

NORTHAMPTON COUNTY HOUSING AUTHORITY

September 28th, 2026, at 4:15pm

REGULAR BOARD MEETING AGENDA

**You may attend in-person (Oliver Border House Community Room), via
Teams or via phone.**

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT- limited to agenda items only.

*****APPROVE MINUTES OF July 27th, 2026, REGULAR BOARD MEETING**

*****APPROVE MINUTES OF August 24th, 2026, SPECIAL BOARD MEETING**

FINANCIAL UPDATE – July and August 2026 financials with Brian Havrilak

*****APPROVE THE FINANCIALS AS PRESENTED FOR July and August 2026**

CEO REPORT- Gwen Becker

Update on NCHDC

Lead Grant RFP Update

Additional Grant Opportunities-Older Adult Home Modification Program

Closing of HJM and OBH trash rooms

Sink hole quote

Legal costs associated with Nazareth Senior Housing

Acop, Admin plan, and PH lease out for public comment

Apt 204 HJM estimate

Status Reports July 2026

PUBLIC HOUSING

Oliver Border House- 72/75 96%

Howard Jones Manor- 29/31 93.55%

Goepp Street Apartments- 49/54 90.74%

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 541

Mod-Rehab- 26

Mainstream- 43

VA- 8

Port-Out- 7

Total – 625

Status Reports August 2026

PUBLIC HOUSING

Oliver Border House- 73/75 97.33%

Howard Jones Manor- 29/31 93.55%

Goepp Street Apartments- 52/54 96.30%

HOUSING CHOICE VOUCHER PROGRAM

Regular Vouchers - 533

Mod-Rehab- 26

Mainstream- 43

VA- 8

Port-Out- 8

Total – 618

OLD BUSINESS

None

NEW BUSINESS

*****Motion to approve the Curtis Power Solutions Power Generation Maintenance Agreement for Oliver Border House, Howard Jones Manor, and Goepp Street Apartments.**

*****Motion to approve the quote from Gordian in the amount of \$316,438.52 for the Oliver Border House sinkhole repair**

*****Motion to approve opening an additional bank account at People's Security and Trust for the purpose of using a debit card for purchases as needed.**

*****Motion to approve opening a Goepp Street Laundry Account and Public Housing Laundry account to deposit funds made from the laundry facilities.**

*****Motion to approve cleaning contracts as presented for Franklin Flooring inc. to complete carpet cleaning 4 times a year in common areas for Oliver Border House, Howard Jones Manor, and Goepp Street apartment.**

*****Motion to approve the estimate from Gordian for the structural evaluation of apartment 204 at Howard Jones Manor in the amount of \$2,463.81.**

Public Comment Statement:

At this time, the Board will invite public comment on matters of concern, official action or deliberation which are or may be before the Board. Please be advised that public comment is reserved for residents and taxpayers of Northampton County, and that public comment is limited to three minutes per speaker. Also, please be aware that public comment is a time for just that – commenting. It is not a time for back-and-forth dialogue with the Board. The Board is not required to provide immediate feedback or answers to questions asked and may take time to review and research questions and requests made by the public and follow up as may be appropriate. For those who wish to provide public comment, please come forward and state your name and address.

PUBLIC COMMENT

EXECUTIVE SESSION-

Legal

ADJOURNMENT

Microsoft Teams meeting

Join:

<https://teams.microsoft.com/meet/239320326923901?p=j8TYCE0w9rvWmoXQya>

Meeting ID: 239 320 326 923 901

Passcode: NN6jH9fR