

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
AGENDA
MARCH 24, 2022**

- 1. Roll Call.**
- 2. Motion to Approve the February 24, 2022, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for March 2022.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 15 of 2022 - Authorizing the Executive Director or Designee to Amend the existing contract with Salsgiver Inc. for the Internet Services Contract Authority-Wide.**
- 6. Resolution No. 16 of 2022 - Authorizing the Executive Director or his Designee to enter into contract with Reliant It to upgrade the Security Camera System Pursuant to a HUD Safety and Security Grant Award for the Allegheny Dwellings and Bedford Dwellings Family Communities.**
- 7. Resolution No. 17 of 2022 - Approving the Low-Income Public Housing (LIPH) Utility Allowance Schedule for 2022.**
- 8. Resolution No. 18 of 2022 - To extend the Employment Agreement of Caster D. Binion as the Executive Director of the Housing Authority of the City of Pittsburgh.**
- 9. New Business.**
- 10. Executive Report.**
- 11. Adjournment.**

RESOLUTION No. 15 of 2022

A Resolution - Authorizing the Executive Director or Designee to Amend the existing contract with Salsgiver, Inc. for the Internet Services Contract Authority-Wide

WHEREAS, the Information Technology (IT) Department of the Housing Authority of the City of Pittsburgh (HACP) is required to provide secure and expedient Internet Access across all of its properties for the HACP Staff to effectively provide services to applicants, landlords and tenants; and

WHEREAS, the HACP is currently under contract with Salsgiver Inc. to provide Internet and Firewall Services Authority-wide; and

WHEREAS, the initial value of the contract in the amount of \$48,000.00 with Salsgiver Inc. is exhausted; and

WHEREAS, the IT Department of the HACP needs to continue provisioning secure internet access across all of the HACP locations in addition, to the new Administrative Office located at 412 Boulevard of Allies in Pittsburgh, Pennsylvania; and

WHEREAS, the HACP is requesting to add \$81,600.00 and add two (2) additional years to the current contract of Salsgiver, Inc. to ensure the HACP continues to have secure Internet Services until January 1, 2024 and pay all outstanding invoices.

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

Section 1. Authorize the Executive Director or Designee to add funds to the existing contract with Salsgiver Inc. in an amount not to exceed \$81,600.00 for a total contract amount not to exceed \$129,600.00 and extend the end date to January 1, 2024; and

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

RESOLUTION No. 16 of 2022

A Resolution—Authorizing the Executive Director or his Designee to enter into contract with Reliant It to upgrade the Security Camera System Pursuant to a HUD Safety and Security Grant Award for the Allegheny Dwellings and Bedford Dwellings Family Communities

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) awarded the Housing Authority of the City of Pittsburgh (HACP) an Emergency Safety and Security Grant (Security Grant) in response to Notice PIH-2016-03, a total of \$250,000 to upgrade camera systems at Allegheny Dwellings and Bedford Dwellings; and

WHEREAS, the funds from the Security Grant will continue to assist law enforcement in ongoing efforts to eradicate crime at Allegheny Dwellings and Bedford Dwellings communities and create a more peaceful environment; and

WHEREAS, the HACP submitted the required documents to HUD on April 22, 2021 and the grant funds must be obligated no later than April 8, 2022; and

WHEREAS, the HACP procured a company under a pilot program to install cameras in one (1) of the family communities with the intent of extending the system into other family communities managed by the HACP; and

WHEREAS, as the HACP was not able to determine the success of the pilot installation, in December of 2021, the HACP reviewed the Reliant IT camera system currently utilized in family and high-rise communities managed by the Allegheny County Housing Authority (ACHA) and was satisfied that the Reliant IT system could meet the needs of the HACP; and

WHEREAS, the HACP has experienced a significant increase in criminal activity based on several factors to include, warmer weather, the relaxation of COVID restrictions and the current camera systems do not meet the needs of the HACP; and

WHEREAS, to address the immediate need of additional security enhancements in the Allegheny Dwellings and Bedford Dwellings communities, the HACP desires to contract with Reliant IT in the amount not to exceed \$375,000.00 to replace the existing camera systems and provide maintenance and monitoring services; and

WHEREAS, this procurement was conducted in accordance with applicable State and Federal 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 Reliant IT, to install Verkada security cameras at the Allegheny Dwellings and Bedford Dwellings family communities, not to exceed \$375,000.00; and

Section 2: It is the goal of the HACP to fully install these upgraded security cameras in the Allegheny and Bedford Dwellings family communities by July 2022 and the monitoring and maintenance contract will continue for one (1) year from the date of camera installations; and

Section 3. The contract shall be payable from the Emergency Safety and Security Grant and Moving to Work (MTW) funds.

RESOLUTION No. 17 of 2022

**A Resolution – Approving the Low-Income Public Housing (LIPH)
Utility Allowance Schedule for 2022**

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) requires that public housing authorities maintain up-to-date utility allowance schedules in accordance with 24 CFR 965.507; and

WHEREAS, public housing authorities must establish utility allowance schedules based upon the typical cost of utilities and services paid by energy conservative households that occupy housing of comparable size and type in the same locality; and

WHEREAS, PHAs must review the utility allowance schedule each year to ensure participants receive a utility allowance in accordance with the current average utility pricing; and

WHEREAS, public housing authorities must review their utility allowance schedule each year; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP), Low-Income Public Housing Program (LIPH) must comply with federal guidelines and requirements pertaining to public utilities in establishing utility allowances; and

WHEREAS, the HACP’s LIPH Program, in order to meet federal guidelines and requirements, contracts with a utility consultant and revises its allowances each year to reflect the most up to date cost; and

WHEREAS, the HACP recommends the adoption of proposed utility Allowance schedule, attached hereto as Exhibit A.

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

Section 1. The proposed Utility Allowance schedule is hereby adopted, subject to HUD approval, if required; and

Section 2. The Executive Director or his Designee of the HACP is hereby authorized to update the Utility Allowance schedule effective May 1, 2022.

EXHIBIT A

HIGH RISE COMMUNITIES

(Caliguiri Plaza, Carrick Regency, Finello Pavilion, Gualtieri Manor, Morse Gardens)

Bedroom Size	High Rises
Studio	\$36.00
1	\$40.00

TRADITIONAL SCATTERED SITES

Bedroom Size	Row/Town House	Detached House	New Construction (All Gas) *	New Construction (All Electric) *
2	\$140.00	\$154.00	\$128.00	\$125.00
3	\$167.00	\$184.00	\$153.00	\$149.00
4	\$194.00	\$214.00	\$178.00	\$172.00
5	N/A	N/A	N/A	\$196.00

MANCHESTER (PHASES 1, 2, 3 and 4)

Bedroom Size	Manchester Row/Town House	Manchester Row/Town House (All Electric)	Manchester Apartments (Phase 3)
1	N/A	\$96.00	\$89.00
2	\$146.00	\$129.00	\$111.00
3	\$172.00	\$152.00	N/A
4	\$199.00	\$180.00	N/A

EAST LIBERTY SCATTERED SITES

Bedroom Size	East Liberty Scattered Sites Detached *	East Liberty Row/Town House (All Electric) *	East Liberty Row/Town House (Gas & Electric) *	East Liberty Large Apartment 6449 Centre Ave. *
2	N/A	N/A	N/A	\$89.00
3	\$163.00	\$136.00	\$148.00	N/A

***Low-Income Public Housing (LIPH) Scattered Site units built from 2010 to present.**

RESOLUTION No. 18 of 2022

A Resolution - To extend the Employment Agreement of Caster D. Binion as the Executive Director of the Housing Authority of the City of Pittsburgh

WHEREAS, on September 27, 2012, the Board of Commissioners appointed Caster D. Binion as the Interim Executive Director of the Housing Authority of the City of Pittsburgh (HACP); and

WHEREAS, On February 28, 2013, the Board of Commissioners appointed Caster D. Binion to the position of the Executive Director of the HACP under the terms of an Employment Agreement which expired on March 31, 2015; and

WHEREAS, On December 18, 2014, the Board of Commissioners extended Caster D. Binion's Employment Agreement to March 31, 2017; and

WHEREAS, On February 23, 2017, the Board of Commissioners extended Caster D. Binion's Employment Agreement to March 31, 2019; and

WHEREAS, On April 1, 2019, the Board of Commissioners extended Caster D. Binion's Employment Agreement to March 31, 2022.

WHEREAS, the Board of Commissioners has determined it is in the best interest of the HACP to retain Caster D. Binion as the Executive Director and such have decided to extend his Employment Agreement without any amended provisions contained therein.

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

Section 1. Effective April 1, 2022, the Employment Agreement of Caster D. Binion, Executive Director of the HACP, is extended for three (3) years through March 31, 2025, in accordance with the terms and conditions of the Employment Agreement; and

Section 2. The Chairman of the Board of Commissioners of the HACP is authorized to execute the Employment Agreement on behalf of the Authority.