authorizing the Executive Director or his Designee to submit the Annual Plan to the U.S. Department of Housing and Urban Development

WHEREAS, on November 17, 2000, the Housing Authority of the City of Pittsburgh (HACP) and the United States Department of Housing and Urban Development (HUD) executed an agreement authorizing the HACP to participate in the Moving to Work (MTW) Demonstration; and

WHEREAS, as a participant in the MTW demonstration, the HACP is required to submit an Annual Plan for review and approval by HUD; and

WHEREAS, the HACP's Fiscal Year (FY) 2024 Moving To Work (MTW) Annual Plan was made available for public review and comment from Sunday, August 13, 2023 to Friday, September 15, 2023 on the HACP Web Site: <https://hacp.org> and other social media platforms to include Facebook and Twitter. Public hearings were held on the proposed FY 2024 MTW Annual Plan on Wednesday, September 20, 2023 at 9:30 a.m. and 5:30 p.m.; and

WHEREAS, the HACP will consider all comments received regarding the FY 2024 MTW Annual Plan and report to the Board of Commissioners.

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

Section 1. The HACP's Fiscal Year (FY) 2024 Moving to Work (MTW) Annual Plan is approved and the Executive Director or his Designee is authorized to submit the plan to HUD; and

Section 2. The Chairperson is hereby authorized to sign the Certifications of Compliance on behalf of the Board as required by HUD.

Next, the Vice-Chair asked for a motion to approve the resolution Rev. Burgess 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": Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

"NAYS": None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 59 of 2023

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value and Renew Contract with InTech Solution Inc. for the Network Engineering and Support Services Authority-Wide

WHEREAS, the Information Technology (IT) Department of the Housing Authority of the City of Pittsburgh (HACP) is required to provide Secure Networked Computer Systems for the HACP Staff to service tenants, landlords and applicants; and

WHEREAS, the HACP is currently under contract with InTech Solutions to provide Network Engineering and Support Services, and Compliance with Cybersecurity Insurance & Federal Government standards using InTech provisioned Multi-Factor Authentication (MFA), Backup to the Cloud and Privileged Access Management services (PAM); and

WHEREAS, the monetary value of the current contract in the amount of \$549,250.00 with In-Tech is exhausted (Resolution No. 7 of 2018); and

WHEREAS, the IT Department of the HACP needs to continue provisioning Networked Computer Systems support & Cybersecurity Compliance across all of HACP locations as well as migrate all computer systems to the new HACP Data Center; and

WHEREAS, the HACP is requesting to add \$80,000.00 to the current zero-balance contract of In-Tech Solutions to pay the monthly cost for above mentioned services until December 31, 2023; and

WHEREAS, the HACP is also requesting to extend the In-Tech contract expiring on December 31, 2023 to June 30, 2024, while the HACP procures new services, for an amount not to exceed \$140,000.00 to sustain services availability. This extension will allow the HACP to complete the transition of Network Engineering and Support Services as well as Cybersecurity Compliance Services to new HACP Data Center. With the additional funds added to the In-Tech Contract, the total amount will be \$769,250.00 which is an increase of over 20% and requires Board of Commissioners approval.

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 add funds in the amount of \$220,000 to the current contract to InTech Solutions and extend the current contract from December 31, 2023 to June 30, 2024. The current contract of \$549,250 plus the addition of \$220,000 will be a new total of not to exceed \$769,250.00.

Section 2. The additional funds to fulfill the contract with InTech Solutions will be paid from Moving To Work (MTW) and/or Program Income funds.

Next, the Vice-Chair asked for a motion to approve the resolution. Majestic Lane made a motion to approve, and Jala Rucker seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 60 of 2023

A Resolution – Ratifying the Action of the Executive Director for the expenditure of \$4,120,340.00 to satisfy the purchase and closing costs for the acquisition of 330 46th Street, Pittsburgh, PA 15201

WHEREAS, in accordance with the Housing Authority of the City of Pittsburgh’s (HACP) mission to stabilize and increase affordable housing opportunities in the City of Pittsburgh; and

WHEREAS, the HACP is committed to continuing to provide affordable housing options in the City of Pittsburgh; and

WHEREAS, the HACP is actively seeking to acquire both single family homes as well as multi-unit structures within the City of Pittsburgh for use as affordable housing options through the Low-Income Public Housing (LIPH) and Project-Based Voucher (PBV) Programs; and

WHEREAS, the HACP strives to remove barriers to increasing safe and affordable housing; and

WHEREAS, the HACP has moved forward with the acquisition of a twenty-three (23) unit apartment building located at 330 46th, Pittsburgh, PA 15201, in the Central Lawrenceville neighborhood of the City of Pittsburgh; and

WHEREAS, the Executive Director of the HACP perceived it was necessary to take immediate action to ensure successful acquisition of the property in accordance with the scheduled closing agreement; and

WHEREAS, the Executive Director removed the referenced barrier as it pertains to the immediate acquisition, effective Thursday, August 3, 2023.

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

Section 1: Ratify the actions of the Executive Director effective Thursday, August 3, 2023, for the funds expended for acquisition of 330 46th Street, Pittsburgh, PA 15201 in the amount of \$4,120,340.00 of Program Income Funds for the purpose of expanding the affordable housing market in the Central Lawrenceville neighborhood of the City of Pittsburgh.

Next, the Vice-Chair asked for a motion to approve the resolution. Rev. Burgess made a motion to approve, and Jake Wheatley seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
Rev. Ricky Burgess and Jake Wheatley

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

Jake Wheatley left the meeting at this time.

RESOLUTION No. 61 of 2023

A Resolution - Authorizing the Executive Director or his Designee to amend the Existing Monetary Value of the Contracts with PA State Constable Antione P. Malloy and Malloy Legal Services for Constable Services in Low Income Public Housing (LIPH)

WHEREAS, the Housing Authority City of Pittsburgh (HACP) provides community security patrols and is required to perform legal actions related to eviction procedures including lockouts, standby set outs, subpoena, and escort; and

WHEREAS, the HACP has determined that Constable Services are needed in addition to the regular security patrols, to provide additional patrols in our communities to ensure every effort is made to protect the safety of our residents; and

WHEREAS, the HACP issued a Request for Proposals, RFP# 250-26-22 Constable Services Authority-Wide for the Low-Income Public Housing sites (LIPH); and

WHEREAS, PA State Constable Antione P. Malloy and Malloy Legal Services was the highest ranked responsive and responsible proposers per approved Resolution 4 of 2023; and

WHEREAS, the HACP is requesting to add \$500,000.00 to be utilized for the current contracts of PA State Constable Antione P. Malloy and Malloy Legal Services to provide additional security patrols in the HACP communities; and

WHEREAS, this procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations and the procurement policies and procedures of the HACP.

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 add funds in the amount of \$500,000.00 to the current contract with PA State Constable Antione P. Malloy and Malloy Legal Services for an amount not to exceed \$1,100,000.00; and

Section 2. The additional funds will be paid by Program Income and/or Moving To Work (MTW) funds.

Next, the Vice-Chair asked for a motion to approve the resolution. Rev. Burgess 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”: Majestic Lane, Jala Rucker, Janet Evans,
And Rev. Ricky Burgess

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 62 of 2023

A Resolution - Ratifying the Executive Director or Designee to execute an amendment to the Hadfield Elevator Contract – IFB #300-44-19.

WHEREAS, the Housing Authority of the City of Pittsburgh, (HACP) has determined that it is imperative to immediately repair both elevator cars at Pressley High-Rise in order to keep the cars operational and safe; and

WHEREAS, one (1) of the elevator cars Pressley High-Rise is currently not running and the second elevator car has frequent daily service outages; and

WHEREAS, repair proposals were provided by Hadfield Elevator, LLC., the authorized HACP elevator maintenance vendor, to increase the elevator reliability. Hadfield Elevator, LLC. identified three (3) main areas for repair in both Car #1 and Car #2 at Pressley High-Rise totaling \$386,909.00 in repairs; and

WHEREAS, this emergency procurement was conducted in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP.

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 is hereby ratified to execute an amendment of funds in the amount of \$386,909.00 for the repairs to the elevator cars at Pressley High-Rise; and

Section 2. The total amount of \$386,909.00 shall be payable from Program Income and/or Moving to Work (MTW) funds.

Next, the Vice-Chair asked for a motion to approve the resolution. Rev. Burgess made a motion to approve, and Jala Rucker seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
and Rev. Ricky Burgess.

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 63 of 2023

A Resolution - Authorizing the Executive Director or Designee to Exercise the 1-year Extension Option and Amend the Monetary Value of the Emergency Generator and Fire Pump Maintenance Authority-Wide Contract with Penn Power Systems

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning and maintenance for the twelve (12) Emergency Generators and four (4) Fire Pumps at properties HACP-wide for resident safety in accordance with the Department of Housing and Urban Development (HUD) standards, as well as the National Fire Protection Association and Pittsburgh Fire Code compliance; and

WHEREAS, the HACP is requesting to exercise the option to extend IFB #300-09-20 by \$76,000.00, which is above the 20% threshold required for Board of Commissioners approval, to the Emergency Generator and Fire Pump Maintenance contract with Penn Power Systems to ensure the HACP can continue load bank testing, preventative maintenance, full oil and filter changes, as well as routine maintenance and repairs for the full five (5) years as stated in the terms of the original contract executed on June 30, 2020, with Resolution 23 of 2020.

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 his Designee to increase the Emergency Generator and Fire Pump Maintenance Contract with Penn Power Systems, in an amount of \$76,000.00 for a total contract not to exceed \$134,090.00; and

Section 2. The additional funds to bolster the Emergency Generator and Fire Pump Maintenance contract with Penn Power Systems shall be made payable from program income and/or Moving to Work Funds (MTW).

Next, the Vice-Chair asked for a motion to approve the resolution. Jala Rucker 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”: Majestic Lane, Jala Rucker, Janet Evans,
and Rev. Ricky Burgess.

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 64 of 2023

A Resolution - Authorizing the Executive Director or Designee to Award Contracts to Tri Rivers Property Maintenance and Phase One Development Corporation for Concrete Support Authority-Wide for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes Concrete Services across all HACP locations for Concrete Support; and

WHEREAS, on July 24, 2023, the HACP issued Invitation for Bid (IFB) #300-27-23 seeking qualified companies to provide Concrete Support Authority-Wide; and

WHEREAS, IFB #300-27-23 was procured in accordance with applicable federal, state, and local procurement rules and regulations, as well as the procurement policies and procedures of the HACP; and

WHEREAS, two (2) companies responded to IFB #300-27-23 for Concrete Support, specifically: Tri Rivers Property Maintenance and Phase One Development Corporation; and

WHEREAS, Tri Rivers Property Maintenance and Phase One Development Corporation were both determined to be responsive and responsible bidders; and

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 Designee is hereby authorized to enter into a contracts in an amount not to exceed \$5,000,000.00 with Tri Rivers Property Maintenance and Phase One Development Corporation for Concrete Support 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 \$5,000,000.00 shall be made payable from the operating budgets of the sites and departments who utilize the services.

Next, the Vice-Chair asked for a motion to approve the resolution. Majestic Lane made a motion to approve and Jala Rucker seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
and Rev. Ricky Burgess.

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

RESOLUTION No. 65 of 2023

A Resolution - Authorizing the Executive Director or Designee to Exercise the 1-year Extension Option and Amend the Monetary Value of the Inspection, Testing, and Maintenance of Sprinkler Systems Authority-Wide Contract with CertaSite

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) utilizes a 3rd Party to perform Fire Sprinkler Systems Inspections, Testing, and Maintenance across all HACP locations to maintain local and federal safety compliance; and

WHEREAS, the HACP is requesting to increase the existing contract by more than 20% (IFB #300-25-19 REBID) to the Inspection, Testing, and Maintenance of Sprinkler Systems Authority-Wide Contract with CertaSite, to ensure the HACP can continue preventative maintenance and repairs, as well as routine testing and inspections for the full 5-years as stated in the terms of the original contract executed on November 5, 2019 (Resolution No. 43 of 2019 attached); and

WHEREAS, the HACP is requesting an additional \$100,000.00 to be added to the Inspection, Testing, and Maintenance of Sprinkler Systems Authority-Wide Contract with CertaSite to ensure the HACP can continue proper fire sprinkler systems 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 Inspection, Testing, and Maintenance of Sprinkler Systems Authority-Wide Contract with CertaSite, in an amount not to exceed \$100,000.00 for a new total of \$220,014.00; and

Section 2. The additional funds to bolster the Inspection, Testing, and Maintenance of Sprinkler Systems Authority-Wide Contract with CertaSite shall be made payable from the operating budgets of the sites and departments which utilize the services.

Next, the Chair asked for a motion to approve the resolution. After a discussion, Majestic Lane made a motion to approve, and Jala Rucker seconded the motion. After a discussion:

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

“AYES”: Majestic Lane, Jala Rucker, Rev. Burgess
and Janet Evans.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

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

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
And Rev. Ricky Burgess.

“NAYS”: None.

The Vice-Chair declared the motion carried and the resolution approved.

End of Resolutions.

EXECUTIVE REPORT:

Executive Director Binion addressed the Board:

Mr. Binion thanked the Board for their patience with all of these resolutions and all the interaction we had regarding questions. Mr. Binion thanked the staff for working so very hard to get this information to the board and also to say thank you for the work that they do every day. Also, Mr. Binion said we are happy to say that today we had a groundbreaking for Midpoint – Gap Financing and we will have more gap financing to provide affordable housing in the City of Pittsburgh. The Board has provided us with the use of vouchers to purchase units and create any type of partnership or any type of opportunity for affordable housing. So again, thank you, thank you. There will be a lot more to come.

NEW BUSINESS – No New Business

AJOURNMENT: The Vice - Chair asked for a motion to adjourn the meeting. Rev. Ricky Burgess made a motion to adjourn, and Jala Rucker seconded the motion.

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

“AYES”: Majestic Lane, Jala Rucker, Janet Evans,
and Rev. Ricky Burgess.

“NAYS”: None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary



