

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
February 22, 2024
@ 412 Boulevard of the Allies; 7th Floor Board Room
and Via Zoom Webinar
Pittsburgh, PA 15219

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, February 22, 2024, at 412 Boulevard of the Allies, 7th Floor Board Room, Pittsburgh, PA, and Via Zoom Webinar. The meeting began at 10:30 a.m.

The HACP Board Chairwoman, Valerie McDonald-Roberts, called the meeting to order. The Commissioners in attendance were Ms. Jala Rucker, Ms. Janet Evans, Mrs. Valerie McDonald-Roberts, Mr. Alex Laroco and Mr. Jake Wheatley. Rev. Ricky Burgess and Majestic Lane were not in attendance. A quorum was met. (Janet Evans attended the meeting via Zoom Webinar)

Next, the Chair noted that the Board members previously received a copy of the January 25, 2024, HACP Board Meeting Minutes and asked for a motion to approve the minutes. Alex Laroco made a motion to approve, and Jake Wheatley seconded the motion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for February 2024.

ACTIVITY REPORT:

Starting with year end and current numbers

◦ **OCCUPANCY applications processed**

HCV - 2023 - 4,347
2024 - 89

PBV - 2023 - 3,234
2024 - 410

LIPH - 2023 - 2,162
2024 - 233

◦ The HCV department completed 761 contracts for 2023
152 contracts for 2024.

◦ **LIPH Lease Up Totals:**

2023 - 286
2024 - 28

◦ Eviction Prevention continues with \$67,127 in rental assistance received so far for just for the month of February!
Total this year \$255,226.16

◦ HACP has four PPS students on site with our new Sr FS project manager /carpenter Misty, learning the aspects of carpentry

◦ Thai Chi for Seniors to address slips and falls and mindful meditation ... coming this spring to our high-rises as part of our wellness initiatives focused on stress, tenant mediation and coping with behavioral and physical health

◦ \$92,121,034.50- The total amount of HACP contracts reviewed by the EORC for 2023
\$28,243,535.81 (31%)- MBE (Our MBE numbers were higher than the City of Pittsburgh)
\$9,970,577.40 (11%) – WBE

HACP Maintains our first-place status in the county and beyond.

~ The District attorney’s office is visiting all of our high-rise communities to talk about scams and elder abuse and fraud. It’s that time of year and we want to make sure that everyone is mindful of people trying to take their money especially due to upcoming tax season.

End of Activity Report.

Next, Ms. McDonald-Roberts asked the Board for a motion to approve the Activity Report. Jake Wheatley made a motion to approve, and Alex Laroco seconded the motion. After a discussion.

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

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

PUBLIC COMMENTS: There were two public comments received.

Megan Hammond

412-391-2353 megan@fhp.org

Do you want a response? YES

Do you want these comments read aloud during the meeting? YES

Good morning, My name is Megan Hammond, I am the executive director of the Fair Housing Partnership of Greater Pittsburgh. I am commenting today regarding the Housing Choice Voucher Program. As a reminder, as reported by HUD, within the City of Pittsburgh 60.44% of Project-Based Section 8 households are Black and 47.3% of Other Multifamily households, which includes Section 811 and Section 202, are Black. Comparatively, 81.33% of Housing Choice Voucher Programs households are Black. And so, addressing the functionality of the HCV Program is a matter of racial equity within Pittsburgh. Earlier in February, the filed eviction against an FHP client, who is a HACP Housing Choice Voucher recipient, was formally withdrawn. We are immensely grateful that HACP engaged in reinstating her Housing Assistance Payment after it had been stopped due to a Final Fail and that the tenant was not displaced from her long-term home. What I want to bring to your attention about this matter is that in February of 2023, HACP sent a letter that the tenant’s reinstated

HAP would begin on March 1, 2023. However, in June 2023, when the HAP had still not been paid, the landlord filed an eviction against the tenant. While the eviction has been withdrawn, it took 7 months to resolve, and the tenant now has an eviction on her rental history through no fault of her own. Today, I have two asks: One, I am asking for HACP to report monthly to the public in the Commissioner meetings, such as within the published agenda, on the current outcomes of the HCV Program. For example, to report on the length of time from when a HAP is to be paid and when it is actually paid. Two, that the usages of HCVs at Low Income Housing Tax Credit properties are reported separately. LIHTC properties are typically housing providers with multiple and/or longstanding relationships with HACP. An HACP HCV tenant should not be evicted from a LIHTC property due to a Final Fail only for the LIHTC housing provider to then make the repairs and bring in a new HCV tenant. I am happy to talk and to collaborate further. Thank you for your time.

Shawnel Calloway
412-403-1330
shawnelcalloway@yahoo.com

Do you want a response? YES

Do you want the comments read aloud during the meeting? YES

My name is Shawnel. My mother and I live on the Oak Hill Property with a Section 8 Voucher. I would like to ask, what can be done on behalf of my mother and I as well as others who pay their rent monthly and on time and for some reason, the Corporate Landlord drag their feet on getting repairs done in the timeframe required but you know the work will be completed? How can the Housing Authority advocate on behalf of the tenants before ending the HAP? What steps can the Housing Authority and the Corporate Landlord take to better collaborate together to prevent this situation from happening to someone else? I would also like to know what is the tenants responsibility during the inspection process. The reason I ask this question is because, through this whole process with the failed inspection, the landlord placed responsibility on my mother and I; asking us if we've heard from the Housing Authority and that we needed to contact them to resolve the failed inspection. Also, I was told that we are the clients of the Housing Authority, and that the landlord has no responsibility to us. That comment cut me deep, like we had not built a relationship with the landlord in the 10 years that we've been tenants on their property. This final failed inspection made my mother and I afraid to report repairs needed in the unit for fear of further complication in the situation. In closing, what really hurt the most was receiving a letter from the Housing Authority in February 2023 indicating that our new lease would start on March 2023, but the lease did not start which resulted in the landlord filing an eviction with the courts in June of 2023 and now this eviction is on my mother's record which could have been prevented. I am grateful that this situation has been resolved and the eviction has been withdrawn from the courts, but I'm asking that HACP make policy changes that would prevent this from happening to us and others who are mere victims of a larger go between of companies. Thank you, Shawnel

RESOLUTIONS:

Next, the Chair introduced the Resolutions:

RESOLUTION No. 9 of 2024

A Resolution – Authorizing the Housing Authority of the City of Pittsburgh to Execute a Grant Agreement with Clean Slate E3 to Provide up to \$2,000,000 to Support Third Party Youth-Serving Programs Funded by Clean Slate E3

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has established Clean Slate E3 as its non-profit affiliate dedicated to the mission of providing residents of the HACP housing with opportunities to obtain higher education and/or access to structured training programs designed to improve employment outcomes; and

WHEREAS, the HACP has identified the need to provide financial assistance to college-bound HACP residents attending college or post-secondary education and support vocational training efforts in order to help the HACP residents advance their efforts to attain financial self-sufficiency through education and employment advancement; and

WHEREAS, Clean Slate E3 has administered the Clean Slate E3 Scholarship Program since Clean Slate E3 was formally established as the non-profit affiliate of the HACP in 2009 and will continue to prioritize the scholarship program moving forward; and

WHEREAS, Clean Slate E3 has partnered with NEED (Negro Educational Emergency Drive) since 2012 to administer the annual scholarship program and has distributed more than \$500,000 to NEED since that time; and

WHEREAS, Clean Slate E3 plans to continue partnering with NEED during the 2024-2025 academic year and will revisit the partnership with an agreement with NEED on an annual basis based on availability of funds from both partner organizations; and

WHEREAS, the HACP intends to expand the capacity of Clean Slate E3 in order to provide additional opportunities for educational, youth-serving programming available to residents of HACP households and will do so by allowing Clean Slate E3 to contract with local nonprofit organizations with well-established, outcome-based educational or related programming; and

WHEREAS, Clean Slate E3 will issue a Request For Proposals (RFP) modeled after a previous program developed by the HACP and The Pittsburgh Foundation known as the Youth Services Investment Fund (YSIF), which funded youth-serving programs for the HACP residents; and

WHEREAS, Clean Slate E3 will reorganize its Board of Commissioners in order to bring in expertise and capacity from community leaders representing local organizations and institutions with similar missions.

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 Grant Agreement with the HACP's non-profit affiliate Clean Slate E3 and provide \$2,000,000 to be utilized for the Clean State E3 Scholarship Program; and

Section 2. The HACP's Grant Agreement with Clean Slate E3 will mandate that the funds for the Clean Slate E3 Scholarship Program will be administered to provide qualified HACP residents scholarships for post-secondary education and for youth-serving organizations selected through an Request For Proposal (RFP) process managed by the Clean Slate E3 Board of Commissioners; and

Section 3. The grant will be paid by Program Income or other Nonfederal Funds and/or Moving to Work (MTW) funds.

Section 4. As a matter of established practice, Clean Slate E3 does not use federal funds to support the Scholarship Program. The Clean Slate E3 Scholarship Program is supported by employee contributions, charitable donations, and Program Income provided through the HACP.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 10 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Enter into an Intergovernmental Agreement with the Allegheny County Housing Authority for Professional Investigative Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a need for Professional Investigative Services; and

WHEREAS, these investigative services include tenant fraud and workers compensation which would entail internal investigations and surveillance; and

WHEREAS, the HACP’s current contract for these services expired on January 31, 2024; and

WHEREAS, the HACP has identified the need for investigative services to identify and prosecute tenant fraud such as unauthorized occupants living in their units or failure to report their income in the Low-Income Public Housing (LIPH) and the Housing Choice Voucher (HCV) Program; and

WHEREAS, the HACP has determined that the use of investigative services in workers compensation cases can assist the HACP in document fraud and reduce workers compensation costs; and

WHEREAS, the HACP has determined that the use of investigative services in internal investigations of HACP employees that are not abiding by the HACP Employee Code of Conduct and other requirements of employment can reduce liability exposure and risk to tenants resulting from employee violations of policy; 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 authorized to enter into an

Intergovernmental agreement with the Allegheny County Housing Authority (ACHA) for professional investigative services for a three (3) year period not to exceed \$480,000.00; and

Section 2. The Intergovernmental Agreement cost will be paid from Program Income and/or Moving To Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 11 of 2024

A Resolution – Authorizing the Executive Director or his Designee to execute a Contract Amendment with Access Information Protected to provide file storage, file tracking and file shredding services Authority-wide

WHEREAS, on July 24, 2014, pursuant to Board Resolution #22 of 2014, the Housing Authority of the City of Pittsburgh (HACP) entered into a Professional Services Agreement with Business Records Management for file storage, file tracking and file shredding; and

WHEREAS, over the course of the contract, the number of departments and/or sites utilizing file storage, file tracking and file shredding services was greater than originally projected; and

WHEREAS, a contract amendment to increase the dollar amount of the contract by 20% to prevent interruption in file storage, file tracking and file shredding services was executed on August 1, 2017; and

WHEREAS, an additional modification is needed to prevent interruption of services while a new procurement is completed; and

WHEREAS, through a series of corporate actions beyond the control of HACP, Access Information Protected has assumed provision of services under the contract; and

WHEREAS, on March 22, 2018, pursuant to Board Resolution #13 of 2018, the HACP entered into an amendment to the contract with Access Information Protected for file storage, file tracking and file shredding services to increase the contract amount by \$8,990.70 with the amended total contract amount not to exceed \$93,812.17; and

WHEREAS, through Board Resolution #37 of July 22, 2021, a contract amendment was approved to increase the dollar amount of the contract by \$8,990.70 to \$102,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, though Board Resolution #70 of October 28, 2021, a contract amendment was approved to increase the dollar amount of the contract by \$35,000.00 to \$137,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, through Board Resolution #42 of September 22, 2022, a contract amendment was approved to increase the dollar amount of the contract by \$35,000.00 to \$172,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, through Board Resolution #13 of February 23, 2023, a contract amendment was approved to increase the dollar amount of the contract by \$50,000.00 to \$222,802.87 to prevent interruption in file storage, file tracking and file shredding services; and

WHEREAS, an additional modification is needed to prevent interruption of services while electronic conversion of the files is completed.

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

Section 1. The Executive Director or his Designee is hereby authorized to execute a contract amendment to the contract with Access Information Protected for file storage, file tracking and file shredding services to increase the contract amount by \$100,000; and

Section 2. The amended total contract amount shall not exceed \$395,043.27; and

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

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

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 12 of 2024

An Amended and Restated Resolution – Authorizing the Housing Authority of the City of Pittsburgh to Negotiate, Submit, and Execute all Financing, Acquisition, and Rental

Assistance Demonstration (RAD) Conversion Related Documents for the Rehabilitation of Manchester Redevelopment, and the Execution of All Associated Documents

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is the owner of certain real property and improvements located in Pittsburgh, Pennsylvania (the HACP Land), on which forty-five (45) single-family homes comprised of forty-five (45) residential units, are located (the HACP Buildings); and

WHEREAS, pursuant to (i) a Special Warranty Deed from Manchester Housing Partnership, L.P. III, a Pennsylvania limited partnership, the existing owner of Manchester Housing Phase III, the HACP shall acquire certain real property located in Pittsburgh Pennsylvania (the MHP III Land) and the two (2) multifamily buildings comprised of 18 residential units located thereon (the MHP III Buildings) and (ii) a Special Warranty Deed from Manchester Housing Partnership, L.P. IV, a Pennsylvania limited partnership, the existing owner of Manchester Housing Phase IV, the HACP shall acquire certain real property located in Pittsburgh Pennsylvania (the MHP IV Land, and collectively with the HACP Land and the MHP III Land, the Land) and the nine (9) multifamily buildings, comprised of twenty-three (23) residential units located thereon (the MHP IV Buildings, and collectively with the HACP Buildings and the MHP III Buildings, the Buildings) (collectively, the Acquisition). The Land and the Buildings shall be part of the project to be known as Manchester Redevelopment (Manchester); and

WHEREAS, the HACP has determined that it would be in the best interests of the HACP and its residents to rehabilitate Manchester, which is comprised of eighty-six (86) residential units and related amenities to be operated in accordance with the U.S. Department of Housing and Urban Development (HUD)'s Rental Assistance Demonstration (RAD) program (the RAD Program) and Section 42 of the Internal Revenue Code (the Code); and

WHEREAS, pursuant to that certain RAD Conversion Commitment (Public Housing First Component) entered into by and among the HACP, HUD, and Manchester RAD, LLC, a Pennsylvania limited liability company (the Owner), on or about October 31, 2023, as may be amended, the HACP intends to convert the federal assistance that supports Manchester from public housing subsidy to Section 8 Project-Based Voucher (PBV) assistance through participation in the RAD program (the RAD Conversion); and

WHEREAS, the RAD Conversion will ensure long-term subsidy for all of the units at Manchester, and HUD will require that the units be maintained as affordable housing through the recordation of a RAD Use Agreement against Manchester and the execution of Housing Assistance Payments (HAP) Contracts between the HACP and the Owner; and

WHEREAS, Manchester will be rehabilitated, owned, and operated by the Owner, whose managing member is the ARMDC-Manchester RAD, LLC, a Pennsylvania limited liability company with a 0.01% interest in the Owner; and

WHEREAS, the Owner will undertake the acquisition and rehabilitation of Manchester (the Work); and

WHEREAS, the Owner intends to enter into a 99-year ground lease with the HACP (the Ground Lease) whereby the HACP will ground lease the Property to the Owner, for the rehabilitation and operation of Manchester, for a total ground rent in the approximate amount of \$11,607,200; and

WHEREAS, the Owner submitted an application to the Pennsylvania Housing Finance Agency (PHFA) for and expects to receive a reservation of four percent (4%) Low-Income Housing Tax Credits (LIHTC) for the rehabilitation of Manchester; and

WHEREAS, pursuant to that certain Cooperation Agreement between the HACP and the City of Pittsburgh (the City), dated January 6, 2022 (the Cooperation Agreement), Manchester is subject to annual payments in lieu of taxes; and

WHEREAS, the HACP will grant funds to Allies & Ross Management and Development Corporation (ARMDC) in an amount not to exceed \$22,100,000 (the Grant), which the ARMDC shall utilize to fund the rehabilitation of Manchester; and

WHEREAS, the Owner intends to finance the Work through the following sources (collectively, the Financing): (i) a construction loan in an amount not to exceed \$22,100,000 (the PHFA Construction Loan) made by the PHFA, which will be funded by a funding loan from Citibank, N.A. to the PHFA in a manner that will cause the PHFA Construction Loan to satisfy the 50% test under Section 142 of the Code; (ii) a leasehold construction/permanent loan in an amount not to exceed \$1,000,000 made by the PHFA; (iii) a leasehold construction/permanent loan in an amount not to exceed \$22,100,000 during the construction period, which is expected to be reduced to \$14,314,123 during the permanent loan period, made by ARMDC and funded with the Grant proceeds (the ARMDC Loan); (iv) a leasehold construction/permanent loan in an amount not to exceed \$11,607,200 made by ARMDC (the Seller Loan); (v) equity in the approximate amount of \$12,506,741 (the Equity Financing) from USA Institutional Manchester Apartments LLC (the Investor), an affiliate of The Richman Group Affordable Housing Corporation, which will be obtained through the syndication of certain LIHTC reserved by the PHFA for Manchester, and such financing shall subject Manchester to a tax credit restrictive covenant; (vi) the deferred developer fee payable to the ARMDC in the approximate amount of \$892,108; (vii) reinvested developer fee in the approximate amount of \$959,230; and (viii) energy rebates in the approximate amount of \$57,750. The lien priorities of the ARMDC Loan and Seller Loan will be negotiated ahead of financial closing as may be required to effectuate the transaction at the discretion of the HACP Executive Director; and

WHEREAS, in connection with the Acquisition, the RAD Conversion, the Grant, the Financing and conveyance of the real property for the rehabilitation of Manchester, the HACP now wishes to authorize such further action as may be necessary to advance the purposes set forth in the foregoing recitals; and

WHEREAS, this Resolution amends and restates Resolution No. 79 of 2023.

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

Section 1. The Executive Director of the HACP or his Designee is hereby authorized to enter into a Grant Agreement with the ARMDC for the Grant in an amount of up to \$22,100,000 to support the Manchester rehabilitation activities; and

Section 2. The Executive Director or his Designee is hereby authorized to perform on behalf of the HACP any and all activities and actions that the Executive Director determines are necessary or desirable for the HACP to implement the authorizations described in this Resolution or to otherwise effectuate the Acquisition, the RAD Conversion, the Financing, and the conveyance to the Owner of a leasehold interest in Manchester, and to complete the Work; and

Section 3. The Executive Director or his Designee is hereby authorized to negotiate and execute on behalf of the HACP: (i) all documents between the ARMDC and the Owner to effectuate the ARMDC Loan, including, but not limited to the granting of MTW and Program Income Funds to the ARMDC to fund the ARMDC Loan; (ii) all documents between with the Owner to effectuate the Seller Loan (iii) all documents between HUD and the Owner to effectuate the RAD Conversion; (iv) any documents with the Investor and the Owner to effectuate the Equity Financing; (v) the Ground Lease and other conveyance documents with the Owner to transfer from the HACP to the Owner a leasehold interest in Manchester; (vi) any other documents with the City and the Owner to effectuate the Cooperation Agreement; and (vii) any agreements or contracts with any party that the Executive Director deems necessary or desirable to effectuate the Acquisition, RAD Conversion, the Grant, the Financing, and the conveyance to the Owner of a leasehold interest in Manchester and to complete the Work; 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 negotiate, execute, and deliver: (i) 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 Manchester rehabilitation activities; (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the Manchester rehabilitation activities; (iii) such additional agreements and take such further actions as may be necessary or desirable to implement the foregoing activities and actions described in this Resolution; any and all actions previously taken by the Executive Director or the staff of HACP in connection with the foregoing activities described herein are hereby ratified, confirmed and approved; and

Section 5. The Grant funds will be paid from Program Income and/or Moving to Work (MTW) funds.

Next, the Chair asked for a motion to approve the resolution. Alex Laroco 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”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 13 of 2024

**A Resolution - Authorizing the Commitment of Funds for the
The Standard on Fifth Project-Based Voucher/Gap Financing Project**

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 55 of 2023 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Vouchers (PBVs) and Moving to Work (MTW) Gap Financing for The Standard on Fifth (Project) and authorized the HACP to enter into underwriting negotiations with the Project's owner entity, The Standard BC, LLC (Owner Entity); and

WHEREAS, the Project was awarded a 9% Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in January 2023; and

WHEREAS, the Project, located at 2120 Fifth Avenue in the Uptown neighborhood, entails the new construction of fifty-one (51) general occupancy apartment units, which will include twenty-three (23) LIHTC-only units, seventeen (17) LIHTC and PBV units, and eleven (11) market rate units; and

WHEREAS, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

WHEREAS, the HACP will grant \$1,700,000 of MTW Gap Financing funds, to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through project cash flow; and

WHEREAS, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the U.S. Department of Housing and Urban Development (HUD) final approval for the Project.

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 grant the ARMDC MTW grant funds in an amount not to exceed \$1,700,000 which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; 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 he shall determine to be necessary or desirable in order to effect the loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

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

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 14 of 2024

A Resolution - Authorizing the Commitment of Funds for the Oakland Pride Housing Project-Based Voucher/Gap Financing Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 30 of 2022 awarded Affirmative Investments a contingent commitment of thirty (30) Project-Based Vouchers (PBV) and up to \$2,800,000 of Moving to Work (MTW) Gap Financing for Oakland Pride Housing (Project) located at 3133 Forbes Avenue in the South Oakland neighborhood; and

WHEREAS, the Project needs additional funding due to project cost increases due to environmental and added mitigation concerns, which HACP reviewed and was amenable to an increase of MTW Gap Financing Loan by \$700,000 (total MTW Gap Financing in the amount of \$3,500,000) and an increase of PBV units by 5 units (total thirty-five (35) PBV units); and

WHEREAS, the Project will entail the new construction of a total of forty-eight (48) units, of which thirty-five (35) will be PBV units and the remaining thirteen (13) are tax credit-only units, and provide occupancy priority for senior population; and

WHEREAS, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project’s deal structure and timeline are feasible and viable for long-term affordability; and

WHEREAS, the HACP will grant \$3,500,000 of MTW Gap Financing funds to the ARMDC, which will subsequently issue a construction and permanent loan to the Owner’s sole purpose subsidiary Oakland Pride Housing, LLC for the Project, which will be repaid through project cash flow; and

WHEREAS, the MTW Gap Financing transactions are subject to the U.S. Department of Housing and Urban Development (HUD) final approval for the Project.

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 grant the ARMDC MTW grant funds in an amount not to exceed \$3,500,000, which the ARMDC will utilize to invest in the Project upon HUD’s final approval for the Project; 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 he shall determine to be necessary or desirable

in order to effect the loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Project's owner entity to carry out the development activities related to the Project, contemplated herein; and

Section 3. The MTW Gap Financing loan will be paid from Program Income and/or MTW funds.

Next, the Chair asked for a motion to approve the resolution. Alex Laroco 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": Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 15 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Approve an Increase in the Construction Cost of the General and Plumbing Contract of Clark Contractors for the Capital Improvement Project at Bedford Dwellings, AMP-02

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that it was necessary to issue purchase orders for the performance of capital improvements composed of facade and site corrections at Bedford Dwellings, AMP-02; and

WHEREAS, there currently exists a competitively procured contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and Clark Contractors, Inc. through a Keystone Purchasing Network (KPN) JOC ezIQC® cooperative purchasing program to carry out the work; and

WHEREAS, the subject contract expires on December 31, 2022, with three (3) additional one (1) year terms with an end date of December 31, 2025; and

WHEREAS, the HACP Board approved Resolution #59 of 2022, authorizing the amount of \$940,076.32 for the aforementioned works. However, the contract was not executed initially due to the compliance review process of the contract to incorporate terms mandated by HUD and HACP, additionally working with the contractor to ensure compliance with MBE/WBE and Section 3 requirements. Upon finalization of the contract terms, there was a change in catalog prices from 2022 to the new catalog price of 2023; and

WHEREAS, the HACP desired to utilize the contract for the work in the amount of \$1,063,028.80; and

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

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’ decision to purchase capital improvements with the existing contract between CSIU and Clark Contractors, Inc. for Bedford Dwellings, AMP-02 in the amount of \$1,063,028.80 is hereby affirmed; and

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

Next, the Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve, and Alex Laroco seconded the motion. After a discussion:

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 16 of 2024

A Resolution – Authorizing the Executive Director or his Designee to Approve an Increase in the Construction Cost of the General & Plumbing Contract of Clark Contractors & Electric Contract for TSB, Inc. dba Schultheis Electric Inc. for the Rehabilitation of Sixteen Units at Northview Heights, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) determined that it was necessary to issue purchase orders for the performance of General & Plumbing work to rehabilitate sixteen (16) units at Northview Heights; AMP-09; and

WHEREAS, there currently exists a competitively procured contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and Clark Contractor, Inc. through a Keystone Purchasing Network (KPN) JOC eZIQC® cooperative purchasing program to carry out the work; and

WHEREAS, the subject contract expires on December 31, 2022, with three (3) additional one (1) year terms with an end date of December 31, 2025; and

WHEREAS, the HACP approved Resolution #36 at its June 2023 meeting for the amount of \$944,702.56 for general construction, \$114,266.89 for electrical work, and \$388,317.59 for plumbing due to increasing construction costs from May 2023 to January 2024 the proposal increase

for the amount of \$953,044.34 for general construction, \$133,692.03 for electrical work and \$448,418.82 for plumbing; and

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

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 purchase work with the existing contract between CSIU and Clark Contractor, Inc. for Northview Heights community, AMP-09 in the amount of \$1,535,155.19. is hereby affirmed; and

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

Next, the Chair asked for a motion to approve the resolution. Jake Wheatley made a motion to approve, and Janet Evans seconded the motion. After a discussion:

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

“AYES”: Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 17 of 2024

**A Resolution – Authorizing the Executive Director or his Designee to utilize an existing contract with Lerch Bates Inc. through OMNIA Partner’s cooperative purchasing program for Elevator Consulting Services at the following locations:
Facility Services AMP#99, Bedford Envision Center AMP#02, Bidwell High Rise AMP #15, Pressley St. High Rise AMP#17, Morse Gardens AMP#45, Murray Towers AMP#31, Mazza Pavilion AMP#40, Finello Pavilion AMP #44, Caligiuri Plaza AMP#41, Carrick Regency AMP#46, Gualtieri Manor AMP#47, Development Opportunity Center AMP#39**

WHEREAS, in alignment with the elevator services, repair, maintenance, inspection/testing, parts, and modernization offerings provided by Lerch Bates Inc. through OMNIA Partners and the University of California, the Housing Authority City of Pittsburgh (HACP) actively seeks Elevator Consulting Services. The objective is to conduct a comprehensive assessment in order to modernize the existing elevator systems across twelve (12) HACP locations; and

WHEREAS, there exists a competitively procured contract with Lerch Bates Inc., established under a master agreement administered by OMNIA Partners’ cooperative purchasing program. HACP is a participating member of this program; and

WHEREAS, the intention of the HACP is to issue a purchase order(s) against the existing contract for the performance of the elevator consulting services; and

WHEREAS, the current term of the contract extends until September 30, 2024; and

WHEREAS, the HACP intends to utilize the contract for the elevator consulting services with a not-to-exceed amount of \$148,400.00; and

WHEREAS, the procurement process for this contract was conducted in strict adherence to 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 or his Designee is hereby authorized to purchase Elevator Consulting Services, utilizing the existing contract with Lerch Bates Inc. through OMNIA Partners' cooperative purchasing program. The services will comprehensively assess in order to modernize the existing elevator systems, and the approved not-to-exceed amount for this work is \$148,400.00; and

Section 2. The designated amount shall be funded from Program Income and/or Moving to Work funds.

Next, the Chair asked for a motion to approve the resolution. Janet Evans 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": Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 10 of 2024

Tabled Resolution 91 of 2023

A Resolution – Authorizing the Executive Director or his Designee to Enter into an Intergovernmental Agreement with the Allegheny County Housing Authority for Professional Investigative Services

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has a need for Professional Investigative Services; and

WHEREAS, these investigative services include tenant fraud and workers compensation which would entail internal investigations and surveillance; and

WHEREAS, the HACP's current contract for these services expired on January 31, 2024; and

WHEREAS, the HACP has identified the need for investigative services to identify and prosecute tenant fraud such as unauthorized occupants living in their units or failure to report their income in the Low-Income Public Housing (LIPH) and the Housing Choice Voucher (HCV) Program; and

WHEREAS, the HACP has determined that the use of investigative services in workers compensation cases can assist the HACP in document fraud and reduce workers compensation costs; and

WHEREAS, the HACP has determined that the use of investigative services in internal investigations of HACP employees that are not abiding by the HACP Employee Code of Conduct and other requirements of employment can reduce liability exposure and risk to tenants resulting from employee violations of policy; 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 authorized to enter into an Intergovernmental agreement with the Allegheny County Housing Authority (ACHA) for professional investigative services for a three (3) year period not to exceed \$480,000.00; and

Section 2. The Intergovernmental Agreement cost will be paid from Program Income and/or Moving To Work (MTW) funds.

Jake Wheately made a motion to un-table this resolution. Alex Laroco seconded to the motion.

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

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

"AYES": Jala Rucker, Janet Evans, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts

"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 commissioners previously received copies of the Finance, Operations and Executive Report. He also thanked them for their leadership. He stated that we are about to execute on a lot of gap financing construction. He added we need to assist with the City to get residents of the City of Pittsburgh trained for these construction jobs and opportunities.

A Discussion took place regarding the FSS program.

Michelle Sandidge presented a list of the folks the HACP is working with to assist in this endeavor: Community Empowerment Association, Rashad Byrdsong; Ebenezer Outreach Ministries/CVS; CCAC; UPMC; Mistick Construction, 84 lumber; Rodgers Driving School. City of Pittsburgh HR Department.

NEW BUSINESS – No New Business

ADJOURNMENT: The Chair asked for a motion to adjourn the meeting.

Janet Evans made a motion to adjourn, and Jala Rucker seconded the motion.

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

“AYES”: Janet Evans, Jala Rucker, Jake Wheatley,
Alex Laroco and Valerie McDonald-Roberts.

“NAYS”: None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

