

FALMOUTH HOUSING AUTHORITY - COMMISSIONERS BOARD MEETING  
PUBLIC HEARING

Tuesday, August 30, 2022

115 Scranton Avenue, Falmouth, MA 02540

Tel: (508) 548-1977 Fax: (508) 457-7573 www.falmouthhousing.org

The Falmouth Housing Authority conducted two meetings as follows: (1) Public Hearing on the federal public housing developments' Capital Fund Plans (CFP)/Five Year and Annual Plan, and (2) a General Session Commissioners Board Meeting on Tuesday, August 30, 2022. The public hearing began at 4:30 p.m., the general session will be held immediately thereafter. The meetings will be 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/86712758423> Meeting ID: 867 1275 8423  
Audio Access: 1-646-558-8656 Meeting ID: 867 1275 8423

Link: <https://us02web.zoom.us/j/87470736375>

Meeting ID: 874 7073 6375

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MEMBERS PRESENT: Patricia Favulli (*logged in at 4:45 p.m.*)  
Michael Galasso  
Robert Mascali  
Stephen Patton

MEMBERS ABSENT: Kathleen Haynes

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

OTHERS PRESENT: Laura Bancroft  
Lawrence O'Brien  
Maureen McIver

OPEN SESSION

At 4:33 p.m. Stephen Patton called the meeting to order.

Public Hearing on Federal Housing Capital Fund Plans – VOTE

Bobbi Richards explained that this was the annual review of the federal public housing portfolio's 5-Year capital fund plan. Comment period was published in the newspaper, posted at the federal properties and federal tenants received a robo call asking them to participate. Comments have been taken up to the time of today's hearing. The Resident Advisory Board (RAB) met to discuss the draft plan and added additional projects. Bobbi Richards emphasized

that throughout the process the most important point was to add all potential projects to the plan and funding would be considered once projects were on the list.

Bobbi Richards screen shared changes made recently for each of the three properties, Rose Morin, Harborview, and Tataket and reviewed each of the proposed changes. Bobbi Richards noted the board may also add items. A discussion included the following:

- An environmental review, with an outside consultant, is required if there is a large change proposed.
- The RAB, with representatives from each property, met with FHA three times over the last 2 months to discuss general issues, past and the draft capital fund plans. Additionally, the maintenance department and the office staff contributed to the plan.
- No additions that were suggested were rejected; HUD has rejected or not funded items in the past, however.
- RISE Engineering may be able to assist with projects, such as the thermostat replacements.
- Michael Galasso asked that a ride-on mower be added to the plan.
- Patricia Favulli suggested that FHA contact the Upper Cape Tech students or Lawrence School students to discuss the construction of projects such as the pergolas.
- The irrigation system may not be needed since there is a water ban.
- HUD may take a few weeks to respond to the plan.

#### Resolution 2023-018

Robert Mascali moved to approve the annual review of the federal 5-Year capital fund plan.

Steve Patton seconded.

A roll call vote was taken:

Patricia Favulli - aye

Michael Galasso-aye

Robert Mascali-aye

Steve Patton-aye

4 - Ayes (Favulli, Galasso, Mascali, Patton)

0-Nays

**MOTION CARRIED**

At 4:56 p.m. the public hearing closed.

#### Relevant Documents

Draft 5-year capital plan and revised comments, as received during meeting and indicated on attachment to the plan