

THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
AGENDA
APRIL 25, 2024
10:30 A.M.
412 BOULEVARD OF THE ALLIES
PITTSBURGH, PA 15219
AND
VIA ZOOM CONFERENCING

- 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 - Ratifying the Executive Director's decision to Authorize 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 - Ratifying the Executive Director's decision to Authorize to Add Additional Funds to the Temporary Contract with Xycom to Provide Emergency Camera Maintenance While Awaiting the HUD 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 - A Resolution – Ratifying the Executive Director's Decision to Rescind Resolution 82 of 2023 and Approve Contract Renewal with Salsgiver Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh (HACP).**
- 10. Resolution No. 23 of 2024 - Authorizing the Executive Director or his Designee to enter into Contracts for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low-Income Public Housing Program, and the Housing Choice Voucher Program.**
- 11. Resolution No. 24 of 2024 - Authorizing the Executive Director or Designee to Award Contracts to J&S Handyman and Grace Construction for Painting of Occupied Units and Common Areas (Asset Management) for the Housing Authority of the City of Pittsburgh.**

- 12. Resolution No. 25 of 2024 - Authorizing the Executive Director or Designee to Award a Contract to Blue Ground Mining LLC. for Grass Cutting of Vacant Lots in the Middle Hill and Hamilton Larimer for the Housing Authority of the City of Pittsburgh.**
- 13. 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).**
- 14. Executive Report.**
- 15. New Business.**
- 16. Adjournment.**

RESOLUTION No. 18 of 2024

A Resolution – Ratifying the Executive Director’s decision to Authorize 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 (ACCDC) 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 ACCDC, 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 ACCDC 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 ACCDC to enter into a HUD turnkey contract; and

WHEREAS, the HACP subsequently canceled its 2016 award to the ACCDC 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 decision is hereby ratified to authorize and 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.

**Board Meeting
April 25, 2024
Agenda Item No. 6**

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 – Ratifying The Executive Director’s Decision To Authorize 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, Caliguiri 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, Caliguiri 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.

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, HACP gave Reliant 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, 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 HACP camera systems; and

WHEREAS, Reliant did not pay Comcast and the internet service to all HACP camera systems would be discontinued; and

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

WHEREAS, a contract to provide internet services needed to be procured 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 approved a three (3) year contract with Comcast to provide internet services at all HACP sites in the amount of \$306,791.64; and

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, December 14, 2023, for the funds expended 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 – Ratifying the Executive Director’s Decision to Rescind Resolution 82 of 2023 and Approve Contract Renewal with Salsgiver Inc. for Data Communications Services for the Housing Authority of the City of Pittsburgh (HACP)

WHEREAS, to serve its residents, the Housing Authority of the City of Pittsburgh (HACP) needs Data Communication via computer network links between its locations throughout the city of Pittsburgh and the Housing Authority of the City of Pittsburgh (HACP) central IT Servers and Systems; and

WHEREAS, the links between the HACP 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 5 years term in 2021, followed by a 2 years emergency extension until Dec 2023 due to the shutdown during the COVID-19 Pandemic; and

WHEREAS, for the HACP to continue to serve its residents, the data communication links provided by Salsgiver must remain active to conduct HACP daily business operations in person and online.

WHEREAS, the HACP requests the HACP Board ratification of the Executive Director’s decision to Rescind Resolution 82 of 2023 due to the fact the referenced resolution did not include enough funding to perform the required tasks. In addition, 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 to pay outstanding invoices and continue providing data communications for all the HACP community sites, and the HACP offices while migrating to cloud based internet data communications.

WHEREAS, this procurement was 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. Ratifies the Executive Director’s decision to Executive Director’s decision to Rescind Resolution 82 of 2023 and extend the existing Salsgiver Inc. Data Communications Services for six (6) months starting January 1, 2024, as well as adding additional funds in the amount of \$314,087.55 to the existing contract for a total 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. 23 of 2024

A Resolution—Authorizing the Executive Director or his designee to enter into Contracts for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low-Income Public Housing Program, and the Housing Choice Voucher Program.

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) requires Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low Income Public Housing Program, and the Housing Choice Voucher Program; and

WHEREAS, the HACP issued a Request for Proposals (“RFP”) for Grievance Hearing Officer services on October 23, 2023; and

WHEREAS the HACP received three (3) proposals, but one (1) proposal was subsequently withdrawn, and a second proposal had a conflict of interest; and

WHEREAS, to obtain additional Grievance Hearing Officer services, the HACP issued a three (3) quote bid and obtained proposals for two (2) additional Grievance Hearing Officer services; and

WHEREAS, both the RFP and the Three (3) Quote Bid were conducted in accordance with the applicable federal, state and local rules and regulations, and the procurement policies and procedures of the Housing Authority of the City of Pittsburgh;

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

Section 1. As a result of the RFP, The Executive Director or his designee is hereby authorized to enter into a contract with Maiello Brungo & Maiello, LLP for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low-Income Public Housing Program, and the Housing Choice Voucher Program. The maximum amount approved by this resolution for the sum of the contract entered is \$145,000 to be entered into through March 2026 subject to the applicable time period in Maiello Brungo & Maiello, LLP’s qualification contract; and,

Section 2. As a result of the Three (3) Quote Bid, the Executive Director or his designee is hereby authorized to enter into contracts with Richard Morris & Associates and Rhega Taylor for Grievance Hearing Officer services for grievances filed in relation to Admissions, the Low Income Public Housing Program, and the Housing Choice Voucher Program; with the maximum amount approved by this resolution for the sum of the two (2) contracts being \$24,000 with \$12,000 being allotted to each; and

Section 3. The funds will be provided through Program Income and or Moving to Work (MTW) funds.

RESOLUTION No. 24 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Award a Contracts to J&S Handyman and Grace Construction for the Painting of Occupied Units and Common Areas (Asset Management) for the Housing Authority of the City of Pittsburgh

WHEREAS, the Asset Management Division of the Housing Authority of the City of Pittsburgh (HACP) provides preventative maintenance services and improved aesthetics by painting approximately twenty (20) percent of all occupied units on an annual basis, and common areas as needed; and

WHEREAS, the HACP utilizes Painting Services for occupied units across all HACP locations for painting support; and

WHEREAS, on February 26, 2024, the HACP issued an Invitation for Bid (IFB) #250-05-24 for Painting of Occupied Units and Common Areas (Asset Management) for the HACP; and

WHEREAS, six (6) companies responded to the IFB #250-05-24 Painting of Units and Common Areas for Asset Management; and

WHEREAS, J&S Handyman and Grace Construction were determined to be the most responsive and responsible bidders; and

WHEREAS, the total three (3) year authorized amount of \$808,000.00 shall be split amongst the two (2) vendors on a task-order basis; 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 enter into contracts in the amount not to exceed \$808,000.00 with J&S Handyman and Grace Construction Services for painting of occupied units and common areas for the initial term of one (1) year with two (2) one (1) year extension options for a total of three (3) years; and

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

RESOLUTION No. 25 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Award a Contract to Blue Ground Mining LLC. For the Grass Cutting of Vacant Lots in the Middle Hill and Hamilton Larimer for the Housing Authority of the City of Pittsburgh

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) owns several vacant lots within the City of Pittsburgh which require regular maintenance; and

WHEREAS, on February 26, 2024, the HACP issued an Invitation for Bid (IFB) #250-06-24, for Grass Cutting of Vacant Lots in the Middle Hill District and Hamilton Larimer; and

WHEREAS, Blue Ground Mining LLC. submitted the lowest, responsive proposal; and

WHEREAS, the HACP provided a list of vacant lots (attached) for vacant lot land care services in the Middle Hill District and Hamilton Larimer; and

WHEREAS, Blue Ground Mining LLC submitted a bid in the amount of \$750,772.80 for land care services for a term of one (1) year (initial term,) with two (2) separate one (1) year extension options for a total of three (3) years; and

WHEREAS, upon completion of the initial one (1) year term, the contract will be reviewed for performance prior to execution of each of the option years; 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 enter into a contract with Blue Ground Mining LLC. For Grass Cutting of Vacant Lots in the Middle Hill District and Hamilton Larimer; and

Section 2. The maximum amount approved by this resolution is for \$750,772.80 for one (1) year with two (2), one (1) year extensions for a total of three (3) years; and

Section 3. The amount shall 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.