

**FALL RIVER HOUSING AUTHORITY
85 MORGAN STREET
P.O. BOX 989
FALL RIVER, MA 02722**

**KEVIN SBARDELLA
EXECUTIVE DIRECTOR**

**TELEPHONE 508-675-3500
FAX 508-677-1346**

**TIMOTHY MCCOY
DEPUTY EXECUTIVE DIRECTOR**

September 30, 2026

To: Stephen R. Long, Chairman
David Underhill, Vice-Chairman
Jason Burns, Treasurer
Jo Ann Bentley, Commissioner
John Medeiros, Commissioner

You are hereby notified that the members of the Fall River Housing Authority are called to meet in **Postponed Regular Session** on **THURSDAY, OCTOBER 8, 2026**, at **4:30 o'clock p.m.** in the **James A. O'Brien, Sr. Apartments Community Hall, 34 Whipple Street, in the City of Fall River, Massachusetts,** **(please use Second Street entrance)** for the following purposes:

1. Roll Call

**--Language for the Open Meeting Law
(Attorney Michael Sousa)**

--Citizen Input

--Resident Input

**ADA Fair Housing Coordinator
Michael Sousa, Esquire 508-675-3500**

2.

2. Minutes of the Regular Meeting held on September 14, 2026

Recommended Action: to accept

3. Bills and Communications

a. Vouchers

Recommended Action: to accept

4. Management Reports

1. Applications
2. Occupancy Reports
3. Tenants Accounts Receivable
4. Work Order Report
5. Monthly Section 8 Voucher Activity Report
6. Monthly Personnel Count/Report
7. Director of Modernization Monthly Report
8. Bank, Investment & Bond Debt Balance Reports

Recommended Action: to accept

5. Financial Reports

a. Monthly Financial Reports (August 2026)

Recommended Action: approval

b. State Quarterly Operating Statements (for period ending 6/30/2026)

Recommended Action: approval

6. Update from Executive Director

Recommended Action: for information

New Business

1. Modernization

- a) Certificate of Substantial Completion for the Site Improvements/Tree Removal Project at Stanley/Ray Streets (EOHLC #095202)

(The General Contractor, Chestnut Tree & Landscape, substantially completed work on September 18, 2026)

Recommended Action: approval

- b) Change Order No. 6 for the ARPA Targeted FR Federal Pacific (FPE) Panel Replacement at Chor-Bishop Eid Apartments; and Smoke Alarm System for Chor-Bishop Eid Apartments, Bates/Orswell Streets and Stanley/Ray Streets

(Change Order No. 6 is an INCREASE of \$8,322.56 to the Contract amount for the installation of two (2) additional fire drill hand controls with programming and for the Central Monitoring extension for BBS from one (1) year to three (3) years at Chor-Bishop Eid Apartments, Bates/Orswell Streets and Stanley/Ray Streets. There is no change in the Contract time.)

Recommended Action: approval

2. Procurement

- a) Purchase of a 2026 Ford Transit Cargo Van (for Facilities Dept.)

Recommended Action: recommendation to be made at the Board meeting

4.

3. **Miscellaneous**

- a) HUD Public Housing Flat Rent Schedule (effective 10/1/26 and 1/1/27)

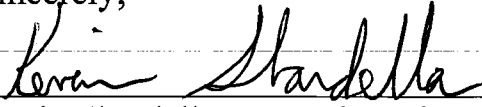
Recommended Action: approval

- b) HUD Section 8 Payment Standards/Fair Market Rents (effective 12/1/26)

Recommended Action: approval

and the transaction of any other business that may come before the meeting.

Sincerely,



Kevin Sbardella, Executive Director
KS:mjg