

**Montgomery County Housing Authority  
Regular Monthly Board Meeting  
Thursday, July 9, 2026  
Cherry Court  
104 West Main Street, Suite 1  
Norristown, PA 19401**

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**AGENDA**

- I. CALL TO ORDER & INTRODUCTIONS**
- II. PUBLIC PARTICIPATION**
- III. APPROVAL OF MINUTES – April Regular Monthly Meeting Minutes (Material Enclosed) (*Section 1*)**
- IV. INFORMATIONAL UPDATES AND DISCUSSION**
  - a. SEMAP Update (Material Enclosed) (*Section 2*)
  - b. PHAS Update (Material Enclosed) (*Section 3*)
  - c. Montgomery County Transitional Housing Update (Verbal Update)
  - d. Norristown Information Request (Material Enclosed) (*Section 4*)
  - e. PA Funding Presentation (Material Enclosed) (*Section 5*)
  - f. Housing Compliance Office Report (Material Enclosed) (*Section 6*)
- V. EXECUTIVE REPORTS**
  - a. Finance and Accounting Division (Material Enclosed) (*Section 7*)
  - b. Approval of Financial Report and Ratification of the Payment of Bills
  - c. Management and Administration (Material Enclosed) (*Section 8*)
  - d. Public Housing & Maintenance Facilities Division (Material Enclosed) (*Section 9*)
- VI. ACTION ITEMS**
  - a. Medical Insurance Recommendations (Material Enclosed) (*Section 10*)
  - b. Policy Manual Updates (Material Enclosed) (*Section 11*)
  - c. Ratification of Change Orders – Lee Towers (Construction) (Material Enclosed) (*Section 12*)
  - d. Ratification of Change Orders – Lee Towers (Electrical) (Material Enclosed) (*Section 13*)
  - e. Ratification of Task Order – Golden Age Manor (Construction) (Material Enclosed) (*Section 14*)
  - f. Ratification of Task Order – Golden Age Manor (Engineering) (Material Enclosed) (*Section 15*)
  - g. Ratification of Task Order – Verizon Installation (Material Enclosed) (*Section 16*)
- VII. ADJOURNMENT**

*Next Scheduled Meeting  
Thursday, September 10, 2026  
Norristown Office*