

ALLEGHENY COUNTY HOUSING AUTHORITY

Board of Directors Meeting AGENDA

December 19, 2025 — 10:30 A.M.

Central Office Board Room

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Recognition / Proclamations
5. Employee of the Month
6. Public Comment on Agenda Items
7. Motion to Approve the November 21, 2025, Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Old Business
9. New Business
10. Resolution No. 59 of 2025 – Requesting Approval of Professional Liability Insurance Coverages for the Allegheny County Housing Authority - January 1, 2026 through January 1, 2027
11. Resolution No. 60 of 2025 – Requesting Approval of Individual Property Insurance Coverages - January 1, 2026 through January 1, 2027
12. Resolution No. 61 of 2025 – Requesting the approval to write off Collection Losses in the amount of \$40,188.01 from Tenant Accounts Receivable for the month of November
13. Comment on General Items
14. Adjournment

**Board Meeting
November 21, 2025
Agenda Item Number 10**

RESOLUTION NO. 59 OF 2025

**A Resolution – Requesting Approval to Renew Professional Liability Insurance
Coverages for the Allegheny County Housing Authority - January 1, 2026 through
January 1, 2027**

WHEREAS, the Allegheny County Housing Authority (“ACHA”) is required to maintain adequate insurance coverage to protect the Authority, its assets, officers, employees, and operations; and

WHEREAS, the Authority has historically obtained the majority of its insurance coverages through HAI Group, a HUD-approved public housing authority non-profit risk retention pool authorized by HUD to provide insurance coverage without competitive selection; and

WHEREAS, HAI Group is comprised of public housing authorities nationwide and specializes in insuring public housing authorities, and ACHA has participated in this program for several years, which may include the authorization of annual dividend payments to its members; and

WHEREAS, the Public Officials Liability, Employment Practices Liability, and Fiduciary Liability insurance coverages are obtained through Enscoe Long; and

WHEREAS, renewal quotes have been received for the Authority’s insurance coverages for the policy term January 1, 2026 through January 1, 2027, including property, general liability, boiler and machinery, automobile, and professional liability coverages; and

WHEREAS, the Executive Director has reviewed and recommends approval of the renewal of the following insurance coverages for the 2026 policy term:

- **Commercial General Liability**, including Law Enforcement Liability, Pesticide and Mold Coverage
- **Sexual Abuse and Molestation Liability**
- **Property and Inland Marine Coverage**
- **Boiler and Machinery Coverage**
- **Automobile Liability Coverage**
- **Directors and Officers Liability**
- **Public Officials Liability / Employment Practices Liability**
- **Employed Lawyers Professional Liability**
- **Fiduciary Liability**

Board Meeting
November 21, 2025
Agenda Item Number 10 (continued)

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Allegheny County Housing Authority hereby approves the renewal of the insurance coverages as presented for the policy term January 1, 2026 through January 1, 2027; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to execute any and all documents necessary to effectuate the renewal of these insurance coverages on behalf of the Authority

Approved as to form and content: _____
Richard Stephenson, Executive Director

**Board Meeting
November 21, 2025
Agenda Item Number 11**

RESOLUTION NO. 60 OF 2025

**A Resolution – Requesting Approval to Renew Professional and Liability Insurance
Cov erages for the Allegheny County Housing Authority Properties - January 1, 2026
through January 1, 2027**

WHEREAS, the Allegheny County Housing Authority (“ACHA”) has ownership interests in, or affiliations with, various limited partnerships and housing entities requiring property and liability insurance coverage; and

WHEREAS, HUD permits public housing authorities to obtain insurance coverage through HUD-approved public housing authority risk retention pools without competitive procurement; and

WHEREAS, HAI Group is a HUD-approved risk retention pool from which the Authority has historically obtained insurance coverage; and

WHEREAS, renewal quotes have been received for property and liability insurance coverage for the following affiliated entities for the policy term January 1, 2026 through January 1, 2027:

- Dumplin Hall Housing Partnership
- 514 Lydia Street
- Felix Negley LP
- Fraser Housing LP -
- Homestead Housing Development Limited Partnerships 1–4
- Tarentum Housing Limited Partnerships 1–2
- Sharpsburg Housing Limited Partnership
- Groveton Housing Partnership, LP

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors approves the renewal of property and liability insurance coverage for the above-referenced affiliated entities for the policy term January 1, 2026 through January 1, 2027; and

BE IT FURTHER RESOLVED, that the Executive Director is authorized to take any action necessary to complete these insurance renewals.

Approved as to form and content: _____
Richard Stephenson, Executive Director

**Board Meeting
November 21, 2025
Agenda Item Number 12**

RESOLUTION NO. 61 OF 2025

**A Resolution – Requesting the approval to write off Collection Losses in the amount of
\$40,188.01 from Tenant Accounts Receivable for the month of November**

WHEREAS, the amount of past due accounts of tenant rent for residents who no longer reside or have been evicted from the Allegheny County Housing Authority for the month of November is \$40,188.01; and

WHEREAS, a total of 13 residents are included in this write-off, 7 of whom were evicted through legal action; and

WHEREAS, all reasonable means of collection have been exhausted:

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the Allegheny County Housing Authority:

Section 1. That the approval to write off uncollectable rents in the amount \$40,188.01 is hereby approved.

Section 2. The Executive Director is hereby authorized and shall take such measures as may be necessary to implement the changes outlined in this resolution.

Approved as to form and content: _____
Richard Stephenson, Executive Director