

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting May 21, 2026, at 2:30 pm
Oxford Terrace - Computer Room, 2nd Floor, 275 Main St. Fhvn

AGENDA

1. Call to Order
2. Attendance--Roll Call: Chair C. Alfonso, J. Simmons, R. Manzone, G. Souza, T. Francis
3. In person attendees
4. Acceptance of the Minutes - Regular Meeting April 16, 2026 Board Vote Enclosure #1
Acceptance of the Minutes – Executive Session, January 6, 2026 Board Vote Enclosure #2
5. Warrant & Operating Reports
Bills 04/17/2026 – 05/15/2026 Board vote Enclosure #3
Bills 05/16/2026 – 05/21/2026 Board vote @Meeting
April Tenant Aging Board vote Enclosure #4
April Breakdown of Vacancy Numbers & Timing –Board vote Enclosure #5
April Utility Usage and Expense- Board vote @Meeting
6. Fenton and Ewald
April Financials Board vote Enclosure #6
2026 Budget Approval Board vote Enclosure #7
7. Old Business
A. Security – On going
B. Pest Control - On going
C. Smoking – On going
D. Complaint Management System – submitted by resident Noah Brine, under review.
E. Oxford Land 2.2 acres –Laura Shufelt , review RFP draft. Enclosure #8
8. New Business
Rent Collection Policy – Review Enclosure #9
Air Conditioner Policy - Review Enclosure #10
Candidates for Grievance Officer
9. Capital Improvement Updates:

Master Meter Designation 667-1 #094089 – Notice to Proceed was issued 10/16/24. Work started onsite 10/1/2025 on the outside of the buildings. Workers back onsite 4/6/2026. They started inside the units on May 11, 2026.

Oxford Terrace Fire Alarm Upgrade 667-3 #094091 – RCAT designer assigned John Murphy. Design has been submitted. Final costs are estimated at \$204,743.00. Lowest bidder approved MV-Electrical \$212,900. Next step receive contract and then construction meeting to be set by EOHLC (Sean Keating).

Bathroom Exhaust Fans 667-5 #094093 – EOHLC project. EOHLC gave this project back to RCAT to manage. Kyle Moore has inquiries into the electrical load. Looking for electrical engineer to review.

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Hardwire smokes and Co's@Green Meadows II 667-2 #094095 – The designer John Murphy has been on site November 12, 2024, to review. Past due.

Window Replacement 667-3 Oxford #094096 – Window replacement Oxford Terrace, out for design. Request for CPC funding was submitted. Lowest bidder approved Vareika Construction. Pre-construction meeting 5/6/2026 then NTP 5/8/2026. Waiting for town vote, May 2, CPC funding approved (100K).

Keyless door entry installation Oxford Terrace 667-3 #094097. – Rogue engineering & Design had a kick off meeting at Oxford Terrace, Notice to Proceed was issued. Setronics has been onsite to review what needs to be done. Setronics started wiring 4/17, took a week off, back onsite 4/29/2026. Week of the 11th thru 15th.

No Cost time extension, 20 days requested

Board vote

Enclosure #11

Window Replacement 667-5 and 705 #094100 – EOHLIC designer (Julieta Barja) met with FHIA December 2, 2025. A scope of work was submitted in cap hub for review. RGB submitted Design which came in at \$205,000.00 above the budget. Executive Director submitted a HILLAP application for additional funding. We have 200K in CPC funding.

Slider Replacement 667-3 #094101- EOHLIC designer (Julieta Barja), designer met with FHIA. RGB submitted schematic design to EOHLIC for review.

10. Tabled Items
11. Communications/Correspondence
12. Items/ Documents /Forms Not Anticipated
13. Director's Report
14. Future Agenda Items
15. Next Board Meeting Date – Thursday, June 18, 2026
16. Questions or Concerns of Commissioners
17. Adjourn

Janet E. Falone, E.D.