

HOUSING AUTHORITY OF THE CITY OF PITTSBURGH
BOARD OF COMMISSIONERS
MEETING MINUTES
MAY 26, 2022
VIA ZOOM WEBINAR

The Housing Authority of the City of Pittsburgh (HACP) held a regularly scheduled Board meeting on Thursday, May 26, 2022 via ZOOM Webinar conferencing. The meeting began at 10:30 a.m.

The HACP Chair, Valerie McDonald-Roberts chaired the meeting and called the meeting to order. The Commissioners in attendance were: Ms. Tammy Thompson, Ms. Janet Evans, Alex Laroco, Ms. Cheryl Gainey, Mrs. Valerie McDonald-Roberts, Rev. Ricky Burgess and Mr. Majestic Lane.

Next, the Chair noted that the Board members previously received a copy of the April 28, 2022, Board Meeting Minutes and asked for a motion to approve the minutes. Ms. Cheryl Gainey made a motion to approve the minutes and Alex Loroco seconded the motion.

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

“AYES”: Janet Evans, Alex Laroco, Cheryl Gainey,
Valerie McDonald-Roberts.

“NAYS”: None

The Chair declared the motion carried and the minutes approved.

ACTIVITY REPORT:

HACP’s Ali Abdullah, of disability compliance, worked the Fair housing month speaker series and got kudos from HUD. Mr. Binion also received D.C. accolades for his panel discussion on Fair housing as a right, at the University of Pittsburgh Law School.

The HACP hosted Mayor Gainey, COS Wheatley and Councilman Lavelle for a walk and talk in Bedford Dwellings. New upgraded security cameras from a HUD grant have been installed in Bedford and Allegheny Dwellings.

Buses for youth in Northview to attend the Boys and Girls clubs are thanks to awards from Aqua/Peoples Gas and the other from the Allegheny County GEDTF (gaming economic development tourist fund) The awards combined total \$250,000.

Thanks to Representative Emily Kinkead and Councilman Bobby Wilson and who partnered with URA and Aqua America/Essential Utilities to make this happen. And thanks to **Anthony Ceoffee** who worked with our political leaders to secure a spot at the table for our kids.

We want to say congratulations to Trisha Henning, Assistant General Counsel, on her Art Works award from the City. Check out some of her beautiful work on line and on Twitter.

A Synergy safety video featuring the HACP and Executive Director Binion was created with tips on how it pays off to remain safe. Safety rebate funds go directly to the HACP Clean Slate E3 scholarship fund. Thanks to the HACP staff for making college dreams for residents become a reality.

This month Development & Modernization hosted a ribbon cutting at Lemington. 54 units of affordable senior citizen housing was developed due to our creative GAP funding program which fills in another hole in the affordable housing crisis.

Coping with Covid /trauma and stress Facebook live event took place this month, with CFV and resident ambassadors. Thanks Community Affairs and RSS.

Happening Now is are Highmark Wholecare and MCC senior outdoor movie nights featuring a dynamic wellness piece, including booster shots, a wellness massages and more.

Million Dollar Club!

ERAP - Crossed The Million Dollar Mark for Distributions to Residents, and Vita Income Tax Refunds Gave Residents A Vital Financial Boost. Congratulations to staff and providers who assisted in both of these programs.

Mr. Binion reminded Ms. Sandidge that the HACP and the ABK Learning Center at Bedford, along with Duquesne University, received the Choice and Caring Award from Governor Wolf and former Gov. Schweiker. The Choice and Caring award is one of the highest awards that you can get in the early childhood arena.

Happy Memorial Day!

The Chair asked for a motion to approve the Activity Report. Janet Evans made a motion to approve and Alex Loroco seconded the motion. After a discussion a vote being had thereon, the

“Ayes and “Nays” were as follows:

“AYES”: Janet Evans, Alex Laroco, Cheryl Gainey
And Valerie McDonald-Roberts.

“NAYS”: None

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

PUBLIC COMMENTS: There was one public comment submitted. The submitter did not want the comment read aloud. The Secretary will send the Commissioners the comment and the response upon completion.

It was noted that Ms. Tammy Thompson, Rev. Burgess and Mr. Majestic Lane joined the meeting at this time.

Next, Ms. McDonald-Roberts introduced the Resolutions:

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.

The Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Majestic Lane seconded the motion. After a discussion:

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

“AYES”: Janet Evans, Alex Laroco, Cheryl Gainey, Majestic Lane
Tammy Thompson, Rev. Burgess and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

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.

The Chair asked for a motion to approve the resolution. Majestic Lane made a motion to approve the resolution and Cheryl Gainey seconded the motion. After a discussion:

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

"AYES": Janet Evans, Alex Laroco, Cheryl Gainey, Majestic Lane
Tammy Thompson, Rev. Burgess and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

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.

The Chair asked for a motion to approve the resolution. Janet Evans made a motion to approve the resolution and Rev. Burgess seconded the motion. After a discussion:

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

“AYES”: Janet Evans, Alex Laroco, Cheryl Gainey, Majestic Lane
Tammy Thompson and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the Resolution approved.

EXECUTIVE REPORT: Mr. Binion addressed the Board and reminded them that they have received the Operations, Finance and Executive Reports. Mr. Binion thanked the Board for their guidance on all the new activities occurring at the HACP.

The staff is getting a break, they will have a long weekend and I hope they don't burn their chicken on the BBQ.

We are really busy. Based on Michelle's report, staff is doing a lot of work, working with the Communities. We will continue to work with the foundations, partners, universities and anyone who is in the battle to provide affordable housing in the City of Pittsburgh. The Home Ownership program is now back open. We have a lot of people who signed up for the Homeownership information. We will continue with affordable housing in Pittsburgh. Gentrification is a big deal here in the City of Pittsburgh. We have applied all of the things that we have and many items outside the box i e new ways to help with the affordable crisis in this City.

NEW BUSINESS: No New Business

AJOURNMENT: The Chair asked for a motion to adjourn the meeting Janet Evans Made a motion to adjourn and Majestic Lane seconded the motion.

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

“AYES”: Janet Evans, Alex Loroco, Cheryl Gainey, Rev. Burgess,
Tammy Thompson and Valerie McDonald-Roberts

“NAYS”: None

The Chair declared the motion carried and the meeting adjourned.

Recording Secretary

