



Housing Alliance
of Pennsylvania

Safer Homes, Stronger Communities in Allegheny County

Request for Qualifications

Contract Amount: \$25,000

Contract Period: March 1, 2026, to October 31, 2026

RFQ released: February 2, 2026

Submissions due: February 20, 2026

Partners selected: February 25, 2026

Contact: Jen Thomas, Community Engagement Manager at jennifer@housingalliancepa.org or (412) 407-2793

Project Overview

Many renters—especially low-income households and communities of color—live in homes with serious health and safety problems, such as mold, pests, lead, and hazards that cause injuries. These problems often occur in neighborhoods already dealing with economic and environmental challenges, making inequities worse.

The Housing Alliance of Pennsylvania is seeking to develop a model urgent rental repair program using a public health framework that will help tenants get critical health and safety-related repairs when landlords cannot or will not make them.

We seek a qualified consultant to analyze peer-city rental repair and “clean and lien” approaches and to co-create a legally sound, community-informed program framework for Allegheny County.

Timeline

Work will occur within the grant period **March 1, 2026 – October 31, 2026**, aligned with the project’s community engagement and policy milestones. Key checkpoints (subject to refinement with selected partner):

- **March–April:** Finalize engagement strategy; synthesize early research and survey insights.
- **June:** Draft Urgent Rental Repair Program framework and assess legal/regulatory pathways.

- **July–October:** Support partner alignment, briefings, and advocacy toward adoption pathway; produce replication toolkit. [

Note: A detailed community engagement timeline and success measures are included in the project appendix and inform this RFQ’s milestones.

Scope of Work

The selected partner will provide the following services:

Comparative Legal & Program Analysis

Analyze rental repair and “**clean and lien**” programs in peer jurisdictions to identify **best practices** and **viable legal/regulatory pathways** for Allegheny County (e.g., enabling authority, enforcement, repayment/recoupment).

Program Co-Creation (Legal Design)

Draft a legally sound **Urgent Rental Repair Program** grounded in community input, with:

- Clear eligibility criteria focused on **health and safety** repairs.
- Defined owner repayment and **enforcement mechanisms**.
- Identified legal and regulatory pathways for implementation (county and municipal).

Collaboration with Community Process

Coordinate research translation for listening sessions and briefings; incorporate resident and partner feedback into legal recommendations and the draft program framework.

Deliverables

- **Peer-City Analysis Memo** (literature and statute review, case examples, authority pathways, risks/mitigations).
- **Draft Program Framework** (eligibility, scope of repairs, enforcement and repayment tools, administrative structure).
- **Implementation Roadmap** (administrative or legislative pathway to adoption).
- **Public Policy Brief (Legal Edition)** for decision-makers and partners (plain language).

Minimum Qualifications

- Demonstrated expertise in **housing/municipal law** in Pennsylvania.
- Track record translating complex legal concepts into **plain-language** policy briefs and implementation tools for community and government partners.

How to Apply

Please answer the following:

- Name, Organization, and Contact info
- Why is your organization a good fit to do this research work?
- What experience do you have doing research or policy analysis on housing or community issues?
- Who will lead the research, and what experience do they have?
- Share one example of a research or policy project you've completed. (link to research will suffice)
- Who can we contact to learn more about your research work?

Please submit your responses to the application questions by email to Jennifer Thomas at jennifer@housingalliancepa.org no later than February 20, 2026.

Applicants should attach their responses as a single PDF or Word document.

About Us

The Housing Alliance is a statewide coalition working to provide leadership and a common voice for policies, practices, and resources to ensure that all Pennsylvanians, especially those with low incomes, have access to safe, decent, and affordable homes.

We promote common-sense solutions to balance Pennsylvania's housing market and increase the supply of safe, decent homes for low-income people.

This project is funded through the Green and Healthy Homes Initiative [Thriving Communities Grant Making Program](#).

Questions about this opportunity may be directed to Jennifer Thomas, Community Engagement Manager, at jennifer@housingalliancepa.org or (412) 407-2793.