

**DELAWARE COUNTY HOUSING AUTHORITY
AGENDA
FOR THE REORGANIZATION MEETING
OF JANUARY 28, 2026 AT 10:30 A.M.
AT THE EXECUTIVE OFFICES**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC COMMENTS

IV. REORGANIZATION

A. Reelect officers to the Authority as follows:

Chairman
Vice Chairman
Treasurer
Assistant Treasurer

B. Appoint Solicitor

C. Reappoint Financial Consultant

D. Reappoint Executive Director/Secretary

E. Reappoint all standing committees as follows:

Personnel
Property and Supplies
Finance and Data
Pension
Insurance
Resident Outreach
Municipal and Landlord Outreach

F. Indemnify the Board of Commissioners and Executive Director for any costs incurred as a result of claims arising out of the performance of their duties with the Authority. Indemnification shall include counsel fees and any amount equal to the judgment or settlement of a claim.

G. Review and accept the Affirmative Action Plan Progress Report.

V. APPROVAL OF MINUTES FROM THE REGULAR MEETING OF DECEMBER 17, 2025.

VI. RATIFICATION OF BILLS FOR THE PERIOD OF DECEMBER 1, 2025 THROUGH DECEMBER 31, 2025:

Vendor Payments	\$742,402.00
Utility Reimbursement Payments	\$70,984.00
Housing Assistance Payments	<u>\$2,931,680.71</u>
Total:	\$3,745,680.71

VII. REVIEW FINANCIAL REPORTS

- A. Bank Directory with reconciled balances
- B. Budget Comparison Report

VIII. REVIEW THE TENANT ACCOUNTS RECEIVABLE REPORT FOR DCHA OWNED AND MANAGED PROPERTIES.

IX. REVIEW THE HOUSING CHOICE VOUCHER PROGRAM VOUCHER MANAGEMENT REPORT.

XI. REVIEW THE UNIT AVAILABILITY REPORT FOR DCHA OWNED AND MANAGED PROPERTIES.

X. COMMITTEE REPORTS

- A. Personnel
 - 1. Personnel items to be considered in Executive Session
- B. Property and Supplies
- C. Finance and Data
- D. Pension
- E. Insurance
- F. Resident Outreach
- G. Municipal and Landlord Outreach
- H. Government Relations Report

XI. EXECUTIVE DIRECTOR

A. Report on Pending Litigation

Pending Litigation will be discussed in Executive Session

B. Report on the proposed redevelopment of Greenhill Court Apartments.

XII. NEW BUSINESS

1. Approve new employee hires.
2. Accept employee resignations.
3. Approve employee terminations.
4. Approve/rescind employee transfers/promotions.
5. Report from the Vice Chairman on a disability and aging listening effort.

XIII. ADJOURNMENT

THE NEXT MEETING IS SCHEDULED FOR WEDNESDAY, FEBRUARY 25, 2026, AT 10:30 A.M.