

**Housing Authority of the City of Pittsburgh
BOARD OF COMMISSIONERS
MEETING MINUTES
Thursday, January 22, 2015
200 Ross Street
9TH Floor Board Room
Pittsburgh, PA 15219**

The Housing Authority of the City of Pittsburgh (the “HACP”) held a regular Board meeting on Thursday, January 22, 2015 at 200 Ross Street; 13th Floor, Wherrett Room, Pittsburgh, Pennsylvania 15219 at 10:30 a.m.

Valerie McDonald-Roberts, Chairperson, called the meeting to order. The Commissioners in attendance were: Ms. Enid Miller, Ms. Janet Evans, Ms. Valerie McDonald-Roberts, Mr. Peter Kaplan, Mr. Leroy Morgan and Ms. Lena Andrews. Rev. Burgess was not in attendance.

Next, the Chairman, Valerie McDonald-Roberts, noted that the Board members had previously received a copy of the December 18, 2014 Board Meeting Minutes and asked for a motion to approve the minutes. Enid Miller made a motion to approve the minutes and Mr. Peter Kaplan seconded the motion.

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Ms. Janet Evans, Mr. Peter Kaplan, Ms. Lena Andrews,
Mr. Leroy Morgan, Ms. Enid Miller and Ms. Valerie McDonald-Roberts

“NAYS”: None

Chairman McDonald-Roberts then declared the motion carried and the minutes approved.

Chairman Valerie McDonald-Roberts introduced the HACP Activity Report for December (“the Report”) and asked if there was a motion to approve the Report (after a brief oral report by Joy Miller) Peter Kaplan made a motion to approve the Report and Leroy Morgan seconded the motion.

A vote being had thereon, the “Ayes and “Nays” were as follows:

“AYES”: Ms. Janet Evans, Mr. Peter Kaplan, Ms. Lena Andrews,
Mr. Leroy Morgan, Ms. Enid Miller, Ms. Valerie McDonald-Roberts

“NAYS”: None

Chairman McDonald-Roberts then declared the motion carried and the report approved.

Chairman Valerie McDonald-Roberts asked if there were any comments or questions from Tenant Council Presidents, Section 8 Representatives or other public comments.

There were no public comments.

Chairman Valerie McDonald-Roberts introduced the resolutions.

RESOLUTION NO. 1 of 2015

A Resolution – Authorizing Execution of Collective Bargaining Agreements with the Housing Authority of the City of Pittsburgh Collective Bargaining Units including the Building and Construction Trades Council, Painters Local #6 and the Operating Engineers Local 95-95A.

WHEREAS, most maintenance staff and various clerical staff at the Housing Authority of the City of Pittsburgh (HACP) are represented by Collective Bargaining Units; and

WHEREAS, those collective bargaining units include the Building and Construction Trades Council; the Painters Local #6; and the Operating Engineers Local 95-95A; and

WHEREAS, the collective bargaining agreements with the above mentioned bargaining units expired on December 31, 2014; and

WHEREAS, HACP and the bargaining units have reached resolution on all matters raised during collective bargaining; and

WHEREAS, HACP and the bargaining units are prepared to enter into three (3) year labor agreements; and

WHEREAS, these agreements were ratified by members of the bargaining units and approval is recommended by the Executive Director.

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 authorized to enter into a three (3) year labor agreement with the Building and Construction Trades Council, the Painters Local #6, and the Operating Engineers Local 95-95A, effective beginning January 1, 2015. The wage increases will be retroactive to January 1, 2015.

Next, Chairman McDonald-Roberts asked for a motion to approve the resolution. Enid Miller made a motion to approve the resolution and Leroy Morgan seconded the motion.

A brief discussion, Ms. McDonald-Roberts asked for a roll call vote. Amy Shaffer took a roll call vote. The “Ayes” and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts and Leroy Miller

“NAYS”: None

Janet Evans and Lena Andrews abstained from the vote.

McDonald Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 2 of 2015

A Resolution – Authorizing Execution of Collective Bargaining Agreements with the Housing Authority of the City of Pittsburgh Collective Bargaining Units which include Teamsters Local 250, the Teamsters Local 249 and Service Employees International Union (SEIU) Local 32BJ.

WHEREAS, most maintenance staff and various clerical staff at the Housing Authority of the City of Pittsburgh (HACP) are represented by Collective Bargaining Units; and

WHEREAS, those collective bargaining units include the Teamsters Local 250; the Teamsters Local 249; and the Service Employees International Union (SEIU) Local 32BJ; and

WHEREAS, the collective bargaining agreements with the above referenced bargaining units expired on December 31, 2014; and

WHEREAS, HACP and the each of the unions have reached resolution on all matters raised during collective bargaining; and

WHEREAS, HACP and the unions are prepared to enter into three (3)-year labor agreements; and

WHEREAS, these agreements were ratified by members of the bargaining units and approval is recommended by the Executive Director.

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 authorized to enter into a three (3) year labor agreement with the Teamsters Local Union 250, Teamsters Local Union 249, and the Service Employees International Union (SEIU) Local 32BJ, effective January 1, 2015. The wage increases will be retroactive to January 1, 2015.

Next, Chairman McDonald-Roberts asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Enid Miller seconded the motion.

After a brief discussion, Ms. McDonald-Roberts asked for a roll call vote. Amy Shaffer took a roll call vote. The “Ayes” and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts and Leroy Morgan.

“NAYS”: None

Janet Evans and Lena Andrews abstained from the vote.

McDonald Roberts declared the motion carried and the resolution approved.

RESOLUTION No. 3 OF 2015

A Resolution – Ratifying the Executive Director’s decision to write off Collection Losses in the amount of \$52,250.86 from the Tenant Accounts Receivable for the months October 2014 through December 2014

WHEREAS, the net amount of past-due accounts of tenants who are no longer occupying a dwelling unit and who have not responded to collection notices from the Housing Authority of the City of Pittsburgh (HACP) during the months of October 1, 2014 through December 31, 2014 was \$52,250.86; and

WHEREAS, reasonable means of collection have been exhausted against these accounts; and

WHEREAS, the total collection losses written off from the tenant accounts receivable balance is \$52,250.86 which is 2.75% of the total rent and associated charges of \$1,903,279.67 for the 4th quarter of 2014.

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

Section 1. The Executive Director’s decision to write off collection losses of \$52,250.86 from the tenant accounts receivable balance for October 1, 2014 through December 31, 2014 is hereby ratified.

Next, Chairman McDonald-Roberts asked for a motion to approve the resolution. Leroy Morgan made a motion to approve the resolution and Enid Miller seconded the motion.

After a brief discussion, Ms. McDonald-Roberts asked for a roll call vote. Amy Shaffer took a roll call vote. The “Ayes” and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts and Leroy Morgan.

“NAYS”: None

Janet Evans and Lena Andrews abstained from the vote.

McDonald Roberts declared the motion carried and the resolution approved.

RESOLUTION NO. 4 OF 2015

A Resolution approving amendment of the Housing Choice Voucher Administrative Plan

WHEREAS, U.S. Department of Housing and Urban Development (HUD) regulations require public housing authorities to adopt an Administrative Plan that establishes the policies and procedures for operation of the Housing Choice Voucher (HCV) Program to ensure consistent and fair treatment of program participants and applicants, and to ensure equal access to the opportunity to benefit from the program; and

WHEREAS, the Housing Authority of the City of Pittsburgh (HACP) adopted its current Administrative Plan on September 24, 2014; and

WHEREAS, the current Administrative Plan must be amended to ensure consistency with federal regulations, state law, HACP policy and practice, to make policy changes that will improve the efficiency and consistency of program operation and respond to changing local conditions; and

WHEREAS, the proposed amendment to the Administrative Plan would revise and replace certain existing provisions under the current Administrative Plan; and

WHEREAS, the proposed amendment to the Administrative Plan was made available for public review and comment from December 22, 2014 through January 21, 2015 at HACP Administrative Offices and on the HACP website; and

WHEREAS, the HACP provided public notice regarding the availability of the proposed changes for review, comment and gave full consideration to all comments received.

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

Section 1. The amendment to the Housing Choice Voucher Program Administrative Plan, attached hereto as Exhibit A, is hereby approved.

Next, Chairman McDonald-Roberts asked for a motion to approve the resolution. Peter Kaplan made a motion to approve the resolution and Leroy Morgan seconded the motion.

After a brief discussion, Ms. McDonald-Roberts asked for a roll call vote. Amy Shaffer took a roll call vote. The “Ayes” and “Nays” were as follows:

“AYES”: Enid Miller, Peter Kaplan, Valerie McDonald-Roberts and Leroy Morgan.

“NAYS”: None

Janet Evans and Lena Andrews abstained from the vote.

McDonald Roberts declared the motion carried and the resolution approved.

EXECUTIVE REPORT: Executive Director Binion gave a brief report on the status of the housing authority.

There being no further discussion, Chairman McDonald-Roberts asked for a motion to adjourn the meeting.

Enid Miller made a motion to adjourn the meeting. Leroy Morgan seconded the motion.

The meeting was adjourned at 11:00 a.m.

Recording Secretary