

NORTHAMPTON COUNTY HOUSING AUTHORITY

January 26th, 2026

REGULAR BOARD MEETING AGENDA

You may attend via phone or Zoom

CALL TO ORDER

ROLL CALL

PUBLIC INPUT- limited to agenda items only.

****APPROVE MINUTES OF December 3rd, 2025, REGULAR BOARD MEETING**

FINANCIAL UPDATE – November/December 2025 Financial update with Jack Blosky/Brian Havrilak

EXECUTIVE DIRECTOR REPORT- Gwen Becker

- Lead and housing stability program update
- Ethics and conflict of interest paperwork
- Introduce Landon Bernheiser
- Lead the Way training on the HUD exchange website

Status Reports December 2025

PUBLIC HOUSING

Oliver Border House- 73/75 97.33%

Howard Jones Manor- 30/31 96.77%

Goepp Street Apartments- 52/54 96.30 %

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 546

Mod-Rehab- 25

Mainstream – 42

VA- 7

Port-Out- 6

Port In- 0

Total – 626

OLD BUSINESS

*****APPROVE MINUTES OF September 22nd, 2025, REGULAR BOARD**

MEETING

NEW BUSINESS

*****Approval of the renewal of the Flood Policy covering Howard Jones Manor, coverage period from 3/29/2026 to 3/29/2027 through Myers, Benner LLC.**

*****Motion to approve renewing the Directors and Officers Liability Insurance through Myers, Benner LLC.**

*****Motion to further explore Rental Assistance Demonstration and HUD Section 18 for the housing authority's public housing units.**

*****Motion to approve the proposal from BetterNOI to be utilized for the housing authority programs for background checks of applicants and tenants.**

*****Motion to approve the updated Vending Machine Contract with Pearce Family Limited Liability to include Howard Jones Manor.**

*****Motion to approve Vanessa Rodriguez to replace Gwendolyn Becker as the Right to Know officer for the housing authority.**

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

Litigation and Real Estate

ADJOURNMENT

The next Board Meeting will be held on Monday February 23rd, 2025, at 4:15PM.

Gwen Becker is inviting you to a scheduled Zoom meeting.

Topic: NCHA Regular Board Meeting

Time: Jan 26, 2026, 04:15 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/87543692852?pwd=S1chKlitrUa9K8vyvgcGB9O4QOSbqB.1>

Meeting ID: 875 4369 2852

Passcode: 064534

One tap mobile

+16469313860,,87543692852#,,,,*064534# US

+19292056099,,87543692852#,,,,*064534# US (New York)

Join instructions

https://us02web.zoom.us/meetings/87543692852/invitations?signature=997FMGFiBfe7iA_Bt6eKvLGCvpnexnfgMjXi5WXUYdQ