

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS MEETING
MEETING MINUTES
November 21, 2024
Via Zoom Webinar

The Housing Authority of the City of Pittsburgh (HACP) held a Meeting of the Board of Commissioners on Thursday, November 21, 2024 Via Zoom Webinar. The meeting began at 10:00 a.m.

The HACP Board Chair, Mr. Jake Wheatley, called the meeting to order. The Commissioners in attendance: Mr. Jake Wheatley, Ms. Jala Rucker, Mr. Alex Laroco and Ms. Janet Evans. Mr. Majestic Lane, Mr. Kahari Mosley Ms. Valerie McDonald-Roberts. were not in attendance. A quorum was met.

Next, the Chair noted that the Board members previously received a copy of the October 24, 2024. the HACP Board Meeting Minutes and asked for a motion to approve the minutes. Ms. Rucker a motion to approve and Janet Evans seconded the motion.

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

“AYES”: Janet Evans, Jala Rucker, and Jake Wheatley; and

“NAYS”: None.

The Chair declared the motion carried and the minutes approved.

Michelle Sandidge presented the Activity Report for November 2024.

ACTIVITY REPORT:

Mod and DevsErica Renfro, , and Han Lempert, were guest lecturers @Pitts Urban Planning process class.

~Last year, Han was a student in the same class prior to starting her career with the HACP. Thank you, Dr. Wang, for an incredible experience!

~Awesome idea, Aaron Coleman RSS Manager at Morse Gardens safety and awareness meetings with CFV. The program piloted the use of sign language and assistive technology for residents. Look for these features at future resident meetings for persons with hearing and visual disabilities in 2025.

~Virtual.... Now, In person parenting graduation yesterday with ten (10) graduates. Congratulations Rasheeda Royster and Evan Chen our clinical coordinators overseeing the program

~Director Binion and HCV leadership joined City Council last month for a post-agenda discussion highlighting recent improvements to the HCV program. We shared the good news coming out of the program. In addition, Council had invited surprise guests; landlords from our advisory group who gave accolades on the improvements.

~Excerpt from a Landlord Letter - To state that Korrin Alford has been extremely helpful would be an understatement and an injustice; put frankly she's been remarkable and a breath of fresh air. Whether going out of her way to assist with matters that don't really fall under her department, taking the time to explain options and HACP processes as she understands them, or simply returning calls and / or emails in a timely manner, Korrin has been a joy and a pleasure to work with Mr. Lawson.

~In other news.... HCV congrats - PG article on VASH program w/HACP reaching a milestone allocating 100% of our vouchers which usually hovers at 80%. We are reminded that the HUD rules and regulations and milestones are even more closely monitored for MTW agencies as HUD transitions to a new administration.

~The HACP was lifted up at the HUD sponsored Urban and Community Forestry Funding with Tree Pittsburgh & the Pittsburgh Canopy Alliance. Shout out praises for our partnerships w/GoatScape and Tree Pgh; Kudos to Anthony C and team for that project.

~More exciting news via email from HUD: we are launching a new national award for CHUSA communities, and we are thrilled to share that the Housing Authority of the City of Pittsburgh will be one of two inaugural awardees! Congratulations, we are looking forward to celebrating and showcasing your incredible work at the December summit! We are thrilled to have Director Binion, his staff, and the CyberBus at HUD headquarters in person for a workshop/presentation.

Wait ,there's more digital stuff!!! A \$270k digital literacy grant from the Pennsylvania Department of Community and Economic Development, provided through their COVID-19 ARPA Digital Connectivity Technology Program. We will upgrade with 90 high tech devices utilized directly by residents participating in our structured resident self-sufficiency programs. This includes the WiFi On Wheels (W.O.W.) CyberBus and Mobile Computer Labs, the Family Self-Sufficiency (FSS) and the Resident Opportunities for Self Sufficiency (ROSS) programs, the Section 3/Resident Employment Program, and the Creative Arts Corner studios in both Bedford Dwellings and Northview Heights. ***Congrats Chuck, Nate and Denise B and the entire CA digital team.

~Check out WESA/NPR Super star JW Kim in print and on radio talking about the

Larimer development and Mr. Binion's charge for adaptation reuse of buildings and creative methods to address the affordable housing crisis.

~URA Article with HACP as partners for Downtown developments.

~Thanks Joy , Anthony and KG for coordinating Thanksgiving meals that are being delivered to the our High-rises courtesy of the Pittsburgh Bureau of Police.

~Spoiler alert ...what's happening with the Mayor?? My favorite show returns for season 4. Mayor of Kingstown is filmed in Pittsburgh and in several HACP communities. We met with the film crew who are scouting our locations again to include in the film. Stay tuned.

~Happy Thanksgiving...

PUBLIC COMMENTS:

1. Michael Schmidt
(716) 640-4266
michael.t.schmidt5@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

This comment is in reference to the Award of Project Based Vouchers to E Ohio Housing, LLC, herein referred to as its affiliate Hullett Properties, dated October 1, 2024 and corresponding Initial Rent Determination dated October 25, 2024 for 96 Project Based Voucher Units at 820 E Ohio Street. Hullett Properties is proposing the conversion from an existing hotel on the property to a 100% low-income, 96-unit, 100% Efficiency unit residential apartment building.

Can you please provide additional clarity regarding what has been provided to Hullett Properties regarding voucher-based tenancy? This request is derived from Hullett Properties ownership representing at multiple community meetings that they will have full occupancy subsequent to lease-up and have further implied that HACP is fully supportive of their proposed transaction and this project conversion/change in use. It is my understanding that this is not true with regard to the current status and guaranties made by HACP to Hullett Properties. This is one of many disingenuous statements made by Hullett Properties throughout the community process including but not limited to prior confirmations of the County to be funding the property's required wraparound services, confirmation of its property management services from TREK Development Group, and walking back prior public comments that they would specifically target seniors and individuals with disabilities to occupy the building. As a result, I would caution the Housing Authority to blindly put faith in Hullett Properties given their

perceived willingness to communicate non-truths to whomever their current audience may be in order to further their long-term financial gain, especially given their lack of experience operating a 100% low-income building.

With regard to the Initial Rent Determination, the Approved Rent for the Studio/Apartment was derived from the Tiered Payment Standard as this was the lowest of the Owner Requested Rent, Tiered Standard, or the Rent Reasonableness as outlined in the letter. To that end, the \$1,212 amount based off of the Tiered Payment Standard does not appear appropriate given the stated tiered rates for the area. 820 E Ohio Street is located within a Tier 6 area and therefore should receive a Tiered Payment Standard of \$1,111 for an Efficiency unit, or \$101 less per month per unit than stated in the letter. Based upon my research, the quoted \$1,212 per month would be applicable to a property located in a Tier 4 area. Can you please confirm this error?

On top of everything outlined above, the Transaction and related project is counterintuitive to current socially accepted approaches to low-income development. This can be discerned given the lack of a mixed-income approach, which numerous case studies have shown can provide benefits to the tenants from a decentralization of poverty, and from the unit mix being that of 100% efficiency/studio units. Guidelines are in place to prevent the density of 100% low-income developments and the establishment of 96 additional low-income units at 820 E Ohio Street would lead to three such developments (including Pressley Towers and East Allegheny Commons) to be less than four-tenths of a mile from one another and in aggregate would comprise greater than 20% of the available residential units in the neighborhood. The guidelines are in place to both break the arc of poverty and injustice for the low-income tenants but also to ensure neighborhoods promote a mixed-income community dynamic, which the aforementioned Award of Project Based Vouchers to E Ohio Housing, LLC/Hullet Properties would be directly contradictory thereto.

2. Matthew Dauffenbach
(316) 304-1919
MKDauff@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

The RFP clearly states - "The number of PBV assisted units in the project cannot exceed the greater of 25 units or 25 percent (25%) of the total number of dwelling units in the project. This is based on the "Additional Restrictions and Limitations on the Use of Project Based Voucher Assistance under HUD Income Mixing Requirements. There were few exceptions provided:

A - Units exclusively serving elderly families (head, co-head, spouse, or sole members is 62 years of age or older);

B - Units made available specifically for supportive services available to all households of the project such as families with a household member with a disability, as well as other populations;

C - Projects in a census tract with a poverty rate of 20 percent or less, as determined in the most recent American Community Survey 5-year estimates.

Hullet has made it clear in their planning presentations they are unable to meet any of these exceptions, as evidenced below:

A/B - Hullet has repeatedly stated they have not identified or selected a population for this property. In fact, they have attempted to show different populations for different audiences, and they continue to say they are "working towards" defining which population they are supporting for this development. This has direct implications for the additional requirements in the RFP, "Proposers considering "Excepted Units", MUST...which I will address shortly.

C - The results from the most recent (2013-2017) American Community Survey 5-year estimate shows a poverty rate in this tract (Allegheny County 5632) of 23.7%.

Hullet has proposed this property to be 96 units, 100% of which are PBV while meeting none of the Excepted Units standards

The additional requirements included in the "Proposers considering "Excepted Units", MUST are as follows and according to the language must meet ALL requirements:

1. Specifically identify the exception requested, and provide evidence of eligibility for the exception;
2. For exception units for supportive services, specifically identify the service to be provided, the entity providing the service, and provide a detailed description of the service including a description demonstrating availability to all resident households and any preferences proposed for households providing those services.

These requirements were not met at time of their RFP response, and continue to be unmet.

Hullet has not met several key requirements put forth in the RFP:

1. They are exceeding the established HUD standards for Income Mixing Requirements of 25 units or 25%;
2. They have not provided any evidence of a population selection which would be supportive of any exception to the 25 units or 25% standards;
3. If they are seeking an exception for population B - Supportive Services, they have not specifically identified services to be provided, any entity providing said services, or a detailed description of the services for any population

How, in good faith for the needs of the PBV seeking population and the surrounding communities, has HACP gone against its HUD guidance and clearly stated RFP requirements and agreed to provide any approval for Hullett to move forward in this bid selection process?

3. Cindy McCauley
(215) 432-6480
cindy.mccauley@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

Hullett Properties intends to turn the Comfort Inn (Northside) into 96 single occupancy (350 SF) units which will be 100% voucher based housing, and we are trying to better understand how HUD/HACP policies apply to this situation.

Hullett responded to an HACP RFP (125-01-24) which explicitly states that only 25% of a given property may be approved as voucher based housing. Inexplicably, Hullett received a letter on Oct 1 indicating that they have been granted vouchers for 96 units - 100% of this property - which is in direct conflict with the RFP and HUD/HACP policy.

While policy makes exceptions for housing dedicated to senior/disabled populations, Hullett explicitly stated in a public meeting on Nov 8th that those were not their intended residents. In addition, Hullett has no experience managing a property of this size or responsibility and we have significant concerns about their ability to do so successfully.

We would like to understand:

- Why was Hullett approved for 100% project voucher based housing when the RFP specifically sets limits of 25% per property?
- When does the community have the opportunity to provide input on this project, particularly if it will be for 100% voucher based housing?
- How are possible developers of properties which house individuals who require significant social support vetted? What mechanisms are in place to make sure developers have the needed skills and experience to be successful at these types of projects?

4. Gloria Johnson
(412) 501-7125
(No Email Given)

Wants Comment Read Aloud: YES

Wants Response: YES

The elevator has been out, and I have not been able to get downstairs. I am stuck in my apartment. This issue has happened before.

5. Megan Hammond
(412) 391-2535
megan@fhp.org

Wants Comment Read Aloud: YES

Wants Response: YES

Good morning, my name is Megan Hammond, I'm the executive director of the Fair Housing Partnership of Greater Pittsburgh. My public comment today is regarding Resolution 71 which awards Project Based Vouchers and Moving to Work Gap Financing to First & Market.

Recent public comments by HACP stated that its PBV waiting list is more than 30,000 applicants. Additionally, a PBV landlord stated that it has taken months for him to get PBV tenants when units turnover during which time he isn't receiving rent.

The low-income housing waiting list is a difficult process for all. When a tenant is selected for an available unit, tenants must have a security deposit and the funds for moving as well as address the status of their current lease.

And so, my question is, can HACP speak to how the tenant selection process will occur with First & Market for the PBV units? For example, what, if any, discussions are HACP and First & Market having regarding the tenant screening criteria and process? Additionally, are there any funding sources for assisting tenants with successfully moving when a unit is made available to them?

Thank you for your time.

6. Mae Norris
(412) 580-2493
maywest195223@yahoo.com

Wants Comment Read Aloud: YES

Wants Response: YES

I live at the Glen Hazel High Rise, and we live in deplorable conditions. Periodically, I have water run down my walls, sewage backs up, water backs up in the tubs, elevators do not work, alarm systems go off, bug infestations, and hot water does not work. I have chronic pain and have to deal with these deplorable living conditions. There is not enough maintenance on staff to address all tenant concerns and so often our complaints are neglected and there is significant delay in even attempting to fix issues. Also, there is no security, and the front door is often broken--allowing anyone from the public to access our building. This puts all residents, but especially our most vulnerable residents that are disabled, at extreme risk. On top of all of these concerns about habitability of our units, management often has errors in record keeping--improperly applying late fines and miscalculating rent due. This has happened to me and many other residents. We are fed up with this treatment.

7. Sara Robinson
(412) 421-1143
poorlaw@gmail.com

Wants Comments Read Aloud: YES
Wants Response: YES

I am writing to state that I have all the same complaints as Mae Norris. I have lived here since the 60's, experienced all the complaints she mentioned, and even had mold in my unit. We are tired of these deplorable conditions and being treated liked this.

8. Sara Robinson

I live at Glen Hazel High Rise. We have had bed bug problems. Despite this, there are dirty clothes stored in a locker next to my unit. They have been there for weeks. It is dirty conditions like this that make pest infestations worse.

9. Carolyn Williams
(412) 808-6969
carolynwilliams183@gmail.com

Wants Comments Read Aloud: YES
Wants Response: YES

I live at the Glen Hazel High Rise, and we have such poor maintenance.

10. NO NAME

I live at Glen Hazel High Rise and on top of poor maintenance, I wanted to mention the stairwells are dirty and there is often mildew in the apartment bathrooms.

11. Ralphina Coleman
(412) 377-0637
ralphina1958@gmail.com

Wants Comment Read Aloud: YES
Wants Response: YES

I live at Glen Hazel High Rise, and we need some management that actually manages the building. We can't do much with the broken down elevators and sporadic hot water. I am in a wheel chair, and we have elderly people in the building. We can't live like this. Today, management had the audacity to say that the 'fix' for the elevators won't last long. They want me to go up to the room and assume I don't have anywhere to go. And I am tired of boiling water to bath myself.

12. Keith Preston
(412) 488-0907
(No Email Given)

Wants Comments Read Aloud: YES
Wants Response: YES

I live in Glen Hazel. The elevators keep breaking down. I feel bad for the older people who are stuck in their apartment. The hot water is off all of the time. I have to boil water to take a shower. This is the worst high rise in the city of Pittsburgh right here. 945 Roselle Court. I am worried about the heat in the winter. The management does not know what they are doing, and they tell me different amounts for my rent. I have been here for 5 years and pay \$268/month.

13. Keith Preston

People here at Glen Hazel have bedbugs. There are 4 washers and dryers for about one hundred people. The washing machines are never cleaned so they all have bedbugs too. Sometimes we have no choice but to use these machines. This building has no security. People go in and out freely. The front sliding door is broken. We need a guard who tracks who is in and out of the building.

14. Eugene Carter
(No Contact Information Given)

Wants Comment Read Aloud: YES
Wants Response: YES

Ever since new management came it has been downhill. Housing Authority come back and take over the property.

15. John Baker
(412) 320-9372
(No Email Given)

Wants Comment Read Aloud: YES

Wants Response: YES

Everything is breaking down at Glen Hazel. Since it has changed to the company everything is falling apart. In my unit I woke up water above my ankle. My apartment had a pool of water in it. It took a week for it to be fixed. My walls are water damaged. Repairs are patchwork Band-Aids instead of full repairs. Our hot water is off and on and off and on. Management says there aren't funds for repairs. Why don't they have the funds? We need help.

16. Andre Thrower
(412) 320-3964
andrethrower35@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

I came home to my unit at Glen Hazel High Rise from my niece's birthday party October 14th and heard water coming from somewhere. It was the kitchen and water was overflowing. But the water was everywhere. It was coming from the sink, and it was everywhere. The sink was full and then overflowing into the drawers and everywhere. I still don't have hot water in my kitchen at all. Since my niece's birthday party, I still don't have hot water. I can't wash my dishes with hot water. The heat in my unit also doesn't work. Maintenance says it is working but it is not fixed. This isn't the first time the elevator broke. I was stuck on the elevator two days ago for about 20 minutes. I didn't know what floor I was stuck on. The elevator was shaking and jumping around. I was stuck until it decided to open. The fire department is sick of coming here and sometimes they don't show up when we call. We called today 11/20 and the fire department didn't come. The ceiling in the lobby is leaking. One time a mouse fell through the ceiling of the lobby ceiling. If you stand in the lobby you can hear water crackling in the ceiling and rushing water.

17. Nikki Powe
(412) 512-7151
nikipowe27@gmail.com

Wants Comment Read Aloud: YES

Wants Response: YES

I am at Glen Hazel every day and I've witnessed drug activity here and other safety issues. It is scary here especially when the elevator doesn't work, and you have to take the stairs. The elevator is always broken. Why are people in wheelchairs and scooters on the higher floors? Is there an emergency plan for them when the elevator is broken? I don't like my brother walking through the building. And everything is filthy. The railing is filthy. When the elevator is working the elevator is filthy and people spit in it. The public bathroom in the lobby doesn't get cleaned, there's no toilet paper or paper towels. I've taken bedbugs from here into my own home. They latched onto my clothes, and I brought them home. The sewer backs up and waste runs down the curb. My brother does not have hot water and cannot do his dishes. And as far as his rent is getting messed up. I asked for a printout of his ledger and the ledger management printed out said he owes 5K. If that was true why did they let it get that high? I got a statement directly from the rental company saying he only owed 2k. Why did the office's rent ledger not match that of the company who they pay rent to? Also, the printing of the rent ledger was ineligible - tiny font and long. It wasn't clear where the rent was late it was just confusing.

I've been here when rodents have fallen through the ceilings. The sitting area by the entrance isn't cleaned. There are leaves everywhere and people can fall. My brother already has a leg brace, and it gets slippery. And the floor inside gets slippery when it's wet too

Also, my brother doesn't have a key FOB. I was willing to pay the cost to get him a key FOB, but they said their FOB machine is broken. He was to buzz himself in every time he comes in or out.

18. Richard Lucas II
(412) 526-2885
r.lucas.210@gmail.com

Wants Comment Read Aloud: YES
Wants Response: YES

Ever since the Housing Authority left Glen Hazel there's been issues. There hasn't been this many issues before. Today, 11/20 I woke up and water is pooling in my ceiling. I had to put a bucket down because water is leaking from my ceiling. The hallway has flooded before. It's just as important in the hallway because I have to get through it. There are rodents running around in the building. I don't understand why Housing Authority left.

Commissioner Laroco joined the meeting at this time.

RESOLUTIONS:

RESOLUTION No. 72 of 2024

A Resolution – Authorizing the Executive Director or his Designee to extend the duration of a Cooperative Purchase Agreement contract with Graciano Corporation for a Walk-thru Pedestrian Canopy at Building 74, Northview Heights, AMP-09

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) has determined it will be necessary to extend the existing Cooperative Purchasing Agreement with Graciano Corporation for the Pedestrian Protection Walk-Through Canopy (safety scaffolding) at Building 74, Northview Heights; and

WHEREAS, the HACP will utilize a Cooperative Purchase Intergovernmental Agreement between the HACP and the City of Pittsburgh, under which the HACP intends to carry out the work under the City of Pittsburgh Contract #53673 with the Graciano Corporation; and

WHEREAS, the base term of the subject Cooperative Purchase Intergovernmental Agreement contract, including renewal options, is scheduled to end on March 31, 2025; and

WHEREAS, in alignment with federal contracting regulations, task or delivery orders issued prior to this end date will permit the contractor to perform work through to completion, even if performance extends beyond the contract's official end date ensuring continuity of services and compliance with applicable guidelines; and

WHEREAS, the HACP is authorized and encouraged under 2 CFR 200.318(e) to enter into local intergovernmental agreements for procurement or use of common goods and services to foster greater economy and efficiency; and

WHEREAS, the HACP will extend the Cooperative Purchase Agreement contract for six (6) months with the Graciano Corporation in the amount of \$24,717.00; and

WHEREAS, this 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 is hereby authorized to use the intergovernmental agreement between the HACP and the City of Pittsburgh to extend the current contract with the Graciano Corporation in the amount of \$24,717.00; and

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

Next, Commissioner Wheatley asked the Board for a motion to approve the Resolution. Commissioner Rucker made a motion to approve, and Commissioner Evans seconded the motion. After a discussion.

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

“AYES”: Jake Wheatley, Jala Rucker, Janet Evans, and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 73 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Add Additional Funds to the Emergency Contract with Xycom to Repair the Equipment for the Northview Heights Community

WHEREAS, On Monday, October 2, 2023 the camera room at Northview Heights, the location where all of the equipment for the cameras is stored, had a water leak from the ceiling. The ceiling fell and damaged all the camera equipment in this room, along with other items; and

WHEREAS, the damage from the ceiling collapse caused all of the camera equipment to fail. The camera system assists the City of Pittsburgh in solving crimes that are committed at Northview Heights, as well as providing the residents with a sense of security in the community. As a result of public safety concerns, the Housing Authority of the City of Pittsburgh (HACP) Public Safety Department needed to enter into an emergency contract with Xycom to repair the equipment for the Northview Heights Community; and

WHEREAS, the quote received by Xycom on Thursday, October 12, 2023 was for a total amount of \$372,417.00 split into two (2) phases of the repair. Phase 1 was quoted for an amount of \$104,418.00 and Phase 2 for an amount of \$267,999.00; and

WHEREAS, an Emergency Memorandum was prepared by the HACP Public Safety Department requesting emergency funds in the amount of \$372,417.00 to repair the damage camera equipment; and

WHEREAS, Resolution 97 of 2023 was approved on December 14, 2023, to ratify the action of the Executive Director of Entering into an Emergency Contract with Xycom to repair the equipment for the Northview Heights Community; and

WHEREAS, the invoice received for Phase 1 of the repairs was received on November 17, 2023 in the amount of \$150,618.00; and

WHEREAS, the amount was over the Phase 1 quote \$46,200.00 due to Xycom having to complete a hardware physical reset of the entire Ubiquiti Network Ecosystem at Northview Heights. Every network switch, cloud key, wireless access point, directional antenna each needed to be factory reset and reprogrammed to join the new environment that HACP is now the administrator of. This was a result of the former vendor, Reliant, not providing login credentials; and

WHEREAS, the amount authorized by the Executive Director for the emergency contract to repair the equipment at Northview Heights community in the amount of \$372,417.00 is not enough to cover the outstanding invoice for Phase 2 in the amount of \$267,999.00; and

WHEREAS, additional funding is needed to cover the cost of the emergency repairs at the Northview Heights community in the amount of \$46,200.00; and

WHEREAS, the HACP is seeking to add \$46,200.00 to the existing emergency contract amount of \$372,417.00 for a revised total amount of \$418,617.00 to the emergency contract with Xycom for the emergency repairs at the Northview Heights community.

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 additional funds in the amount of \$46,200.00 to the current contract of \$372,417.00 for a revised total amount of \$418,617.00 to the emergency contract with Xycom for the emergency repairs at the Northview Heights community; and

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

Next, Commissioner Wheatley asked the Board for a motion to approve the Resolution. Commissioner Alex Laroco made a motion to approve, and Commissioner Rucker seconded the motion. After a discussion.

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

“AYES”: Jake Wheatley, Jala Rucker, Janet Evans, and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 74 of 2024

A Resolution - Authorizing the Executive Director or his Designee to Settle and Amicably Resolve the delay claims of Bronder Technical Services, Inc. regarding construction at 412 Boulevard of the Allies, Pittsburgh, PA renovation project

WHEREAS, Pursuant to sealed competitive bidding IFB – 600-01-21 the Housing Authority of the City of Pittsburgh (HACP) awarded a contract (Contract Management No, 8123 BPO No. 4384) to Bronder Technical Services, Inc. (Bronder) for various construction services to be provided relating to the 412 Boulevard of the Allies, Pittsburgh, PA renovation project. (Project); and

WHEREAS delays in construction occurred which caused Bronder to incur additional costs necessary for completion of the Project; and

WHEREAS, Bronder Technical Services, Inc. estimates construction delay claims in the amount of \$268,278.38 plus an outstanding invoice of \$2,920.00; and

WHEREAS, the HACP does not dispute that delay(s) occurred; and

WHEREAS, the HACP desires to settle and resolve the claim brought by Bronder to avoid possible and expensive litigation of said claim; and

WHEREAS, the HACP has determined through consultation with legal counsel that a settlement payment, not to exceed \$155,347.40 is reasonable under the circumstances; and

WHEREAS, the settlement of the above-mentioned claim is made in accordance with applicable federal and state laws 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 settlement agreement with Bronder to fully resolve any and all claims made by

Bronder with regard to 412 Boulevard of the Allies, Pittsburgh, PA renovation project of the HACP as referenced above for \$155,347.40 for the additional costs incurred due to the delay claims plus an outstanding invoice of \$2,920.00; and

Section 2. The Executive Director, or his Designee, is hereby authorized to pay a settlement amount, not to exceed \$155,347.40 to Bronder to fully resolve any and all claims made by Bronder in its delay claims against the HACP plus an outstanding invoice of \$2,920.00, as referenced above, related to work performed on the 412 Boulevard of the Allies, Pittsburgh, PA Project.

Next, Commissioner Wheatley asked the Board for a motion to approve the Resolution. Commissioner Laroco made a motion to approve, and Commissioner Evans seconded the motion. After a discussion.

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

“AYES”: Jake Wheatley, Jala Rucker, Janet Evans, and Alex Laroco.

“NAYS”: None.

The Chair declared the motion carried and the resolution approved.

RESOLUTION No. 75 of 2024

A Resolution - Authorizing the Commitment of Funds for First & Market Project-Based Voucher/Gap Financing Project

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 92 of 2023 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Voucher (PBV) and Moving to Work (MTW) Gap Financing for First & Market, an office-to-residential conversion development located at 100 First Avenue in the Downtown neighborhood, which provides ninety-three (93) units of low-income affordable senior-preferred housing (Project), and authorized the HACP to enter into underwriting negotiations with the Project’s owner entity, BC First & Market LLC (Owner Entity); and

WHEREAS, the Project applied for a four percent (4%) Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in January 2024; and

WHEREAS, the Project entails the adaptive reuse of a former vacant office building into ninety-three (93) senior (62+) occupancy apartment units, all of which will be supported by LIHTC and PBV; 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 \$3,800,000 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 final approval of the Project by the U.S. Department of Housing and Urban Development (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 grant the ARMDC MTW grant funds in an amount not to exceed \$3,800,000 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, Commissioner Wheatley asked the Board for a motion to approve the Resolution. Commissioner Rucker made a motion to approve, and Commissioner Evans seconded the motion. After a discussion.

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

"AYES": Jake Wheatley, Jala Rucker, Janet Evans, and Alex Laroco.

"NAYS": None.

The Chair declared the motion carried and the resolution approved.

EXECUTIVE REPORT: Mr. Binion addressed the Board of Commissioners.

The Board of Commissioners previously received the Executive, Operations and Financial reports. There is a lot of work that is needed be done. Mr. Binion will updated the board accordingly.

NEW BUSINESS: None

ADJOURNMENT: Chairman Wheatley asked for a motion to adjourn the meeting.

Alex Laroco made a motion to adjourn, and Jala Rucker seconded the motion.

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

"AYES": Jake Wheatley, Jala Rucker, Janet Evans, and Alex Laroco.

"NAYS": None.

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

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