

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH**  
**BOARD MEETING**  
**AGENDA**  
**APRIL 28, 2022**

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- 1. Roll Call.**
- 2. Motion to Approve the March 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 April 2022.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 19 of 2022 – Amendment of FY2022 HUD Approved MTW Annual Plan.**
- 6. Resolution No. 20 of 2022 - Authorizing the Executive Director or his Designee to amend an existing Contract with Water Transfer Solutions Inc. for Vacant Lot Land Care Services in the Middle Hill and Hamilton Larimer District for the Housing Authority of the City of Pittsburgh.**
- 7. Resolution No. 21 of 2022 - Authorizing the Executive Director or his Designee to Purchase Three (3) Vehicles.**
- 8. Resolution No. 22 of 2022 – Authorizing the Executive Director or his Designee to Execute a Change Order with OSA Global Security, LLC for Additional Fire Watch Services at Homewood North Family Community, AMP-20.**
- 9. Resolution No. 23 of 2022 - Authorizing the Executive Director or his Designee to Ratify a Contract with Graciano Corporation for the Exigency Undertaking of Emergency Work to Stabilize and Remediate Balconies at Pennsylvania Bidwell High Rise, AMP-15.**
- 10. Resolution No. 24 of 2022 - Ratifying the Executive Director’s Decision to Enter into a Contract with AdvizeX Technologies, LLC for Office Network Services at 412 Boulevard of the Allies, AMP-99.**
- 11. Resolution No. 25 of 2022 - Authorizing the Executive Director or his Designee to Utilize Program Income Funds to Acquire Property to be used for the sole purpose of Furthering Affordable Housing Options in the City of Pittsburgh.**
- 12. Resolution No. 26 of 2022 – Ratifying the Executive Director’s Decision to Write Off Collection Losses in the amount of \$48,988.73 from Tenant Accounts Receivable for the months of January 2022 through March 2022.**
- 13. Executive Report.**
- 14. New Business.**
- 15. Adjournment.**

## RESOLUTION No 19 of 2022

### **A Resolution- Approving an Amendment to the HACP FY 2022 Moving to Work Annual Plan, and Authorizing the submission of the Amended Annual Plan to HUD**

**WHEREAS**, on November 17, 2000, the Housing Authority of the City of Pittsburgh (HACP) and the U.S. Department of Housing and Urban Development (HUD) executed an agreement authorizing the HACP to participate in the Moving to Work (MTW) Demonstration; and

**WHEREAS**, the MTW Demonstration requires PHAs to submit an MTW Annual Plan to HUD, for review and approval, and the HACP's Fiscal Year 2022 (FY 2022) MTW Annual Plan was approved by HUD on December 28, 2021; and

**WHEREAS**, the HACP is proposing to amend the HUD-approved FY 2022 Annual Plan to include revising all of its MTW payment standards in addition to the regular payment standards; and

**WHEREAS**, the HACP is eliminating the Mobility Payment Standards altogether as the opportunity areas were redesigned and enhanced to better reflect the local rental market; and

**WHEREAS**, the HACP redesigned the rehabilitation and exception payment standards to complement the changes to the Mobility Payment Standards to better reflect the local rental market; and

**WHEREAS**, the proposed amendment to the FY 2022 MTW Annual Plan was open for public review and comment from Sunday, February 20, 2022 to Tuesday, April 12, 2022, and two (2) public hearings were held on Wednesday, April 13, 2022; and

**WHEREAS**, the proposed revisions to the FY 2022 MTW Annual Plan were reviewed and discussed at the Resident Advisory Board (RAB) meeting; and

**WHEREAS**, there were no attendees at either of the public hearings and zero (0) comments to considered regarding the revised FY 2022 MTW Annual Plan.

**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 or his Designee is hereby authorized to approve the amendment to the HACP's FY 2022 MTW Annual Plan to include revising all of its MTW payment standards in addition to the regular payment standards; and the submission of the amended plan to HUD.

**RESOLUTION No. 20 of 2022**

**A Resolution - Authorizing the Executive Director or his Designee to amend an existing Contract with Water Transfer Solutions Inc. for Vacant Lot Land Care Services in the Middle Hill and Hamilton Larimer District for the Housing Authority of the City of Pittsburgh**

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

**WHEREAS**, On March 15, 2020 the HACP issued a Request for Proposal (RFP) for Grass Cutting of Vacant Lots in the Middle Hill. Water Transfer Solutions Inc. submitted the lowest, responsive proposal; and

**WHEREAS**, the HACP would like to extend Water Transfer Solutions Inc. contract for an additional one (1) year with additional cutting services and add the Hamilton Larimer site for six (6) cutting services for a total of twelve (12) cutting services over the next two (2) years, (identified lots for services is attached); and

**WHEREAS**, with the additional two (2) cutting services per year to the Middle Hill and the addition of Hamilton Larimer twelve (12) cutting services, the increase will be \$317,028.80; and

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

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

**Section 1.** The Executive Director or his Designee is hereby authorized to execute a contract amendment to the existing contract with Water Transfer Solutions Inc. for Grass Cutting of Vacant Lots in the Middle Hill District and Hamilton Larimer in an amount of \$317,028.80; and

**Section 2.** The amended total contract amount shall not exceed \$690,302.40 for the additional Middle Hill cutting services and adding the Hamilton Larimer site with an additional one (1) year extension for a total of four (4) years; and

**Section 3.** The amount shall be paid from Program Income and/or Moving to Work (MTW) funds.

### Attachment A (Middle Hill Listing)

	Parcel ID	Sq. ft	Street Number	Street Name	
1	0010-J-00057-0000-00	986.00	124	ERIN ST	Vacant land
2	0010-J-00058-0000-00	986.00	126	ERIN ST	Vacant land
3	0010-J-00059-0000-00	986.00	128	ERIN ST	Vacant land
4	0010-J-00060-0000-00	1,840.00	130	ERIN ST	Vacant land
5	0010-J-00061-0000-00	1,257.00	132	ERIN ST	Vacant land
6	0010-J-00062-000A-00	1,267.00	134	ERIN ST	Vacant land
7	0010-J-00063-0000-00	1,320.00	136	ERIN ST	Vacant land
8	0010-J-00064-0000-00	1,269.00	138	ERIN ST	Vacant land
9	0010-J-00065-0000-00	1,267.00	140	ERIN ST	Vacant land
10	0010-J-00066-0000-00	1,342.00	142	ERIN ST	Vacant land
11	0010-J-00067-0000-00	1,346.00	142	ERIN ST	Vacant land
12	0010-J-00006-0000-00	-	0	WEBSTER AVE	Vacant land
13	0010-J-00007-0000-00	-	2004	WEBSTER AVE	Vacant land
14	0010-J-00007-000A-00	-	2002	WEBSTER AVE	Vacant land
15	0010-J-00009-0000-00	1,440.00	2006	WEBSTER AVE	Vacant land
16	0010-J-00275-0000-00	2,100.00	2101	WEBSTER AVE	Vacant land
17	0010-N-00013-0000-00	1,213.00	7	TRENT ST	Vacant land
18	0010-N-00014-0000-00	1,213.00	9	TRENT ST	Vacant land
19	0010-N-00015-0000-00	1,166.00	11	TRENT ST	Vacant land
20	0010-N-00073-0000-00	1,893.00	130	DEVILLIERS ST	Vacant land
21	0010-N-00097-0000-00	1,335.00	1930	WEBSTER AVE	Vacant land
22	0010-N-00098-0001-00	1,387.00	1928	WEBSTER AVE	Vacant land
23	0010-N-00099-0000-00		1924	WEBSTER AVE	Vacant land

		1,958.00			
24	0011-A-00290-0000-00	8,000.00	0	DEVILLIERS ST	Vacant land
25	0028-P-00220-0000-00	1,879.00	0	HODGE ST	Vacant land
26	0009-M-00127-0000-00	890.00	1811	CLIFF ST	Vacant land
27	0009-M-00131-0000-00	3,642.00	1817	CLIFF ST	Vacant land
28	0009-M-00137-0000-00	3,267.00	1829	CLIFF ST	Vacant land
29	0009-M-00143-0000-00	1,665.00	1835	CLIFF ST	Vacant land
30	0009-M-00146-0000-00	1,638.00	0	CLIFF ST	Vacant land
31	0009-M-00147-0000-00	1,665.00	1839	CLIFF ST	Vacant land
32	0009-M-00173-0000-00	930.00	10	LEDLIE ST	Vacant land
33	0009-M-00180-0000-00	2,745.00	1858	CLIFF ST	Vacant land
34	0009-M-00186-0000-00	1,342.00	1850	CLIFF ST	Vacant land
35	0009-M-00186-000A-00	1,342.00	0	MONACA PL	Vacant land
36	0009-M-00187-0000-00	2,030.00	1848	CLIFF ST	Vacant land
37	0009-M-00188-0000-00	1,508.00	1841	MONACA PL	Vacant land
38	0009-M-00194-0000-00	2,757.00	33	CLIFF ST	Vacant land
39	0009-M-00195-000A-00	1,836.00	25	MONACA PL	Vacant land
40	0009-M-00195-000B-00	1,162.00	1830	CLIFF ST	Vacant land
41	0009-M-00202-0000-00	1,311.00	0	MONACA PL	Vacant land
42	0009-M-00203-0000-00	1,440.00	0	MONACA PL	Vacant land
43	0009-M-00204-0000-00	660.00	0	MONACA PL	Vacant land
44	0009-M-00206-0000-00	660.00	2	MONACA PL	Vacant land
45	0009-M-00207-0000-00	720.00	1	MONACA PL	Vacant land
46	0009-M-00219-0000-00	1,292.00	1734	CLIFF ST	Vacant land
47	0009-M-00246-0000-00	2,910.00	810	CASSATT ST	Vacant land
48	0009-M-00251-0000-00		1815	BEDFORD AVE	Vacant land

		1,600.00			
49	0009-M-00251-000A-00	680.00	802	CASSATT ST	Vacant land
50	0009-M-00277-0000-00	960.00	58	MONACA PL	Vacant land
51	0009-M-00279-0000-00	885.00	0	LEDLIE ST	Vacant land
52	0009-M-00324-0000-00	2,667.00	1911	WEBSTER AVE	Vacant land
53	0009-S-00231-0000-00	564.00	1819	ENOCH ST	Vacant land
54	0009-S-00231-000B-00	542.00	1817	ENOCH ST	Vacant land
55	0009-S-00231-000A-00	560.00	1815	ENOCH ST	Vacant land

83,320.00

**Newly added Hamilton Larimer**

	<b>Parcel ID</b>	<b>Sq.Ft</b>	<b>Name of Site</b>	
1	0010-J-00057-0000-00	28,261.00	Hamilton Larimer	Vacant land

**RESOLUTION No. 21 of 2022**

**A Resolution - Authorizing the Executive Director or his Designee to Purchase Three (3) Vehicles**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that it is necessary to replace three (3) vehicles in its fleet, in order to support operational needs throughout the Authority; and

**WHEREAS**, the HACP has identified the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement that can be used for the purchase of vehicles and the purchase and installation of additional equipment; and

**WHEREAS**, through the identified purchasing cooperative agreement, the three (3) vehicles and associated installed equipment specified by the HACP can be purchased for a cost of \$115,925.00; and

**WHEREAS**, this procurement was conducted in accordance with applicable federal, state, and local 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 award a contract for the purchase of vehicles and the purchase and installation of additional equipment under the terms of the Commonwealth of Pennsylvania Department of General Services Co-Stars Cooperative Purchasing Agreement in the amount of \$115,925.00; and

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

**RESOLUTION No. 22 of 2022**

**A Resolution – Authorizing the Executive Director or his Designee to Execute a Change Order with OSA Global Security, LLC for Additional Fire Watch Services at Homewood North Family Community, AMP-20**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) authorized the execution of a service contract with OSA Global Security, LLC to provide fire watch services (Service) in order to support sprinkler system repair project in Homewood North (Contract); and

**WHEREAS**, the original amount of the Contract was \$7,200.00 and was insufficient due to the additional hours of Services which was affected by City Department of Permits, Licenses, and Inspection’s inspection/approval process; and

**WHEREAS**, a total of 428 additional hours of Services shall be paid through change order to the Contract in the amount of \$25,680.00 (Change Order); and

**WHEREAS**, the Change Order will increase the original contract amount by more than 20% which requires Board of Commissioners approval.

**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 or his Designee is hereby authorized to execute a change order for the Contract with OSA Global Security, LLC for \$25,680.00 which increases the total amount of Contract to \$32,880.00; and

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



**RESOLUTION No. 23 of 2022**

**A Resolution – Authorizing the Executive Director or his Designee to Ratify a Contract with Graciano Corporation for the Exigency Undertaking of Emergency Work to Stabilize and Remediate Balconies at Pennsylvania Bidwell High Rise, AMP-15**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) identified hazardous deteriorating balcony conditions at Pennsylvania Bidwell High Rise (High-rise); and

**WHEREAS**, the Executive Director and Chairperson of the Board of Commissioners have declared an exigency for the HACP to take any and all actions necessary to stabilize and remediate the conditions of the balconies at the High-rise (Emergency Work); and

**WHEREAS**, the HACP has retained Graciano Corporation through its emergency procurement procedures for the performance of the Emergency Work (Contract); and

**WHEREAS**, this procurement was performed in accordance with applicable State and Federal regulations and the procurement policies and procedures of the HACP.

**WHEREAS**, The Executive Director and Chairperson of the Board of Commissioners declared an exigency on April 1, 2022 for the HACP to take any and all actions necessary to stabilize and remediate the balconies.

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

**Section 1.** The Contract is hereby ratified and the Executive Director or his Designee is hereby authorized and directed to take all actions determined to be necessary, that are legally permissible and necessary or advisable to carry out the Emergency Work to stabilize and remediate the balconies at Pennsylvania Bidwell High Rise; and

**Section 2.** The fiscal authorization at the time of the exigency allocated was \$500,000.00. The amount of the contract shall be paid from Program Income and/or Moving to Work (MTW) funds.

## **RESOLUTION No. 24 of 2022**

### **A Resolution – Ratifying the Executive Director’s Decision to Enter into a Contract with AdvizeX Technologies, LLC for Office Network Services at 412 Boulevard of the Allies, AMP- 99**

**WHEREAS**, the Housing Authority City of Pittsburgh (HACP), along with the Urban Redevelopment Authority (URA) and the City of Pittsburgh, purchased the building located at 412 Boulevard of the Allies in Pittsburgh, Pennsylvania to be used as administrative office space (Building); and

**WHEREAS**, the HACP has determined the need for computer network infrastructure design, implementation, and maintenance services at the Building (Network Services) to meet the telecommunication requirements of the HACP; and

**WHEREAS**, the Central Susquehanna Intermediate Unit oversees the Pennsylvania Education Purchasing Program for Micro-computers (PEPPM) and has multiple pre-approved firms with contracts available to public sector purchasers for Network Services; and

**WHEREAS**, on March 15, 2022, the HACP received a quote from AdvizeX Technologies, LLC (AdvizeX); an authorized reseller under a PEPPM contract for the Network Services in the amount of \$385,960.00 for Network Services; and

**WHEREAS**, market shortages for critical equipment such as integrated circuits, necessitated the HACP to enter into a contract with AdvizeX for Network Services to mitigate additional delays due to the supply chain shortages and further rising material costs during the week of April 11, 2022; 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’ decision to enter into a contract with AdvizeX Technologies, LLC, to provide Network Services at the Building in the amount of \$385,960.00 is hereby affirmed and ratified; and

**Section 2.** The total amount of the contract shall be paid from Moving To Work (MTW) funds.

## RESOLUTION No. 25 of 2022

### **A Resolution – Authorizing the Executive Director or his Designee to Utilize Program Income Funds to Acquire Property to be used for the sole purpose of Furthering Affordable Housing Options in the City of Pittsburgh**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) is committed to continuing to provide affordable housing options in the City of Pittsburgh; and

**WHEREAS**, the HACP is actively seeking to acquire both single family homes as well as multi-unit structures within the City of Pittsburgh; and

**WHEREAS**, the HACP will utilize Program Income Funds up to \$3,000,000.00 for acquisition of the identified properties.

**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 or his Designee is hereby authorized to utilize Program Income Funds in an amount not to exceed \$3,000,000.00 for acquisition multiple residential units; and

**Section 2.** The Executive Director or his Designee is hereby authorized and directed to (i) negotiate, execute, and deliver all such agreements, documents and instruments and take all such other actions as it shall determine to be necessary or desirable in order to effect the property acquisition and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to carry out the activities contemplated herein; and

**Section 3.** The Executive Director or his Designee is hereby authorized and directed to take such other actions, from time to time, which are necessary, advisable, or proper in connection with the acquisition of residential units including, without limitation, the execution and delivery of all agreements, writings, and documents (and all amendments, changes, modifications, and additions thereto).

**RESOLUTION No. 26 of 2022**

**A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$48,988.73 from Tenant Accounts Receivable for the Months of January 2022 through March 2022.**

**WHEREAS**, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of January 2022 through March 2022 is \$48,988.73; and

**WHEREAS**, reasonable means of collection have been exhausted against these accounts; and

**WHEREAS**, the total collection losses written off from the Tenant Accounts Receivables (TARs) balance is \$48,988.73 which is 2.34% of the total rent and associated charges of \$2,092,268.81 for the 1st quarter of 2022.

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

**Section 1.** The Executive Director’s decision to write off collection losses of \$48,988.73 from the Tenant Accounts Receivables (TARs) balance for January 2022 through March 2022 is hereby ratified.