

BOARD OF COMMISSIONERS MEETING AMENDED AGENDA

Wednesday, July 29, 2026 **4:30 PM - Virtual Meeting**

(Note: Date change from 7/22/26 to 7/29/26)

Zoom Access:

Join Zoom Meeting: <https://us02web.zoom.us/j/89062884820>

Meeting ID: 890 6288 4820 Audio Dial-In: 1-646-558-8656

- I. Call to Order
- II. Roll Call of Commissioners
- III. Public Hearing – State Public Housing Annual Plan (AP)/Capital Improvement Plan (CIP)
 - a. Open Public Hearing
 - b. Roll Call
 - c. Presentation of the FY2027 State Public Housing Annual Plan and Capital Improvement Plan
 - d. Public Comments
 - e. FY2027 State Public Housing Annual Plan/Capital Improvement Plan – Vote
 - f. Close Public Hearing
 - g. Return to General Session
- IV. Approval of Minutes – General Session Minutes of June 24, 2026
- V. Public Comments
- VI. Capital Project Presentations by Winslow Architects on pipe replacement project at Tataket apartments and additional security cameras installation project at Harborview apartments; presentation by Luis Oliva (Rogue-Engineering) on the Harborview ventilation project.
- VII. Reports of Officers
 - a. Fiscal Officer's Reports and Review of Public Housing Aging Report
 - i. Approval of Housing Assistance Payments (HAP) – Vote
 - ii. Approval of Accounts Payable (AP) - Vote
 - b. Assistant Director's Report and Collections to Date
 - i. Monthly Leased Housing Summary Report
 - c. Maintenance Superintendent's Report of vacant units requiring unit turns and anticipated lease up timelines; ongoing and upcoming maintenance and capital improvement projects; public housing maintenance activities and work order trends; Salt Sea Apartments damage claims and repairs currently in process; roof replacement project for solar install at Harborview apartments; upcoming annual inspections for FY27; other maintenance and operational matters affecting the Authority's portfolio and/or responsibilities.
 - d. Executive Director's Items, Correspondence & Activities Report – Vote
 - i. FY26 close out in progress; HUD shortfall prevention measures; staffing and departmental operations; capital improvement and modernization projects; board governance matters; regulatory compliance activities; staff and commissioner training activities; temporary staffing assistance; significant tenancy, legal, and compliance matters; resident services and community partnerships; board meeting accessibility accommodations (closed captioning) and future in person/virtual meetings; other significant matters affecting the operations of the Falmouth Housing Authority

- ii. Executive Director Search Committee – Patton, Vanderscheuren and Favulli
- VIII. Additional Votes
 - a. State and Federal Program Administration
 - i. Federal Public Housing Flat Rents
 - ii. Authorization to Apply for the FY2026 Older Adults Home Modification Grant
 - iii. Building Ventilation Upgrades & Indoor Humidity Control (#096118) Design contract Approval
 - iv. EOHLC Emergency Reserve and Vacant Unit Fund Awards (#’s 096118, 096119, and 096120)
 - b. Capital projects
 - i. Salt Sea Window Replacement & Exterior Painting Project – Change Order #3 Memo for Change Orders 4 & 5
 - ii. Salt Sea Window Replacement & Exterior Painting Project – Change Order #4 - \$30,190.00
 - iii. Salt Sea Window Replacement & Exterior Painting Project – Change Order #5 – \$8,498.00
 - c. Housing Choice Voucher Administrative Plan Amendment – Vacancy Loss Payments
 - d. Board Financial Signatories (Commissioner Haynes and Commissioner Patton)
- IX. Future Meeting Date and Agenda Items
 - a. Next meeting date for August 2026
 - b. Additional future agenda items as determined by Chair
- X. Adjournment

NOTICE:

The Falmouth Housing Authority is an equal opportunity housing agency. If you are disabled and require a reasonable accommodation to participate in this virtual meeting, please contact us in advance to let us know how we can best assist you. Agenda subject to change; changes will be posted by Town of Falmouth and can also be viewed at www.falmouthhousing.org