



4 CAPEN ST.
STOUGHTON, MA 02072-2579

COMMISSIONERS
BARRY CRIMMINS, CHAIRMAN
MICHAEL HORAN, VICE CHAIRMAN
DONALD BRADY, TREASURER
ERIC ANDERSON, MEMBER
BILL LARKIN, MEMBER

EXECUTIVE DIRECTOR
COLLEEN M. DOHERTY

**STOUGHTON HOUSING AUTHORITY
MEETING MINUTES
Tuesday, March 15, 2022
6:30 pm**

The Stoughton Housing Authority met on Tuesday, March 15, 2022, at 6:30 PM (Virtual Video Call Meeting)

The following members were present:

Barry Crimmins, Chairman
Michael Horan, Vice Chairman
Donald Brady, Treasurer
Eric Anderson, Member
Bill Larkin, Member

The following members not present:

Other's present were Colleen Doherty, Amarily Mercardo, and guest Mark Zamanian and Barry Kassler

The March 15, 2022, meeting of the Stoughton Housing Authority was called to order by: Mr. Crimmins at 6:34 PM.

1. Public Hearing

Colleen Doherty asked the Board to vote the State Annual Plan for Fiscal Year 2023

1. Proposed Capital Improvement Plan (5-year)
2. Proposed Maintenance and Repair Plan
3. Current Operating Budget
4. Responses to the Performance Management Review (PMR) findings
5. List of housing authority properties
6. List of waivers from governing regulations of the Department of Housing and Community Development (DHCD)
7. Other Elements

Mr. Brady made a motion to close the Public Hearing as presented by Colleen Doherty (Executive Director). Mr. Horan seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

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Mr. Larkin made a motion to table items 3 through 5 and move to 6c. Mr. Brady seconded the motion which, upon roll-call, was passed by a vote of 5-0.

6. New Business

c. Appointment to the Community Preservation Committee

Mr. Crimmins has announced he has stepped down from the CPC Committee. There is a vacancy seat on the CPC Committee for Stoughton Housing Authority Board Member.

Mr. Horan made a motion to nominate Mr. Eric Anderson to service on the CPC Committee of the Stoughton Housing Authority vacancy seat as presented by Barry Crimmins (Chairman). Mr. Larkin seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

2. Consent Agenda

(a) Board Meeting Minutes

Discussed

Colleen Doherty asked the Board to vote on March 15, 2022, SHA Board Minutes

Mr. Horan made a motion to approve the Board Meeting. Mr. Larkin seconded the motion which, upon roll-call, was passed by a vote of 5-0.

3. Bill Schedule

- a. Ratification was discussed
- b. Monthly Bills was discussed
- c. Monthly Financial Comparison was discussed

Mr. Horan made a motion to approve the Ratification in the amount of \$140,928.30 for period 2/16/2022 through 3/10/2022 as presented by Colleen Doherty (Executive Director).

Mr. Larkin seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

Mr. Anderson made a motion to approve Allied Answering Service invoice for the services rendered per the Management Services Agreement between Stoughton Housing Authority (owner) and Taunton Housing Authority (contractor) for the period of December 22, 2021, to January 21, 2022, in the amount of \$10,244.50 as presented by Colleen Doherty (Executive Director).

Mr. Larkin seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

Mr. Larkin made a motion to approve Allied Answering Service invoice for the services rendered per the Management Services Agreement between Stoughton Housing Authority (owner) and Taunton Housing Authority (contractor) for the period of January 22, 2022, to February 21, 2022, in the amount of \$10,177.50 as presented by Colleen Doherty (Executive Director).

Mr. Brady seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

5. Executive Director's Report

1. Colleen Doherty has spoken to Stephanie Carrara (Town Clerk) regarding the one candidate who submitted his application for the SHA Tenant vacancy seat. Colleen is skeptical and will keep the Board updated.
2. SHA has a quite a bit of modernization scheduled, and we received additional funds from the ARPA Fund. DHCD has received the check and we will be pushing hard to install extra fire panels
3. Colleen Doherty has spoken to Victoria Henriques (Operations Manager) who is making great process and is happy for a good report. SHA office will stay fully staffed when Victoria returns. Lindsay Bishop (Property Management) is present full days on Tuesdays and Thursdays. Ann Sullivan (Regional Resident Services) Coordinator and Deana Debarros (GOALS).
4. Rose Forte building bed bugs and mice issue is under control.
5. The permanent back railings are schedule to be-installed in the back parking lot of the Rose Forte building.
6. Veteran's Family Site has a big modernization project for all electric heating system with both heating and cooling,

6. New Business

a. State Annual Plan

Colleen Doherty asked the Board to vote the State Annual Plan.

Mr. Larkin made a motion to approve the State Annual Plan for Fiscal Year 2023 as presented by Colleen Doherty (Executive Director). Mr. Brady seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

b. Federal Plan

Colleen Doherty asked the Board to vote the Annual Federal Plan and Federal Certification

Mr. Horan made a motion to approve the Federal Annual Plan for Fiscal Year 2023 as presented by Colleen Doherty (Executive Director). Mr. Anderson seconded the motion which, upon roll-call, was passed by a vote of 5 to 0.

d. Sprinkler Contract Renewal

Colleen Doherty asked the Board to vote on Sprinkler Contract Renewal

Mr. Horan made a motion to approve the Renewal of Sprinkler Contract to Foos Fire in the amount of \$1,570.00-second year of contract as presented by Colleen Doherty (Executive Director). Mr. Brady seconded the motion which, upon roll-call, was passed by a vote of 5-0.

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e. Posting of Agenda and Minutes

Mr. Crimmins requested to update the current names of the Commissioner of the Board Members. Colleen Doherty (Executive Director) has spoken to Stephanie Carrara (Town Clerk) on linking the SHA website to the SHA office where it will be accessible to upload the Agenda and Minutes.

f. Payment Standards

Colleen Doherty asked the Board to approve the Section 8 Payment Standards

	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3BR</u>	<u>4BR</u>	<u>5BR</u>
FMR	\$1803	\$1986	\$2399	\$2966	\$3253	\$3740
STOUGHTON	\$1983	\$2184	\$2638	\$3262	\$3578	\$4114

Mr. Horan made a motion to approve the Section 8 Payment Standards Effective 5/1/2022 as presented by Colleen Doherty (Executive Director). Mr. Anderson seconded the motion which, upon roll call, was passed by a vote of 5-0.

g. Any other business that the board deems necessary

7. Meeting Adjournment

Mr. Horan made a motion to adjourn the meeting at 8:06 pm. Mr. Larkin seconded the motion which, upon roll call, was passed by a vote of 5-0.

Respectfully by,

Rosalind Texeira