

Attleboro Housing Authority
Minutes
October 23, 2025

A regular meeting of the Attleboro Housing Authority was held on Thursday October 23, 2025 in the Rivercourt Community Room at 4 Hodges Street in Attleboro. Chair DuPlessie called the meeting to order at 5:47 PM.

Present: Steve DuPlessie, Narvy Kes-DesLauriers, Cyndee Goodinson, Thomas Morin

Absent: Jo-Ann Vaughn

I. Presentation and Consideration of FY 2026 Budget

- a. Fee Accountant Dan Robillard gave a brief overview of the 2026 budget, including: a 5% increase from the state to the operating budget, 3% increase to staff, including maintenance, and funding for a second RSC position.
- b. The Fee Accountant continued with an overview of each state program, the management properties (Plainville, Seekonk, Sharon, and Westport), the salary schedules, insurance, benefits, and extra funds allocation (brief discussion on possibly getting a new maintenance truck in the spring, and installing security cameras at the developments).
- c. Chair DuPlessie inquired about the increased legal fees; the Executive Director stated that those fees are mostly from settling landlord/tenant issues such as Notices to Quit, private conferences, and lease violations, with a few HR issues as well.
 - i. Motion made by Commissioner Morin to accept the FY 2026 budget as presented.
 - ii. Motion seconded by Commissioner Goodinson.
 - iii. Discussion: the Executive Director commented that he is pleased that the budget is a realistic one and that he's happy with the 5% increase.
 - iv. Motion approved 4-0
- d. Renewal of Fee Accountant Contract
 - i. Motion made by Commissioner Goodinson to retain the Fee Accountant's contract for another two years.
 - ii. Motion seconded by Commissioner Kes-DesLauriers.
 - iii. Motion approved 4-0

II. Approval of Minutes September 25, 2025

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

III. Approval of Check Warrant #400 in the amount of \$318,820.87

- a. Motion to approve check warrant made by Commissioner Kes-DesLauriers.
- b. Motion seconded by Commissioner Goodinson.
- c. Motion carried 4-0

IV. Executive Director Comments

- a. Rivercourt Parking Coordinator Replacement
 - i. Shelly Falke has volunteered to take over the parking coordinator duties. Her email is included in the packet.
 - ii. Motion made by Commissioner Kes-DesLauriers to approve Shelly Falke as the new parking coordinator for Rivercourt.
 - iii. Motion seconded by Commissioner Morin.
 - iv. Motion approved 4-0
- b. September 2025 Financials
 - i. The Fee Accountant briefed the board on the September financials; he commented that finances are right where they need to be; he is anticipating more expenses as winter gets nearer.
- c. Vacancy Report
 - i. 12 total vacancies, 1 pending in November; 5 offers made currently; Rivercourt 411 has been accepted.
 - ii. The Executive Director expressed gratitude for Sheila, the tenant selector, and the great job she is doing.
- d. IRS Update
 - i. The AHA received updated W-9 information from most of our landlords.
 - ii. A registered letter was sent to one landlord who did not respond to previous communication. As a result, the AHA must pay a \$442 fine to the IRS.
 - iii. AHA has the right to withhold rent from said landlord by 25% until we receive the updated W-9 information.
- e. Approval of 2026 HUD Payment Standards
 - i. The Executive Director explained that the AHA pays 105% of FMR currently, and that the Housing Choice Vouchers are funded through December despite the current government shut-down.
 - ii. Motion made by Commissioner Morin to approve the 2026 HUD Payment Standards.
 - iii. Motion seconded by Commissioner Goodinson.
 - iv. Motion approved 4-0
- f. Work Order Summary – included in the packet for Board review.
- g. Project Update
 - i. Project #016171 – Retaining wall repairs
 - 1. Awaiting project kick-off; contracts have been approved, waiting for EOHLC approval for the kick-off; possible start date in the spring.
 - ii. Project #016179 – Brookside Intercom Upgrades
 - 1. Kick-off meeting held 10/22/2025; awaiting start date from contractors.
- h. FSS report/RSC report – Both included in packet for Board review
 - i. A second RSC was hired; an increase in grant funding anticipated since she also covers Plainville.
- i. Attleboro Fire Department Presentation
 - i. The presentation took place on 10/6/2025 at Rivercourt in an effort to make residents aware of the dangers of smoking in the building.

- ii. Commissioner Goodinson inquired if the violators of the no-smoking policy attended the meeting; the Executive Director commented that the meeting was well-attended, but he is unsure if the violators were present.
- iii. The Executive Director further commented that he plans to escalate to the attorney's office the individuals who are not complying with the policy and thus committing lease violations.
- iv. Commissioner Morin asked if the residents are blatantly disregarding the policy or if they are acting out of ignorance; the Executive Director stated that ample communication has been sent out over the last year explaining the no-smoking policy to the certain individuals who continue to violate the policy.

V. Hillcrest Oaks/Family Sites LTO Report – None

VI. Board Member Comments

- a. Next Meeting – Thursday, December 4, 2026.

VII. Resident Comments

- a. A resident commented that residents don't feel they were given a chance to voice their opinions/concerns about the no-smoking policy and they are upset about the way it was implemented. Another resident stated that people are also not using the receptacles for the butts and are not 10 feet from building.
- b. A resident commented on bullies in Mass State Housing, and in Attleboro in particular. The resident stated some of her experiences- flattened tires, stolen possessions, breaking and entering, physical altercations. Another resident commented she doesn't feel safe in her apartment.

VIII. Adjourn

- a. Motion to adjourn made by Commissioner Morin.
- b. Motion seconded by Commissioner Goodinson.
- c. Motion approved 4-0
- d. Meeting adjourned at 7:14 PM.

Respectfully submitted,

Paul M. Dumouchel
Executive Director