NORTHAMPTON COUNTY HOUSING AUTHORITY
November 16th, 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 October 26th, 2026, REGULAR BOARD MEETING**
FINANCIAL UPDATE – October 2026 financials with Shaquera Martindale.
*****APPROVE THE FINANCIALS AS PRESENTED FOR OCTOBER 2026**
Correspondences
SEMAP – High performer status
CEO REPORT- Gwen Becker

- Property Insurance policy renewed on 10/29. Successfully switched to new broker
- Masonry work needed at Goepp and OBH
- NCHA Board schedule for 2027
- Holiday gift card for each NCHA staff member from property management
- Dumpster Pad at OBH
- Christmas Board Dinner Dec 17th-Where would we like to go?

Status Reports October 2026
PUBLIC HOUSING
Oliver Border House- 74/75 98.67% (The 1 vacancy is offline)
Howard Jones Manor- 30/31 96.77%
Goepp Street Apartments- 52/54 96.30%
HOUSING CHOICE VOUCHER PROGRAM
Regular Vouchers - 523
Mod-Rehab- 26
Mainstream- 43
VA- 8
Port-Out- 11

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Total – 611

OLD BUSINESS

None

NEW BUSINESS

*****Motion to approve the quote from Machemer Contracting, Inc as presented for the masonry work needed at Goepp Street Apartments.**

*****Motion to approve the quote from Machemer Contracting, Inc as presented for the masonry work needed at Oliver Border House.**

*****Motion to approve the NCHA board schedule for 2027**

*****Motion to approve a gift card for each staff member working at the Northampton Campus in the amount of $200 each from the property management account for the holiday.**

*****Motion to approve the quote from Gordian in the amount of $9,076.00 to develop a scope of work for the ADA pathway to the OBH dumpster outside.**

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
Real estate
ADJOURNMENT

Microsoft Teams meeting
Join:
https://teams.microsoft.com/meet/2383256009776156?p=IwA0rEJU6Wl6SQYrBe
Meeting ID: 238 325 600 977 615 6
Passcode: ox9Be3VN
