

FALL RIVER HOUSING AUTHORITY  
ANNUAL PHA PLAN  
FY 2024

**Attachment C:**  
***Resident Advisory Board Comments (C.1)***

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**Resident Advisory Board**  
**Meeting #1 Minutes: November 16, 2022**

Please be advised that the **1st meeting** of the RAB was held on **Wednesday, November 16, 2022** at 1:00 p.m. regarding the Authority's upcoming submission of the Agency Plan for FY2024 and the DHCD Annual Plan.

Mr. Sbardella welcomed everyone back and reminded all that DHCD (state) is requiring us to submit an Annual Plan, in conjunction with HUD's Agency Plan. Mr. Sbardella introduced FRHA staff in attendance and advised that the Capital Fund Program 5-year Plan would be the topic of discussion at this meeting.

Arthur Anderson, Director of Modernization, began by briefly reviewing some of the active projects, including—AMP #1 (Sunset Hill)—new roof systems and kitchen/bathroom improvements; AMP #2 (Heritage Heights)—site improvements, roof replacement, kitchen/bathroom improvements and security upgrades; AMP #3 (Father Diaferio Village)—kitchen/bathroom improvements, roof replacement, energy conservation site lighting & common area lighting; AMP #4 (Turnkeys)—roof replacement, mechanical systems improvements, security systems improvements and bathroom improvements; AMP #5 (Oak Village/O'Brien Apartments/Holmes Apartments)—fire alarm improvements, elevator modernization, building envelope repairs; AMP #6 (Oliveira Apartments/Cottell Heights/Mitchell Heights)—fire alarm improvements, roof replacement, boiler equipment upgrades, building envelope repairs, site improvements and kitchen/bathroom improvements; AMP #7 (Cardinal Medeiros Towers)—elevator improvements, apartment conversions (studio to 1 br), boiler equipment upgrades, site improvements and building envelope repairs; AMP #8 (Barresi Heights)—elevator improvements, fire alarm improvements and building envelope repairs; AMP #9 (Doolan Apartments)—fire alarm improvements, utility electrical improvements and building envelope improvements; AMP #10 (Pleasant View)—kitchen/bathroom improvements, site utility improvements and mechanical system upgrades; AMP #11 (Bates/Tower Apartments)—elevator modernization, kitchen/bathroom improvements, boiler equipment upgrades, energy conservation exterior lighting & common area lighting.

Mr. Sbardella also briefly touched on the numerous projects listed on the CFP 5-year plan worksheet, and reminded the residents that even though the modernization projects are listed in a certain order in the Plan; the CFP funds are “fungible”, which means if a project comes up that requires immediate attention, the Authority can move the funds around to take care of the emergency.

Mr. Sbardella reminded the attendees that it is important for residents to call in work orders for maintenance related issues in their apartments, and advised that it is also helpful if residents call in work orders whenever they see something in the common areas that needs maintenance attention.

Mr. Sbardella thanked all in attendance for coming to the 1<sup>st</sup> RAB meeting and advised that the 2<sup>nd</sup> RAB meeting is scheduled for WEDNESDAY, NOVEMBER 30, 2022, 1:00 P.M. The topics will include presentations by Kathleen Povar, Director of Field Operations/Leased Housing, who will advise of any management updates, changes to the ACOP (public housing), and review the FY2024 Annual Plan Templates (A&B) and Timothy Burke, Director of Human Resources, who will discuss personnel related updates.

The 3<sup>rd</sup> and final RAB meeting and CHRISTMAS LUNCHEON is scheduled for WEDNESDAY, DECEMBER 14, 2022, beginning at 12:30 p.m., at which time Kerry Farias, Director of Leased Housing, will advise of any changes to the Section 8 Administrative Plan and Attorney Michael Sousa, General Counsel for the FRHA, will present our Legal Department updates and safety & security in our elderly developments.

We look forward to seeing everyone at the 2<sup>nd</sup> RAB meeting on November 30 and the 3<sup>rd</sup> RAB meeting (and Luncheon) on December 14<sup>th</sup>.

KS:mjg

CC: Timothy McCoy, Deputy Executive Director

**Resident Advisory Board  
Meeting #2 Minutes: November 30, 2022**

Please be advised that the **2nd meeting** of the RAB was held on Wednesday, **November 30, 2022** regarding the Authority's upcoming submission of the Agency Plan for FY2024 and the DHCD Annual Plan.

Mr. Sbardella opened the meeting and advised that the two (2) staff members making presentations would be Kathy Povar, Director of Field Operations/Leased Housing and Timothy Burke, Director of Human Resources. Mr. Sbardella added that the topics for discussion would be a couple of changes to the Admissions & Continued Occupancy Policy (ACOP), presented by Ms. Povar; and a Personnel update presented by Mr. Burke.

Ms. Povar advised that the changes to the Admissions & Continued Occupancy Policy (ACOP) are as follows:

**REVISION #1**

**Chapter 4.4 (B) Applicant Preferences**

**B. APPLICANT PREFERENCE #2: LOCAL RESIDENCY (50 PTS)**

Applicants who currently reside in the City of Fall River, or have at least one (1) adult member who either:

1. Works or has been hired to work in the City of Fall River, or
2. Attends an educational or training program full-time in the City of Fall River.

(New language is underlined and italicized below.)

The FRHA does not require a minimum term of Fall River residency to qualify under this preference, *nor does it require applicants who are employed in the City of Fall River to work a minimum number of hours per week.* A family that can provide proper verification as outlined in Section 6.3 (B) of this policy qualifies as a resident, provided they do not live somewhere else.

**REVISION #2**

**Chapter 4.5 Applicant Priorities**

**A. VETERANS PRIORITY (+3 pts)**

(Strike first sentence (in bold). New language is underlined and italicized below.)

(Veterans will be given priority over non-veterans, regardless of whether they are eligible for an applicant preference.) Applicants determined eligible for Veterans Priority shall have three (3) points added to their current preference point total. To claim Veterans Priority, an applicant must be either:

1. A “Veteran”, as defined under M.G.L. c. 4, sec. 7, cl. 43<sup>rd</sup> as amended by the Acts of 2005, Ch. 130, (See Glossary: Veteran), or
2. The “Dependent of a Veteran” The following categories of persons may qualify as Dependents of Veterans for the purposes of determining applicant priority:
  - Spouse of the veteran
  - Widow or widower of the veteran
  - Dependent parent of the veteran
  - Any person who acted as a parent to the veteran for five (5) years immediately preceding the commencement of the veteran’s wartime service
  - Child of the veteran until his/her 19<sup>th</sup> birthday
  - Child of the veteran between 19 and 23 years of age while the child is attending high school, an institution of higher learning or some other accredited educational institution provided that the applicant is in receipt of benefits under the provisions of M.G.L. c. 115
  - Child of the veteran 19 years of age or older who is mentally or physically unable to support himself/herself and was affected by the disability prior to his/her 18<sup>th</sup> birthday
  - Legally adopted children of the veteran

### REVISION #3

### GLOSSARY

(Strike old definition (in bold). New language is underlined and italicized below.)

**Veteran:** A person who has served in the active military or naval service of the United States at any time and who shall have been discharged or released therefrom under conditions other than dishonorable.

1. Any person--
  - a. Whose last discharge or release from his/her wartime service, as defined herein, was under honorable conditions, and
  - b. Who served in the Army, Navy, Marine Corps, Coast Guard or Air Force of the United States, or on full-time National Guard duty under Titles 10 or 32 of the United States Code or under Sections 38, 40 and 41 of Chapter 33 for not less than 90 days active service, at least 1 day of which was for wartime service-

connected disability, or a Purple Heart, or who died in such service under conditions other than dishonorable, shall be deemed to be a veteran notwithstanding his/her failure to complete 90 days of active service;

2. A member of the American Merchant Marine who served in armed conflict between December 7, 1941 and December 31, 1946, and who has received honorable discharge from the United States Coast, Army or Navy;

3. Any person--

a. Whose last discharge from active service was under honorable conditions, and

b. Who served in the Army, Navy, Marine Corps, Coast Guard or Air Force of the United States for not less than 180 days active service; provided, however, that any person who so served and was awarded a service-connected disability or who died in such service under conditions other than dishonorable, shall be deemed to be a veteran notwithstanding his/her failure to complete 180 days of active service.

For **GUARD MEMBERS** to qualify, they must have 180 days and have been activated under Title 10 of the U.S. Code –OR- Members who were activated under Title 10 or 32 of the U.S. Code or M.G.L., chapter 33, sections 38, 40 and 41 must have 90 days, at least of which was during wartime, per the chart below. For **RESERVISTS** to qualify, they must have been called to regular active duty, at which point their eligibility can be determined by the chart below.

**DEFINITION OF MASSACHUSETTS VETERAN**

<b><u>Era of Service</u></b>	<b><u>Dates</u></b>	<b><u>Requirement for Veteran Status</u></b>
<b>WW1</b>	6-Apr-1917 11-Nov-1918	<b>90 days</b> of active-duty service, one (1) day during “wartime” and a last Discharge or release under honorable Conditions
<b>PEACETIME</b>	12-Nov-1918 15-Sept-1940	<b>180 days</b> of regular active-duty service and a last discharge or release under honorable conditions
<b>WW11</b> (Merchant Marine- 7-Dec-1941 31-Dec-1946)	16-Sept-1940 25-Jul-1947	<b>90 days</b> of active-duty service, one (1) day during “wartime” and a last discharge or release under honorable conditions
<b>PEACETIME</b>	26-Jul-1947	<b>180 days</b> of regular active-duty

	24-Jun-1950	service and a last discharge or  release under honorable conditions
<b>KOREA</b>	25-Jun-1950 31-Jan-1955	<b>90 days</b> of active-duty service, one (1) day during "wartime" and a last discharge or release under honorable conditions
Korean Defense Service Medal	28-Jul-1954 (to be determined)	<b>90 days</b> of active-duty service, last discharge under honorable onditions and the Korean Defense Service Medal
<b>VIETNAM 1</b>	1-Feb-1955 4-Aug-1964	<b>180 days</b> of regular active-duty service and a last discharge or release under honorable conditions
<b>VIETNAM 11</b>	5-Aug-1964 7-May-1975	<b>90 days</b> of active-duty service, one (1) day during "wartime" and a last discharge or release under honorable conditions
<b>PEACETIME 2</b>	8-May-1975 1-Aug-1990	<b>180 days</b> of regular active-duty service and a last discharge or release under honorable conditions
Lebanon Campaign*	25-Aug-1982 (to be determined)	<b>90 days</b> of active-duty service, one (1) day during "wartime" and a last discharge or release under honorable conditions
Grenada Campaign*	25-Oct-1983 15-Dec-1983	<b>90 days</b> of active-duty service, one (1) day during "wartime" and a last discharge or release under honorable conditions
Panama Campaign*	20-Dec-1989 31-Jan-1990	<b>90 days</b> of active-duty service, one (1) day during "wartime" and a last discharge or release under honorable conditions

\*Naval and Marine DD214 must indicate Expeditionary Medal. All DD214's must specify campaign: Lebanon, Grenada or Panama.

**PERSIAN GULF**

2-Aug-1990  
(to be determined)

**90 days** of active-duty service, one (1) day during “wartime” and a last discharge or release under honorable conditions

*The following categories of persons are **NOT ELIGIBLE** for Veteran status:*

- *Any person, who at the time of entering into the armed forces of the United States, had declared his/her intention to become a subject or citizen of the United States and withdrew his/her intention under the provisions of the Act of Congress approved on July 9, 1918*
- *Any person who was discharged from said armed forces on his/her own application or solicitation by reason of his/her being an enemy alien*
- *Any person who has been proved guilty of willful desertion*
- *Any person whose only service in the armed forces of the United States consists of his/her service as a member of the Coast Guard auxiliary or as a temporary member of the Coast Guard Reserve, or both*
- *Any person whose last discharge or release from the armed forces is dishonorable*

**REVISION #4**

(Add new underlined, italicized language below.)

**6.3 VERIFICATION OF WAITING LIST PREFERENCES AND PRIORITIES****D. VETERANS PRIORITY****1. Proof of Veteran Status**

- *DD214 or other discharge certificate*
- *Income verification (pay stubs, award letters or other documents showing monthly income)*
- *Shelter verification (rent receipt or mortgage payment)*

**2. Dependents of Veterans**

- *Marriage certificate (for spouse or widow/widower of a veteran)*
- *Birth certificate or adoption record with name of eligible veteran as parent (for child of a veteran)*
- *Death certificate (for widow/widower of a veteran, child of deceased veteran)*
- *Birth certificate of veteran with name of parent (for parent of a veteran)*
- *Public record or statements from the veteran or other knowledgeable people showing that the applicant stood in place of a parent to the veteran for five (5) years immediately preceding the veteran’s wartime service (for person in place of a parent to a veteran)*



Following Ms. Povar's presentation, Mr. Burke distributed a FRHA Personnel Headcount (Historical) worksheet which listed the total numbers of Permanent and Temporary Employees for the last five (5) years—2018 through 2022 by department and the FRHA Personnel Headcount worksheet for November, 2022. Mr. Burke briefly went over each sheet for attendees. In addition, Mr. Burke distributed an updated Organizational Chart and explained how it is set up.

**The final RAB meeting and ANNUAL CHRISTMAS LUNCHEON will be held on WEDNESDAY, DECEMBER 14, 2022.**

**Please arrive by 12:30 p.m. so Kathleen Povar, can present any additional Management updates, etc. and Attorney Michael Sousa, General Counsel for the FRHA, will give a brief overview of what the Legal Department handles on a day-to-day basis.**

KS:mjg

CC: Timothy McCoy, Deputy Executive Director

**Resident Advisory Board  
Meeting #3 Minutes: December 14, 2022**

Please be advised that the **3rd meeting** of the RAB and the Annual Luncheon were held on **Wednesday, December 14, 2022** regarding the Authority's upcoming submission of the Agency Plan for FY2024 and the DHCD Annual Plan.

Mr. Sbardella advised that since there aren't any changes to the Section 8 Administrative Plan this year, Kerry Farias, Director of Leased Housing, would not be making a presentation.

Attorney Michael Sousa, General Counsel for the FRHA, gave a brief overview of what the Legal Department handles, such as evictions, court agreements, 3<sup>rd</sup> party payments, grievance hearings, meeting with our housing police officers/supervisors, assisting with securing the Safety & Security Grants, which has allowed the FRHA to install additional security cameras and equipment at our public housing sites, and all administrative legal issues that arise.

Attorney Sousa advised that the FRHA utilized Mass. General Laws (M.G.L.) 139, Section 19 ten (10) times during the course of 2022. Five (5) of the cases were initiated for inherently dangerous conduct on the premises (assault & battery) and five (5) were due to termination for drug activity on the premises. From January 1<sup>st</sup> through October 31<sup>st</sup> approximately 54 families entered into court agreements with the FRHA to pay back rent and for compliance with violations of their lease agreements, totaling \$85,000.00 in court ordered judgments for collection. In addition, from January 1<sup>st</sup> through December 1<sup>st</sup> a total of \$307,351.89 has been collected in 3<sup>rd</sup> party payments for tenant assistance programs for 234 households who had been in need of rental assistance due to COVID 19 (residents have entered into court agreements for rent arrearage repayments). Attorney Sousa also advised that now that the Fall River District Court has begun hearing cases for the Civil Small Claims Division, the FRHA will resume pursuing collection claims against vacated residents that owe outstanding rental payment balances as well as for former Section 8 participants who owe money for unreported income or fraudulent activity.

In closing, Mr. Sbardella thanked the Resident Advisory Board members for their continued participation and input into this very important Plan, and looks forward to seeing everyone next year for the 2024 Agency Plan preparations. The annual Christmas Luncheon was held following Attorney Sousa's presentation.

**Please be reminded that the FY2024 Agency Plan Public Hearing will be held on Wednesday, January 4, 2023 at 3:00 p.m. in the James A. O'Brien, Sr. Community Hall. Please use Second Street entrance.** Hopefully everyone will be able to attend. .

KS:mjg

**Annual PHA Plan FY2024  
Public Hearing Summary: January 4, 2023**

The Public Hearing was held on Wednesday, January 4, 2023, at 3:00 p.m. in the James A. O'Brien, Sr. Apartments Community Hall.

Mr. Sbardella welcomed all in attendance to the Public Hearing. In addition to the HUD Agency Plan, DHCD now requires housing authorities to submit and Annual Plan. The hearing was turned over to Kathleen Povar, Director of Field Operations/Leased Housing, once again went over the changes to the Admissions & Continued Occupancy Policy, which were discussed in detail at the RAB meetings and are contained in RAB meeting minutes, which were provided to all RAB members.

In addition, Ms. Povar briefly went over the Revised Plan Elements contained in Attachment A: Revised Plan Elements, as well as the Goals and Objectives, contained in Attachment B: 5-Year Plan FY2021-2025: Progress Report.

Mr. Sbardella touched on the numerous modernization projects planned for our federal sites, contained in the CFP 5-Year Action Plan, which was distributed to the RAB members, and also contained in the RAB meeting minutes.

Mr. Sbardella closed the meeting by thanking everyone for participating in the RAB meetings and FRHA staff for their assistance in the preparation of the Plans and advised that the HUD Agency Plan and the DHCD Annual Plan will be approved by the Board of Commissioners at their Annual meeting on Monday, January 9, 2023 and will be submitted to HUD and DHCD shortly thereafter.

The Public Hearing adjourned at 3:40 p.m.