



NORTHAMPTON HOUSING AUTHORITY

APRIL SPECIAL MINUTES

APRIL 14, 2025

APPROVED ON MAY 19, 2025

Members of the Northampton Housing Authority met via “Zoom” on Monday, April 14, 2025 at 5:30 p.m.

The Chairperson called the meeting to order at 5:30 P.M.

Upon Roll Call, those present and absent were as follows:

PRESENT: Chairperson Carney; Commissioner Brooks; Commissioner Healey; Commissioner Tarbutton-Springfield & Commissioner Wood.

ABSENT: Commissioner Jones;

ALSO PRESENT: Matthew Mainville; Sharon Kimble; Thomas O'Connor; Doug Kierdorf; Al Chagnon; Angela Santaniello & KC Jones.

Matthew Mainville, Interim Director, called the meeting into order, explaining to all that this meeting will be our Annual Federal Public Hearing.

INTERIM EXECUTIVE DIRECTOR – PUBLIC HEARING ANNOUNCEMENT:

Matthew Mainville – The purpose of the Public Hearing, which was posted at the federal properties, our main McDonald office, our website and run in the Gazette on February 28, 2025, so as to provide the public ample opportunity to review the plans as they were being developed and make suggestions to allow the Board of Commissioners to hear comments from interested parties about the Annual Plan. Meetings were also held with the residents at each Federal property to go over the Capital Improvement projects that will be accruing this fiscal year. The Federal Annual Plan is a HUD Template, which consists of the Capital Fund 5-Year Action Plan (CF), the Housing Choice Voucher Admin Plan (HCVAP), and the Admissions and Continued Occupancy Policy (ACOP). The changes to the HCVAP and ACOP consist of minor amendments given to Public Housing Authority's (PHA's) as a result of governing changes made or authorized by HUD. These changes are highlighted and can be viewed on our website under Attachments #3 and #4. At McDonald House on 4/7/25. We had 7 residents. There were no substantive items brought up. We had a positive discussion regarding the upcoming electrical panel replacements and how residents will be both notified and affected. At Florence Heights on 4/7/25. We had 1 resident. We informed the resident about the upcoming residing project for all of the buildings at Florence Heights, and there were no questions or concerns. With all of that said, are there any Public Comments?

PUBLIC COMMENT

-KC Jones brought up the accessibility in her building and how the doors are heavy. She would like NHA to look into these issues.

-JoElla Tarbutton-Springfield mentioned that there should be a robo call that goes out next year about the Federal Plan in order to bring in more resident attendance. Matt answered that there was a robo call to the Federal sites, which is why she did not receive a call at Walter Salvo where she lives (state site.)





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NEW BUSINESS

RESOLUTION 2024-03 Approval of FY2025 Federal Annual Plan, Capital Fund and Certifications.

Matthew Mainville – RESOLUTION #2025-02 - Adopting 2026 Annual Plan and related policies and certifications - WHEREAS, the Northampton Housing Authority operates a public housing program and a Housing Choice Voucher program both funded, in part, by the United States Department of Housing & Urban Development (HUD), and WHEREAS, the Northampton Housing Authority has prepared the Federal Annual Plan for FY2026 in compliance with 24 CFR 903, and WHEREAS, HUD requirements for adoption of the Annual Plan by the Board of Commissioners, include certification of various forms; NOW, Therefore Be It Resolved, that the Board of Commissioners of Northampton Housing Authority adopts the 2026 Annual Plan and amendments to the Admissions and Continued Occupancy Policy and Section 8 Administrative Plan, and further; BE IT RESOLVED: that the Board of Commissioners of the Northampton Housing Authority hereby authorizes and directs its Executive Director to sign, on behalf of the Authority, the Certification for a Drug Free Workplace, the Certification of Payments to Influence Federal Transactions, the Disclosure of Lobbying Activities form, and further; BE IT RESOLVED: that the Board of Commissioners of the Northampton Housing Authority, trusting that its Annual Plan is consistent with the Consolidated Plan of the City of Northampton, hereby authorizes and directs the Executive Director to seek the signature of Mayor Sciarra, and further; BE IT RESOLVED: that the amendments to the Admissions and Continued and Occupancy Plan and the Section 8 Administrative Plan shall take effect upon approval of the Annual Plan by HUD, or July 1, 2026, whichever is sooner, and further; BE IT RESOLVED: that the Board of Commissioners of the Northampton Housing Authority in adopting the PHA Plan, Admissions and Continued Occupancy Plan and Section 8 Administrative Plan preserves the severability of the remaining segments of plans and policies of any portion of the plans and policies not approved by HUD.

Commissioner Brooks put forth the motion to approve, seconded by Commissioner Healey.

VOTING YAY: Chairperson Carney; Commissioner Brooks; Commissioner Healey & Commissioner Wood.

VOTING NAY: Commissioner Tarbutton-Springfield.

Therefore, Chairperson Carney approved the Resolution.

ADJOURNMENT

Commissioner Brooks put forth the motion to adjourn the April 15, 2025 meeting at 6:33 p.m. seconded by Commissioner Healey. All were in favor.





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