



NORTHAMPTON HOUSING AUTHORITY

APRIL FEDERAL ANNUAL PLAN MINUTES

APRIL 27, 2026

APPROVED May 18th, 2026

Members of the Northampton Housing Authority met via “Zoom” on Monday, April 27, 2026 at 5:30 P.M.

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

FY2027 FEDERAL ANNUAL PLAN HEARING

Sharon Kimble – The ad went into the paper on March 10, 2026 to say this meeting will occur for the two Federal sites – McDonald House and Florence Heights and also includes Section 8. There is not a lot of changes – most changes happen through the year that we get approved with rents, fair market rents for payment standards, both for public housing and Section 8. Section 8 VASH – we got the opportunity to apply for more VASH vouchers, the max that we could apply for was 20 – we only got 5, we will probably apply for more later. There were not any substantial changes for the ACOP and ADMIN plan from Nan McKay, no changes were made this year to those plans for FY2027. We are thinking of taking those 5 vouchers to create project-based, which you have VASH vouchers and a tenant takes a voucher and goes into the community and finds a place to live, this is for Veterans. Or, you have the project-based where the voucher stays with the building and the veteran moves to that building - we have a building that is being finished in Westfield and we are hopefully taking these 5 vouchers for the veterans to go there, they are brand new. I met with McDonald and Florence Heights tenants to go over the 5-year action plan. Every year we get capital funding from HUD, this year we received \$318,688.00, every year we get close to this amount, sometimes more, sometimes less and every year we do a 5 year plan. Usually the first year that we do the plan, like this year, this is the year that we are actually going to be spending the money, next year we will get another lump sum and we will be working on a 5 year plan as well but it will be very close to this plan that you are looking at. In this plan we plan on re-doing all the main floors at McDonald, hallways and community room from the bottom floor up to the 7th floor.

Vice-Chairperson Tarbutton-Springfield – what newspaper did you put this in, when did you do it and for how long?

Sharon – the Daily Hampshire Gazette on March 10, 2026, it ran for one day.

Vice-Chairperson Tarbutton-Springfield – I can’t afford the Gazette but I do read excerpts online. I did see that when you posted the program you said for more information, I did see the efforts that went into it.

Sharon – these are just one of the steps we have to take for HUD where they require us to put it into the paper. We put it on our website, we also posted it at McDonald and Florence Heights and then I met with those tenants.

Lisa Morales – Cahill – I wasn’t aware of the plan being published, I recently reviewed last year’s plan where Cahill’s windows got pushed off yet again.

Sharon – Lisa, this is Federal, not State. State will be next month.

Vice-Chairperson Tarbutton-Springfield – according to Mass. Union it really needs to have tenant involvement, I am curious of how many people showed up, I have been here 14 years and I rarely see residents who are involved in it. It is PHN 2024-25.

Sharon – again, all I can say is NHA advertises it in the local paper, we put it on our website and we post it at the sites involved and I literally meet with the tenants.

M – McDonald House – on Tuesday, April 21st I went to open the window and the window snapped and injured my hand, I had to get stitches. The reason I bring this up is that I am requesting that window replacement be considered for the 5-year plan. I was at the meeting on Wednesday with Sharon, since there is a plan for mini splits for air conditioning, new windows would save energy as well. I am not only concerned for myself, I have stitches in my finger, but I am also concerned for the other residents because the windows are not working properly, they are hazardous.

Chairperson Healey – Commissioner Tarbutton, it might be more appropriate to raise it in the business meeting, when it is an official meeting which is at the end of our agenda. Bring it up when the motion is before us to vote on this plan, that is when you are going to discuss it.

Vice-Chairperson Tarbutton-Springfield – I am just trying to say we are supposed to be doing this, I don't know where it is, hopefully we will talk about better ways to communicate this to residents. I would be interested in both Federal and State because I am on the Board and I am a resident and I would like to know.

THE ANNUAL PLAN PUBLIC HEARING ENDED AT 5: 41 p.m.