

**THE HOUSING AUTHORITY OF THE CITY OF PITTSBURGH  
BOARD MEETING  
AGENDA  
MARCH 23, 2023**

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- 1. Roll Call.**
- 2. Motion to Approve the February 23, 2023, the Housing Authority of the City of Pittsburgh (HACP) Board of Commissioners Meeting Minutes.**
- 3. Motion to Approve the Previously Received Activity Report for February 2023.**
- 4. Acknowledgement of Public Comments.**
- 5. Resolution No. 19 of 2023 – Authorizing the Executive Director or his Designee to Enter into a Refuse Collection Agreement with the City of Pittsburgh for the Collection and Disposal of Refuse for Housing Authority Communities and to Provide the City with Two (2) New Refuse Trucks for the City’s Use Under the Agreement.**
- 6. Resolution No. 20 of 2023 - Authorizing the Commitment of Funds for the Letsche School Apartments Project-Based Voucher/Gap Financing Project**
- 7. Resolution No. 21 of 2023 - Authorizing the Executive Director or his Designee to utilize an existing contract negotiated between CSIU and TSB, Inc. dba Schultheis Electric for Sprinkler System Freeze Protection Installation at Homewood North, AMP-20**
- 8. Resolution No. 22 of 2023 - Authorizing the Executive Director or his Designee to submit an Inventory Removal Application to the Department of Housing and Urban Development’s Special Application Center for the Demolition of one (1) Scattered Site Unit at Scattered Sites North, AMP -39.**
- 9. Executive Report.**
- 10. New Business.**
- 11. Adjournment.**

**RESOLUTION No. 19 of 2023**

**A Resolution – Authorizing the Executive Director or his Designee to Enter into a Refuse Collection Agreement with the City of Pittsburgh for the Collection and Disposal of Refuse for the Housing Authority of the City of Pittsburgh Communities and to Provide the City of Pittsburgh with Two New Refuse Trucks for the City’s Use Under the Agreement**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined its annual needs for refuse collection and disposal throughout its communities; and

**WHEREAS**, the HACP currently has an Agreement with the City of Pittsburgh (City) for the City to collect and dispose of all refuse, except for bulk items, from the HACP’s properties (Services); and

**WHEREAS**, the current Agreement is on a month-to-month basis; and

**WHEREAS**, the HACP has entered discussions with the City for a new agreement for a term of five (5) years for the City’s continued refuse collection and disposal Services for the HACP; and

**WHEREAS**, the City has offered to continue the refuse collection Services, provided the HACP provides the City with two (2) new refuse trucks, consisting of one (1) front loader and one (1) rear loader, for the City’s use in providing the Services; and

**WHEREAS**, the new agreement will be similar in scope to the current Agreement, pursuant to which the HACP purchased two (2) new refuse trucks and leased them to the City in consideration of the City’s refuse collection and disposal services; and

**WHEREAS**, the rear loader truck is expected to cost approximately \$341,824 and the front loader truck is expected to cost approximately \$371,430; and

**WHEREAS**, the HACP will transfer titles of the two (2) refuse trucks used by the City under the current Agreement to the City as a part of the consideration for the new agreement.

**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 an agreement with the City of Pittsburgh for the continued collection and disposal of refuse, except for bulk items, from all properties of the HACP; and

**Section 2.** Said agreement will include the HACP’s providing the City with two (2) new refuse trucks, for an amount not to exceed \$750,000; and

**Section 3.** The Executive Director is hereby authorized to transfer title to the refuse truck used under the current Agreement to the City of Pittsburgh as part of the consideration for the new agreement; and

**Section 4.** This purchase shall be payable from Program Income and or Moving to Work (MTW) funds.

**RESOLUTION No. 20 of 2023**

**A Resolution - Authorizing the Commitment of Funds for the  
Letsche School Apartments Project-Based Voucher/Gap Financing Project**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) Board Resolution No. 30 of 2022 awarded Beacon Communities, LLC, the developer, a contingent commitment of Project-Based Vouchers (PBVs) and Moving to Work (MTW) Gap Financing for Letsche School Apartments (Project) and authorized the HACP to enter into underwriting negotiations with the Project's owner entity, Letsche School, LLC (Owner Entity); and

**WHEREAS**, the Project was awarded a 9% Low-Income Housing Tax Credit (LIHTC) allocation from the Pennsylvania Housing Finance Agency (PHFA) in January 2022; and

**WHEREAS**, the Project, located at 1530 Cliff Street in the Hill District neighborhood, entails the adaptive reuse of the historic former Letsche Elementary School into forty-two (42) units and the new construction of four (4) townhomes for a total of forty-six (46) general occupancy units, which will include thirteen (13) LIHTC-only units, twenty-five (25) LIHTC and PBV units, and eight (8) market rate units; and

**WHEREAS**, the HACP and its instrumentality, Allies & Ross Management and Development Corporation (ARMDC), conducted underwriting and regulatory compliance reviews and determined that the Project's deal structure and timeline are feasible and viable for long-term affordability; and

**WHEREAS**, the HACP will grant \$2,250,000 of MTW Gap Financing funds, to the ARMDC which will subsequently issue a construction and permanent loan to the Owner Entity for the Project which will be repaid through project cash flow; and

**WHEREAS**, the MTW Gap Financing transactions associated with the construction of these affordable housing units are subject to the U.S. Department of Housing and Urban Development (HUD) final approval for the Project.

**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 grant the ARMDC MTW grant funds in an amount not to exceed \$2,250,000 which the ARMDC will utilize to invest in the Project upon HUD's final approval for the Project; and

**Section 2.** The Executive Director or his Designee is hereby authorized and directed, in the name of and on behalf of the HACP, to (i) negotiate, execute and deliver all such agreements, documents, and instruments and take all such other actions as he shall determine to be necessary or desirable in order to effect the loans to carry out the Project and (ii) complete any and all additional actions that are legally permissible and necessary or advisable to effect the loan to the Owner Entity to carry out the development activities related to the Project, contemplated herein.

**RESOLUTION No. 21 of 2023**

**A Resolution – Authorizing the Executive Director or his Designee to utilize an existing contract negotiated between CSIU and TSB, Inc. dba Schultheis Electric for Sprinkler System Freeze Protection Installation at Homewood North, AMP-20**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that the sprinkler systems at Homewood North need to be protected from freezing; and

**WHEREAS**, there currently exists a competitively procured contract between Central Susquehanna Intermediate Unit No.16 (CSIU) and TSB, Inc. dba Schultheis Electric through a Keystone Purchasing Network (KPN) JOC eziQC® cooperative purchasing program to carry out the work; and

**WHEREAS**, the subject contract term ends December 31, 2025; and

**WHEREAS**, the HACP desires to utilize the contract for the work and obtained pricing in the amount of \$160,802.84; 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 is hereby authorized to purchase services utilizing the existing contract between CSIU and TSB, Inc. dba Schultheis Electric for Sprinkler System Freeze Protection Installation at Homewood North, AMP-20 in the amount of \$160,802.84; and

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

**RESOLUTION No. 22 of 2023**

**A Resolution - Authorizing the Executive Director or his Designee to submit an Inventory Removal Application to the Department of Housing and Urban Development Special Application Center for the Demolition of One (1) Scattered Site Unit at Scattered Sites North, AMP -39**

**WHEREAS**, the Housing Authority of the City of Pittsburgh (HACP) has determined that a scattered site, single family home built in 1925, located in the East End of Pittsburgh should be considered for demolition; and

**WHEREAS**, the property is obsolete, and no reasonable program of modification is cost effective to return it to useful life; and

**WHEREAS**, the disposition and/or demolition of property outside of the HACP Moving To Work (MTW) Homeownership Program requires a separate U.S. Department of Housing and Urban Development (HUD) approval.

**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 prepare and submit an application and all required documentation necessary to HUD to obtain approval for the demolition of one (1) unit at Scattered Sites North, AMP-39.