

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
AGENDA
MARCH 28, 2024**

1. **Roll Call.**
2. **Motion to Approve the February 22, 2024, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report of February 2024.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 18 of 2024 - Authorizing the Commitment of Funds for Settlement of the Terminated Turnkey Development of Twenty-Two (22) Scattered Sites Units in the Middle Hill Neighborhood by Amani Christian Community Development Corporation.**
6. **Resolution No. 19 of 2024 - Ratifying the Executive Director's decision to write off Collection Losses in the amount of \$97,803.00 from Tenant Accounts Receivable for the Months of October 2023 through December 2023.**
7. **Resolution No. 20 of 2024 - Authorizing the Executive Director or his Designee to Add Additional Funds to the Temporary Contract with Xycom to Provide Emergency Camera Maintenance While Awaiting HUDS Reviewal Process.**
8. **Resolution No. 21 of 2024 - Ratifying the Action of the Executive Director for the expenditure of \$306,791.64 to satisfy the contract to provide internet services at all HACP communities.**
9. **Resolution No. 22 of 2024 - Authorizing the Executive Director or his Designee to Rescind Resolution 82 of 2023, Authorizing the Executive Director or his Designee to enter into a Contract Renewal with Salsgiver Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh (HACP) and Approve this Resolution No. 22 of 2024.**
10. **Resolution No. 93 of 2023 – (Tabled December 14, 2023) - Authorizing the Housing Authority of the City of Pittsburgh to deposit funds into an interest-bearing account with the Hill District Federal Credit Union (HDFCU).**
11. **Executive Report.**
12. **New Business.**
13. **Adjournment.**

RESOLUTION No. 18 of 2024

A Resolution – Authorizing the Commitment of Funds for Settlement of the Terminated Turnkey Development of Twenty-Two (22) Scattered Sites Units in the Middle Hill Neighborhood by Amani Christian Community Development Corporation

WHEREAS, on October 27, 2016, the Housing Authority of the City of Pittsburgh (HACP) desired to work with community partners in establishing a neighborhood and community revitalization strategy by investing in the development of affordable housing throughout the City of Pittsburgh; and

WHEREAS, over the next five (5) years, the HACP intended to utilize Moving To Work (MTW) funds, 4% Low Income Housing Tax Credit (LIHTC) equity, 221(d)(4) loans supported by project based vouchers and other funding sources amounting to approximately \$13.7 million, to effectuate the acquisition/rehab, turnkey development and/or co-development of up to 50 scattered sites units; and

WHEREAS, in furtherance of this goal, on December 10, 2014, the HACP advertised a Request for Proposals (RFP) #600-32-14 seeking qualified community partners to provide services for Acquisition/Rehabilitation and Turnkey Development of Scattered Sites Units; and

WHEREAS, preference was given to Community Development Organizations/Community Based Organizations and Faith Based Organizations and/or those working in collaboration with partners that have the capacity to produce and sell to the HACP Scattered Site units and/or further co-develop Scattered Sites units in partnership with HACP's instrumentality Allies and Ross Management and Development Corporation (ARMDC) throughout the city of Pittsburgh over the next five (5) years; and

WHEREAS, in Resolution 48 of October 2016, the HACP Board of Commissioners approved the selection of East Liberty Development Inc. (ELDI) and Amani Christian Community Development Corporation (ACDC) as both entities were determined to be the highest ranked firms, based on evaluation criteria including, but not limited to, experience, capacity and proposed total development cost per unit; and

WHEREAS, pursuant to the award, the HACP worked with the first-ranked ELDI on the turnkey development of twenty (20) scattered sites; and the HACP proceeded to work with ACDC, on the development of turnkey units [constituting two (2) and/or three (3) bedroom unit mix] on Scattered Sites located within the Middle Hill neighborhoods; and

WHEREAS, the HACP identified MTW funds in the amount of \$6,300,111.00 in the FY 2017 Budget for the development of the turnkey development of twenty-two (22) Scattered Sites units in the Middle Hill neighborhood; and

WHEREAS, the ACDC repeatedly failed to meet the development project deadlines over a period of five (5) years and failed to provide a complete and feasible turnkey development proposal required for the U.S. Department of Housing and Urban Development (HUD) approval that would eventually allow the HACP and the ACDC to enter into a HUD turnkey contract; and

WHEREAS, the HACP subsequently canceled its 2016 award to the ACDC for such failures in November 2022; and

WHEREAS, the ACCDC created significant outstanding debts with local businesses, vendors, and lenders, including a local church,, as the result of their planning and predevelopment activities until November 2022; and

WHEREAS, the HACP desires to avoid such negative impact on such local businesses, vendors, and lenders as the result of the failure of the ACCDC to pay its debts.

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 Settlement Agreements with the ACCDC, its subcontractors, vendors, and lenders in amounts not to exceed a total of \$350,000.00; and

Section 2: The payment amount for the Settlement Agreements shall be paid from Moving to Work (MTW) and/or 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 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 discharge these outstanding debts.

RESOLUTION No. 19 of 2024

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$97,803.00 from Tenant Accounts Receivable for the Months of October 2023 through December 2023

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 October 2023 through December 2023 is \$97,803.00, 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 \$97,803.00, which is 4.12% of the total rent and associated charges of \$2,372,430.14 for the fourth quarter of 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’s decision to write off collection losses of \$97,803.00 from the Tenant Accounts Receivables (TARs) balance for October 2023 through December 2023 is hereby ratified.

RESOLUTION No. 20 of 2024

A Resolution—Authorizing the Executive Director or his Designee to Add Additional Funds to the Temporary Contract with Xycom to Provide Emergency Camera Maintenance While Awaiting the HUD Reviewal Process

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security cameras at the HACP Family and Hi-Rise Communities, as part of its plan to synthesize resources from law enforcement, private security, and technology to enhance the safety and security of the HACP communities; and

WHEREAS, the HACP signed a contract with Reliant in March 2022 to provide camera installation, maintenance, and internet services for camera systems throughout the Family and Hi-Rise Communities; and

WHEREAS, Reliant became noncompliant with the terms of the contract; and

WHEREAS, the HACP provided Reliant with several opportunities to come into compliance with the terms of the contract; however, all opportunities failed and eventually Reliant stopped responding to the HACP's written and verbal requests; and

WHEREAS, the HACP was forced to terminate the contract with Reliant in October 2023, which included among activities, installation, and maintenance for the camera systems; and

WHEREAS, a contract to provide camera installation and maintenance needed to be procured in order to have properly functional camera systems; and

WHEREAS, in October 2023 a Request For Proposals (RFP) for camera installation and maintenance was advertised and only one (1) proposal was received; and

WHEREAS, a second RFP for camera maintenance and installation was advertised in December 2023 and again, only one (1) proposal was received in January 2024 and HUD must approve the sole source responder before the HACP can move forward with awarding the contract; and

WHEREAS, as HUD's approval process can take an extended period of time and the need to keep the cameras functioning during this process is necessary to provide safety and security at the HACP sites; and

WHEREAS, until HUD has completed the approval process, a temporary contract needed to be executed to continue emergency maintenance to keep the security cameras functioning at Northview Heights, Allegheny Dwellings, Arlington Heights, Bedford Dwellings, PA Bidwell, Caliguiri Plaza, Carrick Regency, Finello, Gualtieri, Mazza, Morse, Murray, and Pressley Street High Rise; and

WHEREAS, on February 20, 2024, Xycom was authorized by the Executive Director in the amount of \$45,000 for emergency camera system maintenance at Northview Heights,

Allegheny Dwellings, Arlington Heights, Bedford Dwellings, PA Bidwell, Caliguir Plaza, Carrick Regency, Finello, Gualtieri, Mazza, Morse, Murray and Pressley Street High Rise until HUD has completed with the approval process; and

WHEREAS, as HUD has not completed with the approval process, an additional funding is needed in the amount of \$195,000 for emergency camera system maintenance at Northview Heights, Allegheny Dwellings, Arlington Heights, Bedford Dwellings, PA Bidwell, Caliguir Plaza, Carrick Regency, Finello, Gualtieri, Mazza, Morse, Murray, and Pressley Street High Rise.

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

Section 1. The Executive Director or his Designee is hereby authorized to enter into a contract with Xycom for emergency camera system maintenance for the HACP family and Hi-rise communities, until HUD completes the approval process and to add an additional \$195,000 to the existing contract of \$45,000 for a combined total not to exceed \$240,000; and

Section 2. The contract shall be payable from Program Income and/or Moving to Work (MTW) funds.

**Board Meeting
March 28, 2024
Agenda Item No. 8**

RESOLUTION No. 21 of 2024

A Resolution – Ratifying the Action of the Executive Director for the expenditure of \$306,791.64 to satisfy the contract to provide internet services at all HACP communities

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a continuing need for security cameras at the HACP Family and Hi-Rise Communities, as part of its plan to synthesize resources from law enforcement, private security, and technology to enhance the safety and security of the HACP communities; and

WHEREAS, HACP signed a contract with Reliant in March 2022 to provide camera installation, maintenance, and internet services for camera systems throughout the Family and Hi-Rise Communities; and

WHEREAS, Reliant became noncompliant with the terms of the contract; and

WHEREAS, the HACP provided Reliant with several opportunities to come into compliance with the terms of the contract; however, all opportunities failed and eventually Reliant stopped responding to the HACP's written and verbal requests; and

WHEREAS, the HACP was forced to terminate the contract with Reliant in October 2023, which included among other things internet services for the camera systems; and

WHEREAS, the services for Comcast that supplied the internet to the cameras were in the name of Reliant; and

WHEREAS, Reliant was responsible for the payments of internet services with Comcast for all of the HACP camera systems; and

WHEREAS, as Reliant did not pay Comcast and the internet service for all of the HACP camera systems was discontinued; and

WHEREAS, the camera systems at all of the HACP sites do not function without internet service; and

WHEREAS, a contract to provide internet services needed to be procured and executed in order to have properly functional camera systems; and

WHEREAS, the HACP submitted an Emergency Memo in December 2023 to procure a contract with Comcast for internet services; and

WHEREAS, the HACP Executive Director and the Chairperson of the HACP, approved a three (3) year contract with Comcast to provide internet services at all of the HACP sites in the amount of \$306,791.64.

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 and the Board of Commissioners Chairperson, effective Thursday, December 14, 2023, for the funds authorized for the contract to provide internet services at all HACP communities in the amount of \$306,791.64.

RESOLUTION No. 22 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Rescind Resolution 82 of 2023, Authorizing the Executive Director or his Designee to enter into a Contract Renewal with Salsgiver Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh (HACP) and Approve this Resolution No. 22 of 2024

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is requesting the approval of the Board of Commissioners to rescind Resolution #82 of 2023, Authorizing the Executive Director or his Designee to enter into a Contract Renewal with Salsgiver Inc. for Data Communications Services for the HACP based on the fact the referenced resolution did not include enough funding to perform the required tasks; and

WHEREAS, to serve its residents, the HACP needs Data Communication via computer network links between its locations throughout the city of Pittsburgh and the HACP central servers; and

WHEREAS, the links between the sites and the servers are currently provided via a fiber optic data communications network by Salsgiver Inc., which was awarded the contract in 2016 and completed its five (5) years term in 2021 and extended for two (2) additional years during the COVID-19 pandemic, which ended on December 31, 2023; and

WHEREAS, the Salsgiver Network has been a reliable Data Communications and Internet Service Provider for the past seven (7) years including during the COVID-19 pandemic; and

WHEREAS, the HACP requests the approval of the HACP Board to retain the existing Salsgiver-managed Fiber-Cabled Network including the 16 Community Sites for an additional six (6) months and add funds, in an amount not to exceed \$314,087.55 to the current contract amount of \$1,749,096.00 for a new not to exceed amount of \$2,063,183.55; and

WHEREAS, the additional funds are needed to pay all outstanding invoices and during the six (6) month extension period, the HACP Information Technology (IT) Department will be implementing a replacement of the Salsgiver customized network, throughout all of the connected HACP communities and office locations, utilizing the new HACP Data Center; and

WHEREAS, this procurement will be conducted in accordance with the 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. Authorize the Executive Director or his Designee to rescind the Resolution 82 of 2023 and extend the existing Salsgiver Inc. Data Communications Services for six (6) months starting from January 1, 2024 to June 30, 2024, and add funds in the amount of \$314,087.55 to the existing contract of \$1,749,096.00 for a new total contract amount of \$2,063,183.55; and

Section 2. The contract is to be paid from Program Income and/or Moving to Work (MTW) funds.

RESOLUTION No. 93 of 2023

(Tabled – December 14, 2023)

A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to deposit funds into an interest-bearing account with the Hill District Federal Credit Union (HDFCU).

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) recognizes the vital role that financial institutions play in supporting community development initiatives; and

WHEREAS, the Hill District Federal Credit Union (HDFCU) has demonstrated a commitment to fostering economic growth and financial inclusion within the City of Pittsburgh; and

WHEREAS, the HACP acknowledges the importance of partnerships with local institutions to enhance economic opportunities for residents and further community development goals; and

WHEREAS, the HACP has determined that depositing funds will provide financial support to the HDFCU aligns with its mission to improve the quality of life for residents and promote sustainable, vibrant communities.

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 approve the deposit of \$250,000 in an interest-bearing account at the HDFCU for the purpose of supporting community development initiatives, fostering economic growth, and promoting financial inclusion within the City of Pittsburgh; and

Section 2. The Executive Director or Designee is authorized and directed to execute any necessary agreements and take all actions necessary to effectuate this deposit; and

Section 3. The HACP Board of Commissioners expresses its appreciation to the HDFCU for its dedication to the betterment of the community and looks forward to a continued partnership for the benefit of the residents of the City of Pittsburgh; and

Section 4. The total authorized amount of \$250,000.00 shall be deposited using Moving-to-Work (MTW) and/or Program Income funds.