

MINUTES
Special Meeting
Framingham Housing Authority
February 24, 2026

1. Chairman called the meeting to order at 2:04 PM

Present:

Robert F. Downing
Stephen Joyce
Deborah Lakin
Robert L. Merusi
Janice M. Rogers

2. NEW BUSINESS:

- a. Motion to approve Year End Financials, including Tenant Accounts Receivable Report (400-1 only) and Certificate of Compliance with notification procedures for federal and state lead paint laws:

- 200-A
- 400-1
- 689-C
- MRVP Mass Rental Voucher
- 400-9 Pelham

Scott,

400-1 we are in decent shape, reserve went up

689-C reserve dropped, we were above previously

400-9 Pelham – under the 200% of max, plenty of money in this program. We need to utilize the potential in this program.

Musterfield – the tax credit program is doing ok.

We will be discussing the term with Redstone.

The deal with Redstone was 15 years, that term is now up. The tax credits are no longer there. Depreciation is gone. If someone does not buy the tax credits, it will flip back to the state and become a state project. Otherwise, we would need to put out an RFP. It's complicated. Redstone wants to refinance.

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Lakin, it was voted to approve the Year End Financials, including Tenant Accounts Receivable Report (400-1 only) and Certificate of Compliance with notification procedures for federal and state lead paint laws:

- 200-A
- 400-1

- 689-C
- MRVP Mass Rental Voucher
- 400-9 Pelham

the ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce	
Deborah Lakin	
Robert L. Merusi	
Janice M. Rogers	

b. Motion to approve DHCD Top Five Highest Paid

Upon roll call vote, motion by Commissioner Merusi, seconded by Commissioner Joyce, it was voted to approve DHCD Top Five Highest Paid; they ayes and nays were as follows:

<u>Ayes</u>	<u>Nays</u>
Robert F. Downing	
Stephen Joyce	
Deborah Lakin	
Robert L. Merusi	
Janice M. Rogers	

Scott,

Federal side:
Reserve is 39.6 %

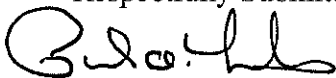
Carlson Crossing East Program is in flux

Section 8 discussion on shortfall. HUD does not see any shortfall funding coming out this year. We will keep an eye on this. There are no vouchers being issued right now.

3. ADJOURNMENT

Upon roll call vote, motion by Commissioner Joyce, seconded by Commissioner Lakin, the meeting was adjourned at 2:29 pm.

Respectfully Submitted



Paul Landers
Executive Director