

ALLEGHENY COUNTY HOUSING AUTHORITY

Board of Directors Meeting AGENDA

March 20, 2026 — 10:30 A.M.

Lloyd D. Hayden Center – Natrona Heights

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 February 20, 2026 Allegheny County Housing Authority Board of Directors Meeting Minutes
8. Old Business
9. New Business
10. **Resolution No. 9 of 2026** – Authorizing Payment to Computer Reach for Technology, Connectivity, and Digital Literacy Services in the Amount of \$100,000
11. **Resolution No. 10 of 2026** – Authorizing Renewal of Property and Liability Insurance Coverage for Hawkins Redevelopment II, LLC for the 2026–2027 Policy Term
12. **Resolution No. 11 of 2026** – Authorizing Renewal of Cyber Liability Insurance Coverage for the Allegheny County Housing Authority for the 2026–2027 Policy Term
13. **Resolution No. 12 of 2026** – Requesting Approval of Change Order MC-5 To R&B Mechanical for Excavation and Rerouting of the Existing Water Main and Fire Hydrant at Buildings 4 and 5 in the Amount of \$52,460.02
14. **Resolution No. 13 of 2026** - Request for Approval to Write Off Tenant Accounts Receivable Collection Losses in the Amount of \$ 56,172.06 for February 2026
15. **Resolution No. 14 of 2026** – Approving the Lot Consolidation Plan for Hays Manor
16. Comment on General Items
17. Adjournment

RESOLUTION NO. 9 OF 2026

A Resolution – Authorizing Payment to Computer Reach for Technology, Connectivity, and Digital Literacy Services in the Amount of \$100,000

WHEREAS, the Allegheny County Housing Authority (the "Authority") is committed to fostering community development, digital equity, and technological empowerment among its residents and underserved populations; and

WHEREAS, Computer Reach is a nonprofit organization based in Wilkesburg, Pennsylvania, dedicated to bridging the digital divide by providing refurbished, low-cost, or free computers, internet access, and digital literacy training to underserved individuals, families, and communities; and

WHEREAS, Computer Reach was founded with the mission to make technology accessible by refurbishing donated equipment and offering support to ensure long-term digital empowerment; and

WHEREAS, the organization's key initiatives include the distribution of laptops, desktops, monitors, and peripherals; comprehensive digital literacy training programs; and environmental efforts through recycling and refurbishing electronics; and

WHEREAS, the Board of Commissioners has reviewed the invoice from Computer Reach (Invoice Number: ACHA-2-27-26, dated February 27, 2026), attached hereto as Exhibit A, which details services and equipment provided, totaling the amount of One Hundred Thousand Dollars (\$100,000); and

WHEREAS, the invoice reflects charges for WIFI, computer equipment, workforce training, and related services provided to support digital inclusion efforts within the community; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Commissioners of the Allegheny County Housing Authority hereby recognizes the valuable work of Computer Reach and authorizes payment in the amount of One Hundred Thousand Dollars (\$100,000) as detailed in the attached invoice document, "ACHA - Computer Reach Invoice 2-27-2026; and

FURTHER RESOLVED, that the Authority affirms its support for initiatives that promote digital equity and empowerment and shall explore opportunities for ongoing collaboration with Computer Reach to expand access to technology and digital literacy for its residents.

Approved as to form and content:



Richard Stephenson, Executive Director

Board Meeting
March 20, 2026
Agenda Item Number 11

RESOLUTION NO. 10 OF 2026

A Resolution - Authorizing Renewal of Property and Liability Insurance Coverage for Hawkins Redevelopment II, LLC for the 2026–2027 Policy Term

WHEREAS, Hawkins Redevelopment II, LLC is an affiliated entity of the Allegheny County Housing Authority and maintains insurance coverage to protect its real property assets and operations; and

WHEREAS, the current insurance policies for Hawkins Redevelopment II, LLC are scheduled to renew for the policy period April 15, 2026 through April 15, 2027; and

WHEREAS, the proposed Property Insurance premium for the upcoming policy term is \$41,254.98, representing a slight decrease from the previous premium of \$41,862.00; and

WHEREAS, the proposed General Liability Insurance premium for the upcoming policy term is \$4,330.00, compared to the previous premium of \$4,288.72; and

WHEREAS, the proposed Excess Liability Insurance premium for the upcoming policy term is \$3,097.50, which remains unchanged from the previous policy term; and

WHEREAS, maintaining adequate property and liability insurance coverage is necessary to protect the assets and operations of Hawkins Redevelopment II, LLC and ensure continued compliance with applicable financial and operational requirements;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Allegheny County Housing Authority that the renewal of the Property Insurance, General Liability Insurance, and Excess Liability Insurance policies for Hawkins Redevelopment II, LLC for the policy term April 15, 2026 through April 15, 2027, in the amounts outlined above, is hereby approved.

BE IT FURTHER RESOLVED that the Executive Director, or his designee, is authorized to execute all documents necessary to effectuate this renewal.

Approved as to form and content: _____


Richard Stephenson, Executive Director

RESOLUTION NO. 11 OF 2026

A Resolution - Authorizing Renewal of Cyber Liability Insurance Coverage for the Allegheny County Housing Authority for the 2026–2027 Policy Term

WHEREAS, the Allegheny County Housing Authority (the “Authority”) utilizes information technology systems and maintains electronic records containing sensitive operational, financial, and personal data; and

WHEREAS, Cyber Liability Insurance coverage provides protection against risks associated with cyber incidents, data breaches, ransomware attacks, and other technology-related liabilities; and

WHEREAS, the Authority’s Cyber Liability Insurance policy is scheduled to renew for the policy period March 20, 2026 through March 20, 2027; and

WHEREAS, the proposed Cyber Liability Insurance premium for the upcoming policy term is \$28,371, which reflects a rate hold and remains unchanged from the previous policy year; and

WHEREAS, maintaining adequate cyber liability coverage is necessary to mitigate financial risk and protect the Authority’s technology infrastructure, data systems, and operations;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Allegheny County Housing Authority that the renewal of the Cyber Liability Insurance policy for the policy period March 20, 2026 through March 20, 2027, in the amount of \$28,371, is hereby approved.

BE IT FURTHER RESOLVED that the Executive Director, or his designee, is authorized to execute all documents necessary to effectuate this renewal.

Approved as to form and content: _____


Richard Stephenson, Executive Director

Board Meeting
March 20, 2026
Agenda Item Number 13

RESOLUTION NO. 12 OF 2026

A Resolution – Requesting Approval of Change Order MC-5 To R&B Mechanical for Excavation and Rerouting of the Existing Water Main and Fire Hydrant at Buildings 4 and 5 in the Amount of \$52,460.02

WHEREAS, this work was not part of the original design scope, R&B Mechanical has requested additional funds to cover the time and materials for unforeseen conditions; and

WHEREAS, the proposed work includes the excavation and rerouting of the existing water main and fire hydrant, so they will not be intersected by the new pre-fabricated boiler system piping that could not be modified; and

WHEREAS, the negotiated price of \$52,460.02 with R&B Mechanical has been evaluated, reviewed and found to be satisfactory by the ACHA:

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

Section 1. Change Order MC-17 material and labor costs for corridor lighting at Millvue Acres 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 the resolution.

Approved as to form and content: _____



Richard Stephenson, Executive Director

Board Meeting
March 20, 2026
Agenda Item Number 14

RESOLUTION NO. 13 OF 2026

**A Resolution - Request for Approval to Write Off Tenant Accounts Receivable
Collection Losses in the Amount of \$56,172.06 for February 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 February is \$56,172.06; and

WHEREAS, a total of 25 residents are included in this write-off, 9 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 \$56,172.06 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
March 20, 2026
Agenda Item Number 15**

RESOLUTION NO. 14 OF 2026

A Resolution - Approving the Lot Consolidation Plan for Hays Manor

WHEREAS, The Allegheny County Housing Authority is in the process of redeveloping Hays Manor; and

WHEREAS, the redevelopment requires a lot consolidation and land development plan to be filed at the County Recorder of Deeds office; and

WHEREAS, Fahringer McCarty, an Architectural and Engineering firm, has been retained and has produced the Lot Consolidation Plan; and

WHEREAS, the Lot Consolidation Plan is required to be approved by the Allegheny County Board of Commissioners;

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

Section 1. That the Lot Consolidation Plan for Hays Manor is hereby approved.

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

Approved as to form and content: _____


Richard Stephenson, Executive Director

Affordable Housing Holdings, Inc.
Board of Directors Meeting Agenda
March 20, 2026
Lloyd D. Hayden Center – Natrona Heights

1. Call to Order
2. Roll Call
3. Motion to Approve the January 23, 2026, Affordable Housing Holdings, Inc. Board of Directors Meeting Minutes
4. Old Business
5. **Resolution No. AHH-2 of 2026** – Resolution Authorizing Renewal of Property and Liability Insurance Coverage for AHH – Demor for the 2026–2027 Policy Term
6. **Resolution No. AHH-3 of 2026** Resolution Authorizing Renewal of Property and Liability Insurance Coverage for AHH – Braddock for the 2026–2027 Policy Term
7. Comment on General Items
8. Adjournment

RESOLUTION NO. AHH-2 OF 2026

A Resolution - Resolution Authorizing Renewal of Property and Liability Insurance Coverage for AHH – Demor for the 2026–2027 Policy Term

WHEREAS, AHH – Demor is an affiliated entity of the Allegheny County Housing Authority and maintains insurance coverage to protect its real property assets and operations; and

WHEREAS, the current insurance policies for AHH – Demor are scheduled to renew for the policy period March 31, 2026 through March 31, 2027; and

WHEREAS, the proposed Property Insurance premium for the upcoming policy term is \$28,998.47, compared to the previous premium of \$28,129.00; and

WHEREAS, the proposed General Liability Insurance premium for the upcoming policy term is \$5,013.19, compared to the previous premium of \$4,812.66; and

WHEREAS, the proposed Excess Liability Insurance premium for the upcoming policy term is \$4,236.26, compared to the previous premium of \$4,236.24; and

WHEREAS, maintaining adequate property and liability insurance coverage is necessary to protect the assets and operations of AHH – Demor and ensure continued compliance with financial and operational requirements;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Allegheny County Housing Authority that the renewal of the Property Insurance, General Liability Insurance, and Excess Liability Insurance policies for AHH – Demor for the policy period March 31, 2026 through March 31, 2027, in the amounts outlined above, is hereby approved.

BE IT FURTHER RESOLVED that the Executive Director, or his designee, is authorized to execute all documents necessary to effectuate this renewal.

Approved as to form and content: _____


Richard Stephenson, Acting Executive Director

RESOLUTION NO. AHH-3 OF 2026

**A Resolution - Authorizing Renewal of Property and Liability Insurance Coverage for
AHH – Braddock for the 2026–2027 Policy Term**

WHEREAS, AHH – Braddock is an affiliated entity of the Allegheny County Housing Authority and maintains insurance coverage to protect its real property assets and operations; and

WHEREAS, the current insurance policies for AHH – Braddock are scheduled to renew for the policy period March 11, 2026 through March 11, 2027; and

WHEREAS, the proposed Property Insurance premium for the upcoming policy term is \$39,635.62, compared to the previous premium of \$39,607.00; and

WHEREAS, the proposed General Liability Insurance premium for the upcoming policy term is \$4,499.74, compared to the previous premium of \$4,414.03; and

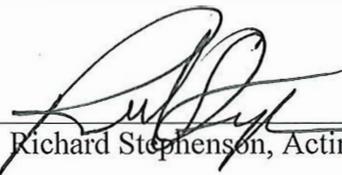
WHEREAS, the proposed Excess Liability Insurance premium for the upcoming policy term is \$4,130.00, which remains unchanged from the previous policy term; and

WHEREAS, maintaining adequate property and liability insurance coverage is necessary to protect the assets and operations of AHH – Braddock and ensure continued compliance with financial and operational requirements;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Allegheny County Housing Authority that the renewal of the Property Insurance, General Liability Insurance, and Excess Liability Insurance policies for AHH – Braddock for the policy period March 11, 2026 through March 11, 2027, in the amounts outlined above, is hereby approved.

BE IT FURTHER RESOLVED that the Executive Director, or his designee, is authorized to execute all documents necessary to effectuate this renewal.

Approved as to form and content:



Richard Stephenson, Acting Executive Director