

Attleboro Housing Authority
Minutes
January 23, 2025

A regular meeting of the Attleboro Housing Authority was held virtually on Thursday January 23, 2025 via GoToMeeting. Chair DuPlessie called the meeting to order at 5:45 PM.

Present: Steve DuPlessie, Thomas Morin, Narvy Kes-DesLauriers (joined meeting 5:50 pm), Cyndee Goodinson, Jo-Ann Vaughn

Absent: None

I. Approval of Minutes December 5, 2024

- a. Motion to approve the minutes made by Commissioner Vaughn
- b. Motion seconded by Commissioner Morin
- c. Motion carried 4-0

II. Approval of Check Warrants #391 \$632, 605.24

- a. Motion to approve check warrants made by Commissioner Morin
- b. Motion seconded by Commissioner Vaughn
- c. Discussion by Executive Director concerning insurance rates that have gone up 7%; Chair DuPlessie asked if insurance goes out to bid every year; Executive Director explained that one housing authority (Salem) leads the procurement on behalf of all authorities in the commonwealth; rates have gone up because of a large increase in claims.
- d. Motion carried 4-0

III. Executive Director Report

- a. Vacancies: 10 vacant units; Hodges St. 202 and 512 are long-term vacancies
 - i. 202 had been housing a resident from Seekonk, but held the unit as vacant, while Seekonk was reimbursing Attleboro for rent; resident has since moved back to Seekonk.
 - ii. 512 – Offers made to 2 individuals who have turned it down; back to lengthy CHAMP process for more candidates.
 - iii. Sheila working hard to fill the vacancies; units have been left in poor condition so it takes maintenance longer to turn, which is a problem across authorities.
 - iv. Commissioner Vaughn asked if residents are responsible for a security deposit; Executive Director explained that security deposits are not required for public housing residents.
 - v. EOHLC says that Attleboro is doing very well housing people despite challenges.
- b. Financial report: Report shows the Housing Authority is on budget so far in the first half of the fiscal year.

- i. Accounts Receivable Electrical – National Grid holding \$859,000 of AHA’s money; that is our money that gets added to our reserves, but it is not available for us to use; depending on timing of bills may cause a cash flow issue.
 - ii. A consortium of agencies in the same situation, including Attleboro, is involving Congressman McGovern’s office, who has indicated willingness to address this issue.
 - iii. AHA should be able to access the money since we’ve earned it through our metering credits. Todd Bard from Lee Energy Group assisting the consortium of HA’s. EOHLIC has been made aware of the situation.
 - iv. AHA is being diligent and cautious on how we spend money due to this National Grid situation; low vacancies are helping us not to overspend.
- c. Public Housing Notice: State forming a task force to fill vacancies at different HA’s; Attleboro will not be participating as we presently don’t have adequate staffing to commit.
- d. RSC reports are in the Board Packet
 - i. RSC collaborative is doing well; RSC being more proactive to help with bullying complaints/mental issues.
 - ii. RSC determining when evaluations are necessary to see if residents are able to live independently; hard to be proactive with those situations.
- e. FSS report included in the Board Packet
- f. Capital Needs Assessment: Meeting on Dec. 30 to review projects and priorities
 - i. Brookside siding and paving is a top priority
 - ii. Family site exterior storm doors; fire panel updates
 - iii. Other projects in the works are listed
- g. Annual Plan – will be distributed to Board members for review
- h. Personnel – Alan Legere new maintenance staff member; leadership in the interview process for one more staff member.

IV. LTO report- None

V. Board Member Comments

- a. Commissioner Goodinson asked further about residents’ responsibility for the condition of the unit when they move out; Executive Director explained that sometimes AHA bills the resident once he/she moves out, but it is frequently uncollectible and it becomes a write-off.
- b. Commissioner Morin asked if the police were involved in the dispute between two male residents, and if the situation affects their standing in the AHA; Executive Director explained that witnesses intervened and the police were not called; Executive Director received a written complaint from a bystander.
- c. Commissioner Vaughn commented that residents should always have a representative with them if they come in for a meeting with the AHA.

VI. Resident Comments – None

VII. Next meeting – Feb 27, ED will communicate whether it's virtual or not

VIII. Adjourn

- a. Motion to adjourn made by Commissioner Vaughn
- b. Motion seconded by Commissioner Goodinson
- c. Motion carried 5-0
- d. Meeting adjourned at 6:25 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director