

ALLEGHENY COUNTY HOUSING AUTHORITY

Board of Directors Meeting AGENDA

February 20, 2026 — 11:30 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 January 23, 2026 Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Old Business
9. New Business
10. **Resolution No. 6 of 2026** – Approving Policy Amendments to the 2025-2026 Admissions and Continued Occupancy Policy Regarding Lifetime Ineligibility for Certain Offenses
11. **Resolution No. 7 of 2026** – Approving the Allegheny County Housing Authority to Dispose Of 6 Units at Caldwell Station in Wilmerding Under Section 18 Disposition
12. **Resolution No. 8 of 2026** - Request for Approval to Write Off Tenant Accounts Receivable Collection Losses in the Amount of \$63,437.05 for January 2026
13. **Motion** – To Approve the Salary of the Executive Director, as Discussed in the Executive Session, Retroactive to January 1, 2026
14. Adjournment

RESOLUTION NO. 6 OF 2026

A Resolution - Approving Policy Amendments to the 2025-2026 Admissions and Continued Occupancy Policy Regarding Lifetime Ineligibility for Certain Offenses

WHEREAS, All Public Housing Authorities (PHAs) are required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD), which includes an Admissions and Continued Occupancy Policy (ACOP) and Administrative Plan; and

WHEREAS, said ACOP is permitted to deem certain criminal offenses as lifetime bans during the screening process; and

WHEREAS, the 2025-2026 ACOP did not include Murder among the offenses carrying a lifetime ban; and

WHEREAS, the Authority now requests approval to include Murder as offenses carrying a lifetime ban in the 2025-2026 ACOP and all subsequent ACOP's.

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

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. The Board of Commissioners of the Authority hereby ratifies, confirms and approves in all respects the Authority's inclusion of Murder as offenses carrying a lifetime ban in the 2025-2026 ACOP.

Section 3. The Executive Director of the Authority and such officers and employees of the Authority as the Acting Executive Director shall designate (each, an "**Authorized Officer**" and, together, the "**Authorized Officers**"), are hereby authorized and directed to execute and deliver on behalf of the Authority such other documents, instruments, assignments, certificates, affidavits and agreements in the name of or on behalf of the Authority that may, in the reasonable discretion of the Acting Executive Director, be necessary, advisable or appropriate in connection with the foregoing resolutions.

Section 4. The Board of Commissioners of the Authority hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or such other officers, employees or Commissioners of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of this Resolution and the consummation of the transactions and matters set forth herein.

Board Meeting
February 20, 2026
Agenda Item Number 10 (continued)

NOW THEREFORE, be it resolved that after discussion of said Resolution, Commissioner _____ moved that said Resolution be adopted as presented. Commissioner _____ seconded this motion. The question being put upon the final adoption of said Resolution, the roll was called and vote was as follows:

- Chairperson: Mark Foerster _____
- Vice-Chairperson: Sydney Hayden _____
- Commissioner: Derek Uber _____
- Commissioner: Grant Gittlen _____
- Commissioner: Brandon Markosek _____

_____, declared said motion carried and said Resolution was adopted during the Board of Commissioners' Regular Meeting for the Allegheny County Housing Authority on _____, 2026.

Date: _____, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By: _____

Mark Foerster, Chairperson

Approved as to form and content: _____



Richard Stephenson, Executive Director

**Board Meeting
February 20, 2026
Agenda Item Number 11**

RESOLUTION NO. 7 OF 2026

A Resolution - Approving the Allegheny County Housing Authority to Dispose Of 6 Units at Caldwell Station in Wilmerding Under Section 18 Disposition

WHEREAS, Under PIH Notice 2018-04 (HA), The ACHA can dispose of properties. Under this Notice, a PHA certifies it has determined the disposition to be appropriate for reasons that are in the best interest of the residents and the PHA; and

WHEREAS, the ACHA owns and operates 6 units at Caldwell Station that are extremely difficult to manage and maintain because of the lack of uniformity of systems; and

WHEREAS, the units will be disposed to Three Rivers Communities Inc.; and

WHEREAS, the Authority now requests approval to dispose the 6 units at Caldwell Station to Affordable Housing Holdings in accordance with PIH Notice 2018-04.

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

Section 1. The foregoing "WHEREAS" clauses and the actions referenced therein are hereby ratified and confirmed as being true and correct and hereby incorporated herein.

Section 2. The Board of Commissioners of the Authority hereby ratifies, confirms and approves in all respects the Authority's disposition of 6 units in accordance with PIH Notice 2018-04

Section 3. The Executive Director of the Authority and such officers and employees of the Authority as the Acting Executive Director shall designate (each, an "**Authorized Officer**" and, together, the "**Authorized Officers**"), are hereby authorized and directed to execute and deliver on behalf of the Authority such other documents, instruments, assignments, certificates, affidavits and agreements in the name of or on behalf of the Authority that may, in the reasonable discretion of the Acting Executive Director, be necessary, advisable or appropriate in connection with the foregoing resolutions.

Section 4. The Board of Commissioners of the Authority hereby ratifies, confirms and approves all lawful actions taken by the Authorized Officers or such other officers, employees or Commissioners of the Authority, and all lawful papers and documents executed by any of the foregoing on behalf of the Authority where such actions, papers or documents effectuate the intent of this Resolution and the consummation of the transactions and matters set forth herein.

**Board Meeting
February 20, 2026
Agenda Item Number 11 (continued)**

NOW THEREFORE, be it resolved that after discussion of said Resolution, Commissioner _____ moved that said Resolution be adopted as presented. Commissioner _____ seconded this motion. The question being put upon the final adoption of said Resolution, the roll

Chairperson: Mark Foerster _____
Vice-Chairperson: Sydney Hayden _____
Commissioner: Derek Uber _____
Commissioner: Grant Gittlen _____
Commissioner: Brandon Markosek _____

_____, declared said motion carried and said Resolution was adopted during the Board of Commissioners' Regular Meeting for the Allegheny County Housing Authority on _____, 2026.

Date: _____, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By: _____

Mark Foerster, Chairperson

Approved as to form and content: _____


Richard Stephenson, Executive Director

Board Meeting
February 20, 2026
Agenda Item Number 12

RESOLUTION NO. 8 OF 2026

A Resolution - Request for Approval to Write Off Tenant Accounts Receivable Collection Losses in the Amount of \$63,437.05 for January 2026

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 January is \$63,437.05; and

WHEREAS, a total of 19 residents are included in this write-off, 12 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 \$63,437.05 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

**Board Meeting
February 20, 2026
Agenda Item Number 14**

Board Action Following Executive Session

Motion – To Approve the Salary of the Executive Director, as Discussed in the Executive Session, Retroactive to January 1, 2026

After returning from Executive Session, the following motion was presented to the Board of Commissioners:

To Approve the Salary of the Executive Director, as Discussed in the Executive Session, Retroactive to January 1, 2026

Commissioner _____ moved that the motion be adopted as presented.

Commissioner _____ seconded the motion.

The question being put upon the adoption of said motion, the roll was called and vote was as follows:

Chairperson: Mark Foerster _____

Vice-Chairperson: Sydney Hayden _____

Commissioner: Derek Uber _____

Commissioner: Grant Gittlen _____

Commissioner: Brandon Markosek _____

_____ declared the motion carried and adopted during the Regular Meeting of the Board of Commissioners of the Allegheny County Housing Authority on _____, 2026.

Date: _____, 2026

ALLEGHENY COUNTY HOUSING AUTHORITY

By: _____

Mark Foerster, Chairperson