

NORTHAMPTON COUNTY HOUSING AUTHORITY

April 27th, 2026

REGULAR BOARD MEETING AGENDA

You may attend in-person (Howard Jones Manor Community Room), via Zoom or via phone.

CALL TO ORDER

ROLL CALL

PUBLIC INPUT- limited to agenda items only.

****APPROVE MINUTES OF March 23rd, 2026, REGULAR BOARD MEETING**

FINANCIAL UPDATE – March 2026 financials with Brian Havrilak

****APPROVE THE FINANCIALS FOR MARCH 2026**

EXECUTIVE DIRECTOR REPORT- Gwen Becker

- PH vacancies
- Custodial quotes
- Engineer for Goepp
- NOFO Grant
- Community room flooring

Status Reports March 2026

PUBLIC HOUSING

Oliver Border House- 69/75 92%

Howard Jones Manor- 28/31 90.32%

Goepp Street Apartments- 50/54 92.60%

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 548

Mod-Rehab- 25

Mainstream- 43

VA- 7

Port-Out- 6

Total – 629

OLD BUSINESS

*****Motion to approve to keep TKE elevator contracts for HJM and OBH due to the buyout cost and consider switching once the contract is up**

NEW BUSINESS

*****Motion to approve renewing HT Lyons for preventative maintenance at Oliver Border House, Howard Jones Manor, and Goepp Street Apartments.**

*****Motion to approve the quote from East Coast Flooring to repair the community room flooring at Oliver Border House in the amount of \$12,247.06**

*****Motion to approve the quote from East Coast Flooring to complete the common area bathroom at Oliver Border House in the amount of \$1,491.56.**

*****Motion to approve Vanguard Cleaning Systems quote to clean all common areas weekly at Howard Jones Manor at a cost of \$525.00 a month, Oliver Border House at a cost of \$990.00 a month, and Goepp Street apartments at a cost of \$785.00 a month.**

*****Motion to approve Entech Engineering to assist with the Goepp Street Apartments heating conversion not to exceed \$10,000.**

*****Motion to approve the washer and dryer quote with Kleckner and Sons for all 3 properties not to exceed \$45,000.**

*****Motion to approve ordering 4 money changers from OEM Equipment in the amount of \$8,887.20.**

*****Motion to allow the submission of the NOFO grant with HUD**

*****Motion to approve ordering kitchen cabinets for Oliver Border House from Lezzer Lumber in the amount of \$4,295.02 for ADA compliance conversion of an apartment.**

PUBLIC INPUT

EXECUTIVE SESSION

Litigation

ADJOURNMENT

The next Board Meeting will be held on Monday May 18th, 2026, at 4:15PM

Gwen Becker is inviting you to a scheduled Zoom meeting.

Topic: NCHA Regular Board Meeting

Time: Apr 27, 2026 04:15 PM Eastern Time (US and Canada)

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/join/87543692852?signature=997FMGFIBfe7iA_Bt6eKvLGCvpnfxnfgMjXi5WXUYdQ