Approved in July 2026
June 16, 2026
JUNE MINUTES

Members of the Northampton Housing Authority met via "Zoom" Tuesday, June 16, 2026 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 Healey; Vice-Chairperson Tarbutton-Springfield; Commissioner Nash & Commissioner Abrashkin.
ABSENT: Commissioner Wood.
ALSO PRESENT: Sharon Kimble & Attorney Thomas O'Connor.

CHAIRPERSON UPDATE
The search and hiring for the Executive Director is completed. Last Thursday, the Board voted 4 to 1 to select Sharon Kimble, the current acting Executive Director, to lead the organization. Jim Nash and I will be negotiating the final contract as soon as we can and get all our documents together. That contract will then have to go to EOHLC for final approval and certification, then they will return it to us. We will have to have a board meeting again, just so that we can vote in public on the final contract and state the terms of the contract in the meeting. That information will be forthcoming as soon as it is all set.
Commissioner Nash – Chair Healey, could you just clarify that my understanding of the negotiation aspect of the salary and stuff, it is basically working with a worksheet and that it is a straightforward process and there is not a lot of latitude that is allowed to the commission around salary and benefits, right?
Chairperson Healey – I don't know how much latitude there is, it is a small amount though. Yes, the contracts are dictated by the State.

LTO COMMENT
NONE

PUBLIC COMMENT
My name is Jane Doe, I am a victim of domestic violence, this is regarding agenda item 10-3. I am a local, unhoused applicant for public housing with a disability who has repeatedly attempted to secure assistance completing the CHAMP application from an NHA staff member for two months to no avail. Initially, I asked that I come into the office on May 12, 2026. When I arrived, she said she did not and turned me away. It was difficult as an unhoused person with a disability to travel to the office. She would not want to reschedule a time for us to meet. She also said that she was not able to assist me because she was in training. The law states that MGL760CMR5.05 mandates that when applicants require assistance with the CHAMP interface their local Housing Authority is required to provide it. I attempted multiple times to schedule a time to come in and she simply ignores me and will not return my calls or contact me. In a separate attempt to obtain assistance, I was spoken to in a rude, accusatory and rash fashion by another member of the NHA staff. This is unacceptable. I then reached out to the Hatfield Housing Authority and was advised that though willing and able, they could not assist under Ms. Kimble's directive. This is dysfunctional. It has been two months where timing pertaining to my priority status is critical to my safety and I still have not received assistance and I have technical challenges with the

application. It is imperative that the NHA assist me in navigating the CHAMP user interface. To that end, I am asking that Ms. Kimble respond to the certified letter I sent documenting this experience so that I may obtain the assistance required. Without doing so, I am unable to be screened by the Northampton Housing Authority in phase two. As you can understand, my confidentiality and anonymity are required for safety.
Chairperson Healey – ok, thank you for that, I think we may know about you. We will have to do this offline.
KC – McDonald – congratulations, Sharon, I am hoping I finally get that appointment to speak with you now. We have had some things going on in the building that are very unfortunate and they have to do with people that visit others in the building and they tend to act like – they are very rude, mean and ugly acting and it is just very unfortunate behavior. They hang out in the community room, they hang out wherever they want. To me it is not acceptable. Now, while we have to undergo a code of conduct for working in the garden, some people working in the garden did not do that. So, I am thinking since we are all adults we ought to be able to just sit down and work this out, it is not that difficult. If people don't live in the building, why are they acting like they are the judge and jury of other tenants? Even people who live here, they don't have a clue about decent human behavior. Maybe it is just me, but it is a real thing, and I am to the point where I am too nervous to leave my home because of attacks from people.
Caller – Hi, Director Kimble, Ms. Healey and fellow commissioners. I just want to say that I am also a victim of domestic violence and I witnessed all of the conduct referenced by the caller earlier in the meeting that she just disclosed and she is a person of color and it feels really discriminating, both because she has a disability and she is a victim. I respect the fact that you are not discussing this and she also respected the staff member by not revealing her identity because I do believe that Ms. Kimble is committed to resolving this in a diplomatic fashion. I also wanted to say that the CHAMP interface is extremely difficult for victims that have complex post traumatic stress disorder and it is critical that her team is up to speed on this. I do know that the woman in Hatfield is skilled on the interface. So, there are people who know how to do this, but people need help and it is important that when they come into the office, they obtain that and I have every faith that the staff is committed to doing the right thing. I also think it is important that everyone understands, including the commissioners, that the UMASS Donahue Institute did a study on what happened with the CHAMP rollout a couple of years ago. It is hundreds of pages long, but it is so complicated for the applicants and we really need to be on top of this to help those that we are trying to serve in Northampton. So, I just want to thank you and I wanted to let you know that I witnessed this, I understand what happened and there was a lot of really, really, hostile treatment toward this woman and I just don't think it was right, so I wanted to let you know what happened.
Sharon Kimble & Chairperson Healey – thank you.
Lisa Morales – I spoke to the Attorney General's office and they confirmed that this meeting could not be held without 48 hours' notice, that you cannot simply move a meeting by one day in a public meeting and therefore, I do have to object to any business that is conducted during this meeting and we will have to file an open meeting law complaint.
Sharon – this was posted on Friday.
Lisa – the meeting was not for today and there was not a 48 hour notice given that the meeting was going to be held today. It is clearly stated in the open meeting law that you cannot simply move a meeting by today. Many, many, people will not know that you did that and it has to appear on the city's master calendar, so I do have to file that objection with you. I wanted to talk about the annual plan, I attended a meeting at another property on the annual plan and there are a number of things that are listed in the annual preventative maintenance program and elsewhere that are simply pie in the sky and impossible under the current set-up with the new maintenance director. The property manager there stated that she had to file an actual work order to get the hallways swept. The people at that property stated that they

were living in unsanitary and unhealthy conditions. I know here that it is not possible to get things cleaned. # 14 – grounds policing as required, done in-house daily first thing in the morning and as needed during the day. That is not possible, because we have no maintenance person. There are many of these things – inspect and clean community rooms and restrooms. #7 – check daily and done by maintenance as needed – there are truck stops that have cleaner restrooms than what is in our community room. Before you pass this annual plan, I really ask that you review that and make it realistic. Cahill's window project has been pushed back yet again, it has been pushed back at least 5 years and it is now looking like 2031 and that is really not acceptable when the windows are literally falling apart. Thank you.
Attorney O'Connor – Patty, if I can just put on the record as I think it is important to put it out there that this meeting was posted at the City Clerk's office on Friday for a Tuesday meeting – 48 business hours before the meeting, so we are not in violation of the OML laws at all.
Chairperson Healey – thank you Attorney O'Connor, that is what I thought.

APPROVAL OF THE MAY 2026 REGULAR BOARD MEETING MINUTES
Commissioner Nash put forth the motion to approve, seconded by Commissioner Abrashkin.
VOTING YAY: Chairperson Healey; Commissioner Abrashkin; Commissioner Nash & Vice-Chairperson Tarbutton-Springfield.
VOTING NAY: None
ABSENT: Commissioner Wood
Therefore, Chairperson Healey approved the May 2026 Regular Board minutes.

EXECUTIVE DIRECTOR REPORT
There is a write-off in the amount of $138.90 for May. We received another grant for $64,000.00 that has to do with the MBI range which is affiliated with the retrofits that will be wired in these buildings that were approved for the retrofit which is Florence Heights, Tobin, Salvo and Hamblin Court in Huntington. The $64,000.00 basically allows us to hire outside trainers for digital literacy workshops to help people get set up with the computers that we received. Also, to be able to update any furniture or computer lab stuff that we can set up for privacy if people want to be on the computer. We were thinking of getting some sets where they would have a private area where they could just sit and be on the computer. So, we have all kinds of ideas that we can make better public space for socialization and to be able to use the computers with this $64,000.00, so we are very excited about that.
Vice-Chairperson Tarbutton-Springfield – I think it is really great – will you be including the residents about picking which furniture they would like or in which area they would prefer to have this? My only thing is to include the residents on what is going on as opposed to going there and doing that and putting all this furniture there and they are just like, oh, new furniture, but just include them.
Sharon – absolutely, we plan on being very involved with meetings at the sites to talk with the tenants. We talked with a lot of the tenants over the annual plan. In fact, I went to every site and spoke with tenants and talked about stuff that wasn't even in the annual plan that maybe has to do with other ways of getting funding for some of the stuff they want. We just found out about this grant and we plan on going to the sites and talking and getting ideas of what we can put there with the computers and stuff. We are excited, it is a lot of money.

OLD BUSINESS
NONE

NEW BUSINESS

MOTION – TO APPROVE THE CARRY OVER PLACE-SETTER FY2026 FEDERAL APPROVED BUDGET FOR FEDERAL FY2027 BUDGET.

Commissioner Abrashkin put forth the motion to approve, seconded by Commissioner Nash.
VOTING YAY: Chairperson Healey; Commissioner Abrashkin; Commissioner Nash & Vice-Chairperson Tarbutton-Springfield.
VOTING NAY: None
ABSENT: Commissioner Wood
Therefore, Chairperson Healey approved the motion.
Sharon read the resolution – Resolution 26-2604 authorizing the approval to submit a place-setter for the Federal budget FY27 whereas the Northampton Housing Authority is to submit a place-setter for the Federal FY2027 budget . This is submitted to HUD to comply with the HUD budget guidelines. The FY2026 approved budget will stay in place for the Federal FY27 budget until EOHLC comes out with budget guidelines for FY27. Therefore, that the Board of Commissioners of the Northampton Housing Authority does hereby approve the rollover of the current approved budget until the new guidelines are presented and gives the Executive Director the ability to submit to HUD.
Commissioner Nash – when we approved the budget back in January/February we were approving something where the guidelines and the money had finally all showed up and this is a case of where it is not clear what the funding is moving forward. Therefore, what we are doing is approving the current budget until it is clear what kind of funding is coming down the pike in the new fiscal year.
Sharon – absolutely correct, because our fiscal year starts July 1 so our budget ends June 30th.

DISCUSSION – STATE ANNUAL PLAN FY2027 IN ADVANCE OF NEXT MONTH'S APPROVAL

Sharon – I will be bringing it to the Board for approval; it is open to the public. I met with all the tenants, I went to every site, we talked about what each property will be getting in the 5- year plan and what is currently happening right now. I just had a meeting on Monday with the State, they came out to Cahill and it was Pete, me and the contractor for the paving company. The paving will be starting in the next couple of weeks. As soon as we get notice from the contractor, we will give advance notice to tenants because they will have to park over behind where they are now because they want to do the whole parking lot at once, they don't want to do half and half, they will be able to do it quicker.
Chairperson Healey - where will the parking be?
Sharon – it will be right near Salvo, the Northampton Senior Center, we have extra parking there for tenants. They said it will be a total of 30/40 days to complete, once started.
Vice-Chairperson Tarbutton-Springfield – thank you, Sharon for going around to all the properties. In the 14 years I have been here, that is the first time I have ever seen this happen with the annual plan. I am hoping for LTO's that one of the most important things is to rally around the annual plan which usually starts six months before you come around asking questions. I do think we are on a really good start and I would like to keep that going on and even more. I would like to start a plan at Salvo – I wish those living there 10 years or more could have what Judge Judy calls a wear and tear – the apartments are just a mess – no paint, horrible cabinets, floors, just in really bad shape. The fact that a person should either have to move or pass away before they get their apartment redone and renovated in a very, in my opinion, humane way. I don't know how you would incorporate that. I thought I sent information regarding that. I would like to incorporate that, that anyone that is 10 years plus, maybe Hank or someone else knows – is it on State property to repaint, wear and tear at 10 years and on Federal property it is 5 years?
Sharon – floors are done at turnover unless it is needed because it is not easy to do it with the tenant living there. If there are any tenants with that, let us know.

Vice-Chairperson Tarbutton-Springfield – not just floors, walls, cabinets, etc. some apartments need these items fixed.
Sharon – I have been looking into some of this with Pete and Tony and I am trying to apply for a "forced account" so I can set up projects; for instance, floors like in the community rooms as inTobin, where they have a terrible blue carpet. I would like to replace that and not have carpet in any of the community rooms because I think it is unhealthy. On the forced account we pay for it, but we get reimbursed by EOHLC and we met on this today. We are going to start the process to see how we can start fixing things like hallways and community rooms and eventually getting into the apartments. This will be more money, but we can do a little at a time.
Commissioner Nash – we are holding a public hearing in July on this, so this is just an introduction right now, so Sharon you are giving us your homework on what you have done so far. The proposal is in the packet, and it will be discussed in greater detail in July.
Sharon – it is in the packet, but it becomes difficult for people to say they want to approve it when it is a huge packet to go through, so I want to give everybody this opportunity right now to discuss it so when I bring it forward next month, and it has to be approved next month as that is our deadline, it has already been approved by the State, they are the ones that put this packet together, it is the same every year, the data just changes. It has already been approved and on our website and I have taken it to all the sites, and I have met with tenants. Next month is just putting it to the public to say, here it is, if you had a chance to go to the website or look at it, if you have questions, here is your opportunity and then for the Board to approve.
Commissioner Nash – I appreciate getting this large document ahead of time, I have looked it over and we can reach out to you over the next month to answer any questions. I love that it is going to be out there for everybody to look at and understand before we vote on it. Thank you, Sharon.
Chairperson Healey – I recall there was a question about whether we are installing anything new that uses fossil fuels. When we install a new boiler for example or a hot water heater – does that requirement from EOHLC to not use fossil fuels in the future – does that affect what is ongoing?
Sharon – all the updated boilers are replaced with higher energy efficient boilers and that is what we do.
Chairperson Healey – I want to recommend that any commissioner who would like to attend a meeting with Sharon when she has these discussions with residents, you are welcome to go. I do have extensive notes from my meetings with residents around the resumes we were sharing during the selection and hiring period and some of those reflect some issues that we are seeing in the CIP in the annual plan, so I will get those to you.
Commissioner Nash – If commissioners attend one of these meetings between Sharon and the tenants, we need to make sure that not more than 3 of us are in the room, otherwise we run the possibility of violating the Open Meeting Law. If you plan on attending, let the other commissioners know you will be there so that we don't achieve quorum and create a problem.
Chairperson Healey – thank you for that, Commissioner Nash, we should remind ourselves in every meeting.

MOTION
TO APPROVE AFFIRMATIVE ACTION GOAL FOR FY2027 FOR THE CHAMP PULL LIST FOR 667 PROGRAMS (ELDERLY & DISABLED), (SINGLE FAMILY HOMES AND HH FAMILY PROGRAMS), 200 (FAMILIES) PROGRAM & 705 (SINGLE FAMILY HOMES).
Commissioner Nash put forth the motion to approve, seconded by Commissioner Abrashkin.
VOTING YAY: Chairperson Healey; Commissioner Abrashkin; Commissioner Nash & Vice-Chairperson Tarbutton-Springfield.
VOTING NAY: None

ABSENT: Commissioner Wood
Therefore, Chairperson Healey approved the motion.
Sharon – this has to be done every year and it goes with our PMR and what it is, is our software system and we go in and we calculate the population of minorities against the total population. The State already puts it out on CHAMP, which I gave you copies of 2026 and 2027 and you will see under the affirmative action goal percentage, it did not change in 2026 or 2027 from the State. These are the goals that the State says, and you have to reach this. If you go higher than this, great, but if you go lower, then that means for the fiscal year every five pulls of the pull list, your 5th one needs to be a minority pull. It wants us to increase our minority, but in 2026 and 2027 we are over the goal. For the elderly disabled, we are almost at 24% of the population and for the families we are at almost 54%. We do not have to do a 5th pull of minority lists. What this is saying is that I brought it to the Board and let you know that we are within the affirmative action and the Chairperson will have to sign the paper saying that I did this meeting and my data gets uploaded to the State on the CHAMP list and they approve it.
Commissioner Abrashkin – my only comment is that it is a very positive report, thank you very much.

MOTION
APPROVE THE NHA TO APPLY FOR AND SUBMIT APPLICATION FOR THE EOHLC CREATIVE PLACE MAKING GRANT.
Commissioner Nash put forth the motion to approve, seconded by Commissioner Abrashkin.
VOTING YAY: Chairperson Healey; Commissioner Abrashkin; Commissioner Nash & Vice-Chairperson Tarbutton-Springfield.
VOTING NAY: None
ABSENT: Commissioner Wood
Therefore, Chairperson Healey approved the motion.
Chairperson Healey – I read the grant and I was impressed with the volume of work and how every property had some proposals associated with it and there was a great deal of planning around tenant involvement, the actual planning and decision making and the performing of whatever their particular grant would call for – whether it be theater, or building something, art projects, etc. I can appreciate the work that went into it, I am very enthusiastic about it.
Sharon – we started this process months ago and Danielle took the class that was required to learn about it. This is a very complex grant application that everybody was struggling with, to where the State extended the submit date because it is that complex. We had a brainstorm meeting, and we had donuts and coffee and you, the Board, get to see the results. After this meeting and the Board approves it, there are a few more things that Danielle and I have to do to wrap it up, in order to submit it for Thursday. We are hoping that we are going to get the money for all the sites, which would be a lot of money for Northampton Housing.
Commissioner Nash – I know we have a large service area but this is very Northampton. This is something that fits the character of who we are.
Vice-Chairperson Tarbutton-Springfield – I haven't had a chance to peruse a hard copy of this, but I like what I saw so far online, and it sounds really good.
Chairperson Healey – Commissioner Wood sent to Danielle, myself and Sharon the name of a local artist in Northampton who had an interest in working with our community around this grant. I don't know if Danielle had a chance to pursue that. I was wondering if there were any conversations with the artist.
Sharon – she has not pursued the person for this grant yet because we need to find out if we get the grant first. We thought we could submit it and hope we get word within the next 30 days and then we will start reaching out and start to have fun with this.

Chairperson Healey – I think you mentioned in the grant proposal that we have at least five tenants who have experience in the arts, which is exciting.

ANY OTHER BUSINESS BEFORE THE BOARD
NONE

ADJOURNMENT
Commissioner Abrashkin put forth the motion, seconded by Commissioner Nash at 6:18 p.m. All in favor.