

THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD MEETING
AGENDA
MAY 26, 2022

1. **Roll Call.**
2. **Motion to Approve the April 28, 2022, Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
3. **Motion to Approve the Previously Received Activity Report for May 2022.**
4. **Acknowledgement of Public Comments.**
5. **Resolution No. 27 of 2022 - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Emergency Contract with Marshall Electric for Electrical Support at Northview Heights High-Rise.**
6. **Resolution No. 28 of 2022 - To enter into a Contract with Nan McKay and Associates, Inc. to Conduct Rent Reasonableness Comparisons for the Housing Authority of the City of Pittsburgh's Housing Choice Voucher (HCV) Program.**
7. **Resolution No. 29 of 2022 - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Plumbing Repair Services Contract split between Tri Rivers Holdings and D. Dennis & Sons Inc. for Authority-Wide Plumbing Support.**
8. **Executive Report.**
9. **New Business.**
10. **Adjournment.**

RESOLUTION No. 27 of 2022

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Emergency Contract with Marshall Electric for Electrical Support at Northview Heights High-Rise

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to ensure essential lighting for maintaining safety at the properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) standards; and

WHEREAS, the HACP currently owes Marshall Electric \$4,540.00 for services rendered during the recent Real Estate Assessment Center (REAC) Inspections at Northview Heights; and

WHEREAS, the HACP is requesting \$4,540.00 to be added to the emergency contract of Marshall Electric to ensure the HACP has enough funds to pay the outstanding balance owed.

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 emergency contract with Marshall Electric in an amount not to exceed \$4,540.00; and

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

RESOLUTION No. 28 of 2022

A Resolution - To enter into a Contract with Nan McKay and Associates, Inc. to Conduct Rent Reasonableness Comparisons and Provide an Analysis for the Housing Authority of the City of Pittsburgh's Housing Choice Voucher Program

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to conduct rent reasonableness analysis to determine if rents requested by public landlords and private developers who conduct business with the HACP are charging fair and reasonable rents to participants on the Housing Choice Voucher (HCV) Program; and

WHEREAS, to avoid the appearance of any impropriety to include and not limited to partiality or any unfair treatment in determining the fairness of rents, the HACP retains the services of a third-party vendor to conduct and provide data regarding rent reasonableness; and

WHEREAS, the HACP advertised a Request for Proposals (RFP) for interested entities to submit a proposal to conduct analysis and provide rent reasonableness data to the HACP; and

WHEREAS, the RFP was issued for a bid pursuant to the procurement rules of HUD and the HACP; and

WHEREAS, Nan McKay and Associates, Inc. responded to the RFP and was the only response received by the HACP to conduct an analysis and provide rent reasonableness data to the HACP; and

WHEREAS, the annual cost of services for the Rent Reasonableness Software will be \$15,750.00.

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

Section 1. Authorizing the Executive Director or his Designee to enter into a contract with Nan McKay and Associates, Inc. to conduct analysis and provide rent reasonableness data for a period of three (3) years with two (2) one (1) year options to extend at the discretion of the HACP, for a maximum of five (5) years in the amount not to exceed \$78,750.00; and

Section 2. The expense of the contract with Nan McKay and Associates, Inc. will be paid for from Program Income and/or Moving to Work (MTW) funds.

RESOLUTION No. 29 of 2022

A Resolution - Authorizing the Executive Director or Designee to Amend the Monetary Value of the Plumbing Repair Services Contract split between Tri Rivers Holdings and D. Dennis & Sons Inc. for Authority-Wide Plumbing Support

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) is required to maintain proper functioning plumbing conditions to maintain Health, Sanitation and Safety Compliance at properties HACP-wide in accordance with the Department of Housing and Urban Development (HUD) physical inspection standards; and

WHEREAS, the existing contract Invitation For Bid (IFB #300-02-20-REBID) was awarded on 09/28/2020 in the amount of \$2,745,600 over the term of five (5) years to be split between Tri Rivers Holdings and D. Dennis & Sons, Inc. and the monetary value of this award has nearly exhausted in twenty (20) months; and

WHEREAS, the HACP is requesting an additional four million, five hundred thousand dollars (\$4,500,000.00) to be added to the Plumbing Support contracts of Tri Rivers Holdings and D. Dennis & Sons Inc., to ensure the HACP can continue plumbing work and payments to vendors.

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 Plumbing Repair Services contract with Tri Rivers Holdings and D. Dennis & Sons Inc., in an amount of four million, five hundred thousand dollars (\$4,500,000.00), with a new Not-to Exceed amount of \$7,245,600.00; and

Section 2. The additional funds for the Plumbing Repair Services contract with Tri Rivers Holdings and D. Dennis & Sons, Inc, will be paid from Moving To Work (MTW) and/or Program Income funds.