

Fairhaven Housing Authority
275 Main Street, Fairhaven, MA 02719 508-993-1144
Regular Meeting October 15, 2026, at 2:30 pm
Oxford Terrace – Board Room, 2nd Floor, 275 Main St. Fhvn

AGENDA

1. Call to Order
2. Attendance–Roll Call: Chair C. Alfonso, J. Simmons, J. Galary, G. Souza, T. Francis
3. In person attendees
4. Acceptance of the Minutes - Regular Meeting September 17, 2026 - Board vote Enclosure #1
5. Warrant & Operating Reports

Bills 09/18/2025 – 10/09/2025	Board vote	Enclosure #2
Bills 10/10/2025 – 10/15/2025	Board vote	@Meeting
September Tenant Aging	Board vote	Enclosure #3
Tenant Write Off	Board vote	Enclosure #4
September Breakdown of Vacancy Numbers & Timing –	Board vote	Enclosure #5
September Utility Usage and Expense	Board vote	@ Meeting
Cash Summary	Board vote	Enclosure #6
Solar	Board vote	Enclosure #7
6. Fenton and Ewald

September Financials	Board vote	Enclosure #8
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7. Fair Housing – Affirmative Action Goals 2027
 - A. Board Vote to approve affirmative action goal of 18.30% for family Enclosure#9
 - B. Board Vote to approve affirmative action goal of 6.40% for elderly/nonelderly Enclosure #10
8. Old Business
 - A. Oxford Land 2.2 acres – Review and updated RFP with Carsten and affirmed with her that the RFP should go out before we meet with residents or planning board to see if there is interest. Enclosure #11
 - B. Smoking – Updates
 - C. Security – On going
 - D. Pest Control – On going
9. New Business – None
10. 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. Eversource onsite 10/1/2026 to install pole. Started installing the range hoods 10/8/2026.

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. Received contract and EOHLC (Sean Keating) has arranged the kickoff meeting for Tuesday, July 21, 2026. Work started onsite on August 3, 2026, and completed August 27th system tested and signed off by fire chief 9/1/2026. Waiting for substantial completion required change order for three knox boxes per Fire Chief.

Board vote

Enclosure #12

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Bathroom Exhaust Fans 667-5 #094093 – EOHLC project. EOHLC gave this project back to RCAT to manage. Total Mechanical Engineer cost estimates Total Low End = \$658K High End = \$773K. Now back to HLC project Marcel Dimitris. Kyle will inquire about sustainability funding. Greg responded to memo that Sustainability funding would be available for this project. Meeting with HLC to discuss status.

Hardwire smokes and Co's@Green Meadows II 667-2 #094095 – The designer John Murphy has been on site November 12, 2024, to review. Schematic design has been submitted. The FHA is requesting that the new system go out to bid for Notifier. HLC acceptance, Board vote to approve that Notifier be the system going out to bid for this project.

Board vote

Enclosure #13

Window Replacement 667-3 Oxford #094096 – Window replacement Oxford Terrace, out for design. Request for CPC funding was submitted. Lowest bidder approved Varcika Construction. Pre-construction meeting 5/6/2026 then NTP 5/8/2026. CPC funding approved (100K) received confirmation letter. Applied for additional HILAPP funding. Work has begun residents must be out of their apartment for the first day. Currently in Wing E and punch list in Wing B. Contractor submit Certificate of Final completion 10/7/2026.

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 started wiring 4/17, took a week off, back onsite 4/29/2026. Setronics will complete installation of all video screens to all units as of Monday July 20, 2026. Called Rogue to see where Setronics is and when they will complete project. Residents have received their fobs for the outside doors, will be back in two weeks for walk thru. Rogue to submit last time extension and Setronics to complete punch list.

Window Replacement 667-5 and 705 #094100 – EOHLC designer (Juliatt Barja) met with FHA 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. We have 200K in CPC funding. HILLAP funding approved in the amount of \$407,334.00. Lowest bidder has been approved in the amount of \$321,000.00. With HLC for contract.

Slider Replacement 667-3 #094101 - EOHLC designer (Juliatt Barja), designer met with FHA. RGB submitted schematic design to EOHLC for review. Advertisement going out 7/23/26, bids due 9/6. Lowest bidder has been approved in the amount of \$1,136,165.00. With HLC for contract.

11. Tabled Items:
12. Items/Documents/Forms not anticipated:
13. Director's Report
14. Questions or Concerns of Commissioners
15. Future Agenda Items
16. Next Board Meeting Date – Thursday, November 19, 2026
17. Adjourn

Janet E. Falone, E.D.