

NORTHAMPTON COUNTY HOUSING AUTHORITY

March 24th, 2025

REGULAR BOARD MEETING AGENDA

You may attend via phone, Zoom, or Howard Jones Community Room.

CALL TO ORDER

ROLL CALL

PUBLIC INPUT- limited to agenda items only.

****APPROVE MINUTES OF THE JANUARY 27th, 2025, REGULAR BOARD MEETING.**

FINANCIAL UPDATE – January and February 2025 financials

EXECUTIVE DIRECTOR REPORT- Gwen Becker

- Welcome the new Property Director, John Gerken.
- Inspections completed at OBH: Concrete work and windows.
- Mobile medical van.
- Slip and fall program with the county.
- Waiting for environmental approval for community room grant money from the county.
- Goepp troubled tenant moved out
- New Wait List Coordinator started

PUBLIC HOUSING –

January 2025

Oliver Border House - 75/75 100%

Howard Jones Manor: - 29/31 (301, 310) 94% -301 set for leasing in February

Goepp St: - 54/54 100%

February 2025

Oliver Border House - 74/75 98.67%

Howard Jones Manor: - 30/31 (310) 96.77%

Goepp St: - 54/54 100%

HOUSING CHOICE VOUCHER PROGRAM

January 2025

Regular Vouchers - 509

Mod-Rehab- 20

Mainstream - 41

Project Based- 58

Port-Outs- 4

PI- 13

Total - 645

February 2025

Regular Vouchers - 507

Mod-Rehab- 20

Mainstream - 42

Project Based- 58

PI- 15

Total - 646

OLD BUSINESS

None

NEW BUSINESS

****Motion to approve Property Director John Gerken to attend the PHFA Multifamily Affordable Housing Conference from June 4th, 2025, to June 6th 2025 in the amount of \$400.00 plus travel, lodging and meals.**

****Motion to approve the Legal RFP submitted by Eckert Seaman's for a 3-year contract as the Solicitor for Northampton County Housing Authority.**

****Motion to approve the bid for East Coast Flooring to replace the carpet at Howard Jones Manor on the 2nd and 3rd floor hallways in the amount of \$8,040.42.**

****Motion to approve a 3 year-contract with Laughing Rock LRT PBX Cloud based phone system.**

****Motion to approve the Laughing Rock proposal for 9 telephone handsets in the amount of \$1,718.91.**

****Motion to accept the proposal from Laughing Rock to upgrade the RAM in the NCHA computers in the amount of \$1,599.65**

Note: Items marked with ** are items for which there may or will be deliberation or official action taken at the meeting.

PUBLIC INPUT

EXECUTIVE SESSION

ADJOURNMENT

The next Board Meeting will be held on Monday, April 28th 2025 at 4:15 PM

Topic: March Annual Board Meeting followed by General Board Meeting

Time: Mar 24, 2025 04:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84109691720?pwd=HbyS4lQu2mPiU9zRX0rKWcjQ7QgoMJ.1>

Meeting ID: 841 0969 1720

Passcode: 476426

One tap mobile

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