

# TAUNTON HOUSING AUTHORITY

## MINUTES OF THE REGULAR MEETING OF FEBRUARY 19, 2025

The members of the Taunton Housing Authority (THA) met for a Regular Meeting 15 West Britannia Street in the City of Taunton at 3:15 p.m. on February 19, 2025.

The meeting was called to order by the Chairperson, and, upon roll-call, those members present and absent was as follows:

**PRESENT:** F. Roger Hoffmann  
Lillian Ricketts  
Alison Rosa

**ABSENT:** Arthur Lopes

The Chairperson introduced the first item on the Agenda, the Consent Agenda.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** To approve the Consent Agenda

The Chairperson moved to the Executive Director's Report.

The Executive Director began her report by informing the Board that the federal government has had some new developments that have impacted our organization. The Agency was awarded an additional grant for a Family Self-Sufficiency (FSS) position by the Department of Housing and Urban Development (HUD), but the hiring process was put on hold to assess HUD's actions. Currently, we have an unfilled maintenance position, and we are in the process of recruiting for a procurement position to apply for a grant to support that role.

Ms. Doherty continued her report with the announcement that Ms. Kim Leonard, a long-time member of our team, is set to retire next month, and Maria Palma has been undergoing training to fill that role. Anticipated changes in federally funded programs, such as Section 8, are expected to bring about alterations in contract language and potential cuts in certain programs, which may affect our ability to secure funding for a second FSS position. There is also the possibility of limitations being placed on the duration of the Section 8 program, leading to concerns during this transitional period. As a result of these uncertainties, it has become challenging to make concrete plans, and we are working to expedite the allocation of funds from the system.

Upon a motion made by Ms. Rosa, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to approve the Executive Director's Report

The Chairperson moved to New Business.

The first item under New Business was SEAMAP.

The Executive Director recommended that the Board approve the SEMAP scores as presented and explained.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** to approve the SEMAP scores as presented and explained

The next item under New Business was the Quarterlies.

The Executive Director recommended that the Board approve the Quarterlies as presented.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** to approve the Quarterlies as presented

The next item under New Business was Year-End Certifications.

**FISCAL YEAR 2025  
YEAR-END CERTIFICATIONS**

WHEREAS the members of the Taunton Housing Authority have reviewed the Year-End Certificates as presented.

NOW THEREFORE BE IT RESOLVED BY the members of the Taunton Housing Authority as follows:

That the Year-End Certificates are certified in the form and substance as presented at this meeting.

Ms. Rosa moved that the foregoing resolution be adopted as introduced, read and stated, which motion was seconded by Ms. Ricketts, and upon roll call the Ayes and Nays were as follows:

**AYES**  
F. Roger Hoffmann  
Lillian Ricketts  
Alison Rosa

**NAYS**

**VOTED:** to certify the Year End Certificates

The next item under New Business was Vacant Unit Turnover Task Force Grant Application.

The Executive Director requested that the Board agree to allow her to submit the Vacant Unit Turnover Task Force Grant Application to EOHLIC.

Upon a motion made by Ms. Ricketts, seconded by Ms. Rosa, it was unanimously

**VOTED:** to allow the Director to submit the Vacant Unit Turnover Task Force Grant Application to EOHLIC

The next item under New Business was Caswell Grove Stair Replacement.

The Executive Director recommended that the Board award Caswell Grove Stair Replacement project to DDC Construction in the amount of \$185,600.

Upon a motion made by Ms. Rosa, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to accept that the Affirmative Action Goal has been met at the Agency  
The next item under New Business was Privacy Policy.

The Executive Director recommended that the Board award the Caswell Grove Stair Replacement project to DDC Construction.

The last item under New Business was Designer Approval for Bridgewater and Stoughton Housing Authority Projects.

The Executive Director recommended that the Board agree with the Designer Approval for Bridgewater and Stoughton Housing Authority Projects.

Upon a motion made by Ms. Rosa, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to agree with the Designer Approval for Bridgewater and Stoughton Housing Authority Projects

The Chairperson moved to Old Business

There was no Old Business

The Chairperson moved to Other Business

Other Business: The Chairperson moved to Other Business for consideration of any matter not known about or which could not have been reasonably foreseen within 48 hours of this meeting.

The Executive Director recommended that the Board allow the Director to use her discretion to award the Contract for Appliances for Refrigerators and Stoves.

Upon a motion made by Ms. Ricketts, seconded by Ms. Ms. Rosa, it was unanimously

**VOTED:** to allow the Director to use her discretion to award the Contract for Appliances for Refrigerators and Stoves

Upon a motion made by Mr. Lopes, seconded by Ms. Ricketts, it was unanimously

**VOTED:** to adjourn the meeting at 3:55 p.m.

Date of Next Meeting: Wednesday, March 18, 2025

Place of Next Meeting: 15 West Britannia Street  
Taunton, MA

Attachments:

- Board Minutes
- Bills Schedule
- Leased Housing Report
- Monthly Comparatives
- Tenant Account Receivables Report
- State and Federal Modernization Reports
- SEMAP
- Quarterlies
- Year-End Certifications
- Grant Application for a Regional Vacancy Task Force
- Caswell Grove Stairs Replacement
- Designer Approval for Bridgewater and Stoughton Housing Authority Projects
- Award of Contract for Appliances for Refrigerators
- Award of Contract for Appliances for Stoves