

FALMOUTH HOUSING AUTHORITY - COMMISSIONERS REGULAR BOARD MEETING  
DRAFT MINUTES

Monday, October 17, 2022

115 Scranton Avenue, Falmouth, MA 02540

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The Falmouth Housing Authority conducted a General Session Commissioners Board Meeting on Monday, October 17, 2022. The general session was scheduled to begin 4:30 p.m. The meetings were held via a virtual meeting pursuant to Massachusetts Governor Charles D. Baker's Order Suspending Certain Provisions of the Open Meeting Law dated March 12, 2020. The public were invited to join in the general session meeting by going to:  
Link: <https://us02web.zoom.us/j/82117305591> Meeting ID: 821 1730 5591  
Audio Access: 1-646-558-8656 Meeting ID: 821 1730 5591

MEMBERS PRESENT: Michael Galasso  
Kathleen Haynes  
Robert Mascali  
Stephen Patton

MEMBERS ABSENT: Patricia Favulli

STAFF PRESENT: Bobbi Richards, Executive Director  
Charles Starr, Fiscal Officer  
Leslie Pearce, Assistant Director

OTHERS PRESENT: Laura Bancroft, Gilda Geist, Lynne Rhodes,  
Noelle Annonem (Falmouth Enterprise)

OPEN SESSION

At 4:31 p.m. Stephen Patton called the meeting to order.

Minutes

– General Session 9/19/22 – VOTE

Resolution 2023-042

Kathleen Haynes moved to approve the General Session Minutes of 9/19/22 as written. Michael Galasso seconded.

A roll call vote was taken:

Michael Galasso-aye

Kathleen Haynes-aye

Steve Patton-aye

Robert Mascali-abstained

3 Ayes (Galasso, Haynes, Patton) 0-Nays 1 Abstention (Mascali) MOTION CARRIED

### Public Comments

-Winter Retreat:

It was agreed that the previous retreat was appreciated by board members, tenants, and the public. It is hoped that there may be similar meeting in the winter but the meeting will be named 'workshop' instead of 'retreat'. Commissioners travel in the winter and so scheduling may be difficult. Saturday was thought to be a good day to meet.

-150 Main St. evictions:

FHA has been working with Falmouth Human Services and other agencies. Housing searches, not usually a service provided, are being done. Waiting lists are being updated.

-241 Scranton Ave, Easement – VOTE:

Lawrence O'Brien was not present. Bobbi Richards reported that Peter McConarty responded to requests for information made on September 16<sup>th</sup> by Doug Brown today at 5:20 p.m.. She will forward all email communications regarding this.

### Maintenance Department update

-096096 – 20 Madeline – Work Review:

Bobbi Richards reported that the design department of DHCD had determined that the work would take 33 weeks to complete.

Michael Galasso said that this was unacceptable and that if he were doing the project, it would take 3-4 weeks. He has used DHCD money for projects that have not taken this long.

Bobbi Richards said that she believed it would take a legislative process to change things. She noted that she has inquired of DHCD about a faster response time and has been told that this is the timeline.

It was thought that all 705s were subject to similar processes and timelines.

Bobbi Richards said she was happy to reexplain her discussions with DHCD but she didn't want to delay the project by another 30 days. There was no vote needed, this being presented for the board's information and unless there were new objections, she would make inquiries of DHCD, update the board in November, and move ahead with the project.

-DHCD NOFA Released for Federalization, NCSR Recapitalization, and 705:

Bobbi Richards updated the board on issues involved with moving properties from state to federal control. She noted that the federal government must deem any property acceptable with no major repairs anticipated for 5 years after transfer. Massachusetts has received funding to get properties in shape for a transfer. The goal is to see what needs to be done to get properties eligible.

Steve Patton noted that the CPC has approved some funding for a needs study.

The consensus of the board was that federalization was an initiative that should be supported.

-Repositioning Projects

- Portfolio vacancy review; walkthrough of renovated units:

Any commissioner wishing to walkthrough a renovated unit should contact the office.

Report of the Fiscal Officer

-Payment of October bills and HAP payments – VOTE

Resolution 2023-043

Kathleen Haynes moved to approve October bills and HAP payments. Robert Mascali seconded.

A roll call vote was taken:

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton-aye

4 Ayes (Galasso, Haynes, Mascali, Patton)

0-Nays

MOTION CARRIED

-Telephone System Replacement – VOTE

Chuck Starr reported that the system is about 20 years old. Three proposals were considered.

Adams offers onsite support, is a local company, and is a current vendor whose work the FHA is pleased with.

Resolution 2023-044

Kathleen Haynes moved to accept the recommended Adams company for the telephone replacement system at the Main Office. Michael Galasso seconded.

A roll call vote was taken:

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton-aye

4 Ayes (Galasso, Haynes, Mascali, Patton)

0-Nays

MOTION CARRIED

-Review of monthly financials, public housing aging reports

It has been difficult to get payments on outstanding rents due. For the largest amounts, people have abandoned houses, are difficult to locate, or have passed away. Many people are reluctant to work with agencies that offer assistance. The authority will move forward with termination notices as other efforts have been unsuccessful.

Report of the Assistant Director

-Leased housing report

The Mainstream Voucher program is leasing up nicely. Four additional Fair Share Vouchers were awarded by HUD.

-Staff positions

Two new employees include a person working with the federal housing program and one to begin working with the state housing tomorrow.

Report of the Executive Director

-ACOP and Admin Plans – Revision to Preferences

Bobbi Richards outlined proposed changes and revisions: changes to the definition of homelessness; changes to the definition of substandard to include homelessness; notice of imminent termination of lease could be placed under involuntary displacement; living or working

in Falmouth with no time limit would be 5 points; other values would be revised such as veteran points increasing from 1 to 3. The board requested that the matter be tabled to allow for additional documentation to be presented and for reclassification of the preference to be made, such as involuntary displacement.

-Project-based Section 8 RFP

The FHA has been actively working on this though there is not yet authorization to release the RFP. FHA is working with HUD on this matter.

Adjournment to Executive Session

To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chairs so declares.

It was agreed to table this issue until Patricia Favulli, Chair, was present.

Next meeting: November 21, 2022 at 4:30 p.m.

Items for agenda due by Monday, November 14, 2022

Resolution 2023-045

At 5:32 p.m. Kathleen Haynes moved to adjourn the General Session. Robert Mascali seconded.

A roll call vote was taken:

Michael Galasso-aye

Kathleen Haynes-aye

Robert Mascali-aye

Steve Patton-aye

4 Ayes (Galasso, Haynes, Mascali, Patton)

0-Nays

MOTION CARRIED

Relevant Documents

Draft Minutes of General Session of 9/19/22

PHN 2022-18 DHCD: State Units Federalization NOFA

PHN 2022-20 705 Repositioning NOFA

State and Federal Unit Turns Review

42 US Code 11302 Definition of Homeless

Vacant Unit Turnover Work Order Draft – 20 Madeline

HAP Check Register for September 2022

Landlord Payment History through September 2022

Falmouth Financials – August 2022

Falmouth Financials – July 2022

Public Housing Aging Report – September 2022

Telephone Bids for Main Office

Revision to Preferences related to Substandard, Local, Revision regarding VAWA, Increase in point value for Veterans

Leased Housing Summary for October 2022