MINUTES OF THE POSTPONED REGULAR MEETING OF THE FALL RIVER HOUSING AUTHORITY HELD ON THURSDAY, OCTOBER 8, 2026

The members of the Fall River Housing Authority met in Postponed Regular Session on Thursday, October 8, 2026 at 4:30 o'clock p.m., at 85 Morgan Street, in the City of Fall River, Massachusetts.

The meeting was called to order by the Chairman, and upon roll call, those present and absent were as follows:

PRESENT	ABSENT
Stephen R. Long	
David Underhill	
Jason Burns	
Jo Ann Bentley	
John Medeiros	

There being a quorum present, business was transacted as follows:

NOTICE OF MEETING

Notice is hereby given in accordance with Section 20 (b) and Section 20 (c) of the Massachusetts General Laws (M.G.L.) Chapter 30A that the Postponed Regular Meeting of the members of the Fall River Housing Authority will be held at 4:30 p.m., on Thursday, October 8, 2026, at 85 Morgan Street, in the City of Fall River, Massachusetts.

FALL RIVER HOUSING AUTHORITY

Kevin Sbardella
Secretary

Dated: September 30, 2026

CERTIFICATE AS TO SERVICE OF NOTICE OF MEETING

I, Kevin Sbardella, the duly appointed, qualified and acting Secretary of the Fall River Housing Authority, do hereby certify that on September 30, 2026, I filed, in the manner provided by Section 20(b) and Section 20(c) of the M.G.L. Chapter 30A, with the Clerk of the City of Fall River, Massachusetts, a NOTICE OF MEETING, of which the foregoing is a true and correct copy.

IN TESTIMONY WHEREOF, I have hereunto set my hand and the seal of said Authority on this 8th day of October, 2026.

Kevin Sbardella
Secretary

CITIZEN INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Citizen Input time. Hearing none, Chairman Long continued to Resident Input.

RESIDENT INPUT

Chairman Long asked if anyone in the listening audience wished to speak during the Resident Input time. Edward Gagnon, Fall River Joint Tenants Council, Inc. Executive Director, advised that a number of residents attended the recent Mass. Union of Public Housing Tenants (MUPHT) Conference in Marlboro, MA, where Commissioner David Underhill was re-elected as Chairman for another two (2) year term. Mr. Gagnon also advised that computers for seniors may become available at no cost sometime in the near future.

MINUTES OF PREVIOUS MEETING

As copies of the minutes of the Regular Meeting held on September 14, 2026 were mailed to the Commissioners, it was in order to act upon same.

Commissioner Burns made a motion to accept the minutes as presented and Commissioner Underhill seconded the motion. It being brought to a vote, the minutes were unanimously accepted.

BILLS AND COMMUNICATIONS

Vouchers: The Secretary presented the September, 2026 vouchers as follows:

Projects	Check Nos.	Amounts
SECTION 8 VOUCHER	184422-185404	$2,257,536.36
	207998-208025	$37,996.46
	104456-104487	$45,199.00
DD Liberty Utilities		
DD National Grid		
FSS Escrows	0	
FEDERAL FUND	119579-119643	$118,291.75
ACH Vendors	2061	$39.80
DD NRG		$15,648.04
DD Liberty Utilities		$12,370.96
DD National Grid		$109,340.82
PH FSS Escrows	0	$15,878.00
REVOLVING FUND	83115-83324	$1,571,375.16
ACH Vendors	2126-2155	$956,004.51
DD Liberty Utilities		
DD NRG		
FSS Escrows		$26,614.00
STATE FUND	9197-9202	$13,749.83

ACH Vendors		
DD NRG		
DD National Grid		$16,777.35
DD Liberty Utilities		$269.79
200-C MOD	2029-2093	$915,329.79
	TOTAL	**$6,114,421.62**

Invoices to be paid: The Secretary presented the invoices to be paid as follows:

FEDERAL FUND		$141.37
REVOLVING FUND		$40,550.68
STATE FUND		$868.34
200-C MOD		
	TOTAL	**$41,560.39**

A motion was made by Commissioner Medeiros, seconded by Commissioner Bentley, and carried by unanimous vote to pay the vouchers for the month of September, 2026.

Communications: None

REPORT OF THE SECRETARY

As part of the Management Reports, the federal application information, as of September 30, 2026, is as follows:

Family.....5270
Elderly.....1372
Mixed Population.....1955

After a brief discussion, a motion was made by Commissioner Bentley, seconded by Commissioner Burns, and carried by unanimous vote to accept the Management Reports as submitted.

The next item was the Monthly Financial Operating Statements for the period ending August 31, 2026. A motion was made by Commissioner Medeiros, seconded by Commissioner Underhill, and carried by unanimous vote to approve the Monthly Financial Operating Statements, as presented.

The next item was the State Quarterly Operating Statements for the period ending June 30, 2026. A motion was made by Commissioner Burns, seconded by Commissioner Bentley, and carried by unanimous vote to approve the State Quarterly Operating Statements, as presented.

UPDATE FROM EXECUTIVE DIRECTOR

Under Human Resources, Mr. Sbardella advised that two (2) Property Managers, two (2) "Temporary" Maintenance Leaders and one (1) permanent Maintenance Leader were recently appointed, and all were internal candidates.

Under Resident Services, Mr. Sbardella reminded everyone that the Flu/COVID vaccines are being administered through November 3, 2026 at our elderly/disabled sites.

Under Administration, Mr. Sbardella advised that the 1st RAB (Resident Advisory Board) meeting will take place on Tuesday, October 27, 2026 in preparation of our Agency Plan submission to HUD in January, 2027.

Mr. Sbardella's report was for information only and no vote was required.

NEW BUSINESS

MODERNIZATION

The first item was the Certificate of Substantial Completion for the Site Improvements/Tree Removal Project at Stanley/Ray Streets, 689-5 (EOHLC #095202).

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

Approval was recommended.

The following resolution was introduced by Commissioner Medeiros, read in full and considered:

RESOLUTION NO. 55

BE IT RESOLVED BY THE MEMBERS OF THE FALL RIVER HOUSING AUTHORITY:

That the Certificate of Substantial Completion for the Site Improvements/Tree Removal Project at Stanley/Ray Streets, 689-5 (EOHLC #095202) be approved and designating and authorizing the Chairman to execute said Certificate of Substantial Completion.

Commissioner Medeiros moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Medeiros	None	
Commissioner Bentley		
Commissioner Burns		
Commissioner Underhill		
Chairman Long		

The Chairman thereupon declared said motion carried and said resolution adopted.

The last item was Change Order No. 6 for the ARPA Targeted FR Federal Pacific (FPE) Panel Replacement at Chor-Bishop Joseph Eid Apartments, FR 667-3; and the Smoke Alarm System for Chor-Bishop Eid Apartments, Bates/Orswell Streets, 689-3, and Stanely/Ray Streets, 689-5.

Change Order No. 6 is an increase of $8,322.56 to the Contract for the installation of two (2) additional fire drill hand controls with programming, and for the Central Monitoring extension for BBS from one (1) to three (3) years for Chor-Bishop Eid Apartments, Bates/Orswell Streets, 689-3, and Stanely/Ray Streets, 689-5. There is no change in the Contract time.

Approval was recommended.

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 56

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That Change Order No. 6 for the ARPA Targeted FR Federal Pacific (FPE) Panel Replacement at Chor-Bishop Joseph Eid Apartments, FR 667-3; and the Smoke Alarm System for Chor-Bishop Eid Apartments, Bates/Orswell Streets, 689-3, and Stanely/Ray Streets, 689-5, increasing the Contract by $8,322.56 for the installation of two (2) additional fire drill hand controls with programming, and for the Central Monitoring extension for BBS from one (1) to three (3) years for Chor-Bishop Eid Apartments, Bates/Orswell Streets, 689-3, and Stanely/Ray Streets, 689-5, with no change in the Contract time, is approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Bentley	None	
Commissioner Underhill		
Commissioner Burns		
Commissioner Medeiros		
Chairman Long		

The Chairman thereupon declared said motion carried and said resolution adopted.

PROCUREMENT

The lone item under Procurement was for the Purchase of a 2026 Ford Transit Cargo Van for the Facilities Department.

Two (2) dealerships responded to a recent solicitation, which were opened and reviewed on October 7, 2026, with the following results:

COMPANY NAME	AMOUNT
Gervais Ford	Rejected (Non-Responsive)
Empire Ford, Inc.	$55,224.25

The Fall River Housing Authority directly solicited responses from three (3) dealerships in the auto sales industry. Two (2) vendors responded with one (1) of the bids deemed non-responsive for offering an item inconsistent with the procurement request of the Authority. Accepting that offer could be deemed potentially prejudicial to the other offeror and potential offerors. A due diligence search of several Massachusetts debarment lists did not reveal any disciplinary or derogatory information regarding the selected vendor, Empire Ford, Inc.

Based on Empire Ford's reasonable price offer, their experience in the industry, and the due diligence background check, it was recommended that the award of the purchase of the 2026 Ford Transit Van, in an amount of $55,224.25 be approved.

Approval was recommended.

The following resolution was introduced by Commissioner Underhill, read in full and considered:

RESOLUTION NO. 57

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That permission to purchase a 2026 Ford Transit Cargo Van for the Facilities Department from Empire Ford, Inc., in the amount of $55,224.25, is approved.

Commissioner Underhill moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Medeiros, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Underhill	None	
Commissioner Medeiros		
Commissioner Bentley		
Commissioner Burns		
Chairman Long		

The Chairman thereupon declared said motion carried and said resolution adopted.

MISCELLANEOUS

The first item was the updated FFY2027 Flat Rent and Maximum Rent Tables for Federal Public Housing Programs, effective on or after October 1, 2026 for new admissions and on or after January 1, 2027 for annual recertifications, as follows:

NO. OF BEDROOMS	HUD FMR	FLAT RENT	MAXIMUM RENT*
0	$1,423	$1,138	$1,138
1	$1,509	$1,207	$1,207
2	$1,879	$1,503	$1,503
3	$2,302	$1,842	$1,842
4	$2,615	$2,092	$2,092
5	$3,007	$2,406	$2,406

*Used for calculating Prorated Rent under the HUD Mixed Family Rule

It was requested that the Board approve the updated FFY2027 Flat Rent and Maximum Rent Schedules as listed above.

The following resolution was introduced by Commissioner Burns, read in full and considered:

RESOLUTION NO. 58

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the new FY2027 Flat Rent and Maximum Rent Schedules for Federal Public Housing Programs, effective on or after October 1, 2026 for New Admissions and on or after January 1, 2027 for Annual Recertifications, as listed above, are approved.

Commissioner Burns moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Bentley, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Burns	None	
Commissioner Bentley		
Commissioner Underhill		
Commissioner Medeiros		
Chairman Long		

The Chairman thereupon declared said motion carried and said resolution adopted.

The last item was the updated HUD Section 8 Fair Market Rents (FMRs)/Payment Standards, effective on December 1, 2026.

NO. OF BEDROOMS	PUBLISHED FMR	PAYMENT STANDARD
0	$1,423	$1,523
1	$1,509	$1,615
2	$1,879	$2,011
3	$2,302	$2,464
4	$2,613	$2,799

PLEASE NOTE: THE ABOVE PUBLISHED FMR(S) INCLUDE ALL UTILITIES

For our HCV program (Section 8 vouchers), determination of rents paid to landlords is based upon HUD published Fair Market Rents (FMRs) in each housing authority's locality. Here, the City of Fall River is included in the Providence and Warwick, Rhode Island locality (statistical area).

Additionally, for housing authorities experiencing higher rental rates than published FMRs, HUD permits housing authorities to increase payment standards up to 120% of these published rates. This helps voucher holders find and/or keep suitable housing.

In Fall River, as all over the country, Section 8 voucher holders are struggling to find and/or keep affordable apartments due to increasing private rents, as well as a shortage of available housing. Last year, the FRHA payment standards were set at 110% of the published FMRs to assist our voucher holders.

On September 1, 2026, HUD published the FY2027 FMR's that will be effective on October 1, 2026. The FMR's for the statistical area increased this year. The Fall River Housing Authority payment standards will be set at 107% of the published FMR to assist our voucher holders to seek safe and affordable units. This new payment standard will be effective on **December 1, 2026.** (Although not necessary, this rate has been reviewed and concurred with HUD.)

The following resolution was introduced by Commissioner Bentley, read in full and considered:

RESOLUTION NO. 59

BE IT RESOLVED BY THE MEMBERS OF THE
FALL RIVER HOUSING AUTHORITY:

That the new Housing Choice Voucher Program/Section 8 Payment Standards/Fair Market Rents, effective on December 1, 2026, as listed above, are approved.

Commissioner Bentley moved that the foregoing resolution be adopted as introduced and read, which motion was seconded by Commissioner Underhill, and the "Ayes" and "Nays" were as follows:

AYES	NAYS	ABSENT
Commissioner Bentley	None	
Commissioner Underhill		
Commissioner Medeiros		
Commissioner Burns		
Chairman Long		

The Chairman thereupon declared said motion carried and said resolution adopted.

At 4:54 p.m. a motion was made by Commissioner Underhill, seconded by Commissioner Bentley, and carried by unanimous vote to adjourn the meeting.

Kevin Sbardella, Secretary