

Attleboro Housing Authority  
Minutes  
September 25, 2025

A regular meeting of the Attleboro Housing Authority was held on Thursday September 25, 2025 in the Rivercourt Community Room at 4 Hodges Street in Attleboro. Chair DuPlessie called the meeting to order at 5:51 PM.

Present: Steve DuPlessie, Narvy Kes-DesLauriers, Cyndee Goodinson (arrived at 5:56 p.m.), Thomas Morin

Absent: Jo-Ann Vaughn

- I. Approval of Minutes August 21, 2025
  - a. Motion to approve the minutes made by Commissioner Morin
  - b. Motion seconded by Commissioner Kes-DesLauriers
  - c. Motion carried 3-0
  
- II. Approval of Check Warrant #398 in the amount of \$321,471.74
  - a. Motion to approve check warrant made by Commissioner Morin.
  - b. Motion seconded by Commissioner Kes-DesLauriers.
  - c. Motion carried 3-0
  
- III. Approval of Check Warrant #399 in the amount of \$312,729.87
  - a. Motion to approve check warrant made by Commissioner Morin.
  - b. Motion seconded by Commissioner Kes-DesLauriers.
  - c. Motion carried 3-0
  
- IV. Executive Director Comments
  - a. August 2025 Financials
    - i. FY 26 budget being worked on now for presentation at the October 2025 board meeting. Known highlights include a 5% increase in ANUEL. Until a new budget is in place, the financial numbers are based on last year' budget and will change once a new budget is approved.
    - ii. Rent collections are strong.
  - b. Vacancy Report
    - i. Number of vacants is now 12; excellent progress made reducing the total number.
  - c. IRS Review
    - i. We have requested and been granted an extension by the IRS. In process of obtaining update W-9 information from landlords. Some are not responding.
  - d. Work Order Summary
    - i. 186 completed work orders. Very busy August. Maintenance team is working hard and is very productive.

- e. Project-Based Voucher Award
  - i. An RFP was issued to award 8 Project-Based Section 8 vouchers to a local development. Attleboro Housing Associates and Connolly Partners LLC were the only respondents.
  - ii. Motion made by Commissioner Kes-DesLauriers to award the PBV to the Connolly/Attleboro Housing Associates Partnership.
  - iii. Motion seconded by Commissioner Morin.
  - iv. Motion approved 4-0.
- f. Project Update
  - i. Motion made by Commissioner Morin to authorize the Executive Director to enter into a contract with S.I. Services Inc. of Framingham, MA for Retaining Wall repairs at Hillcrest Oaks in the amount of \$203,000.00
  - ii. Motion seconded by Commissioner Kes-DesLauriers.
  - iii. Motion approved 4-0
  
  - iv. Motion by Commissioner Goodinson to authorize the Executive Director to enter into a contract with Setronics Corp. of North Billerica, MA in the amount of \$19,571.00 for intercom system upgrades at Brookside.
  - v. Motion seconded by Commissioner Morin.
  - vi. Motion approved 4-0
  
  - vii. Motion by Commissioner Morin to approve Final Completion of Project #016177 Brookside Siding Repair.
  - viii. Motion seconded by Commissioner Kes-DesLauriers.
  - ix. Motion approved 4-0.
- g. FSS report/RSC report
  - i. The Executive Director presented the Family Self-Sufficiency Report and the Resident Services Coordinator report. He reported to the board that it appears the FSS Grant will not be cancelled and will be available in 2026.
  
- V. Hillcrest Oaks/Family Sites LTO Report
  - a. No report; The Executive Director reported that LTO President Portia Gray-Goffigan reached out and stated she wanted to have a resident meeting and invite him. He agreed and is awaiting a meeting date/time.
  
- VI. Board Member Comments
  - a. Chair DuPlessie thanked board members for their commitment to public housing and said they perform a very valuable service.
  
- VII. Resident Comments
  - a. A Rivercourt resident reported continued violations of the No Smoking Policy. The Executive Director stated he has spoken to a few known violators and has stressed that the policy was designed to make it as easy for people as possible. He has scheduled a presentation by the Attleboro Fire Department for October 6, where they will speak about

the dangers of inside smoking as well as highlight the various tragedies that have occurred locally recently.

- b. Chair DuPlessie asked about imposing a “surcharge” on known violators. Vice Chair Morin stated he did not believe that would be allowed per landlord/tenant regulations. The Executive Director also thought that would not be possible. Vice Chair Morin did say he would look into the matter further.
- c. It was also brought up that the apartments at Rivercourt are very soundproof, which causes difficulty in hearing the fire alarm going off. The Executive Director stated he would take this up with the Fire Department.

VIII. Adjourn

- a. Motion to adjourn made by Commissioner Kes-DesLauriers.
- b. Motion seconded by Commissioner Morin.
- c. Motion approved 4-0
- d. Meeting adjourned at 6:35 PM.

Respectfully submitted,

Paul M. Dumouchel  
Executive Director