

## MINUTES

### BROOKLINE HOUSING AUTHORITY BOARD OF COMMISSIONERS' MEETING

TUESDAY, SEPTEMBER 14, 2021, 4:30 PM

By Telephone Conference Call: (929) 205 - 6099

Meeting ID: 820 1927 2936 Passcode: 934887 or by Meeting Link: [ZOOM](#)

The meeting was called to order by Mr. Jacobs at 4:30 PM. Those present included: Ms. Cohen, Ms. Dugan, Ms. Katz and Ms. Sullivan.

1. Call to Order
2. Board Reports. No votes.

3. Executive Director report. No votes.

Mr. Alperin provided the following updates:

John Kelley, the BHA's new Director of Finance was introduced.

HUD is making new vouchers available nationally.

Engaged with Power Options as a contractor to pursue solar for projects. Credits can be shared with DHCD and can add stability in costs and help aid climate change. Benefits for solar developments of public housing. Chris Devoll is helping to work on this. Chris and Sharon are working on Lean Program. New Ecologies confident we can source new heaters and boilers through Lean Program.

STARRY installation everywhere except HSV so low-cost internet is available to residents. Next 6-12 months, residents will have access to free Internet and after at low cost.

Continue to work on SHERA applications April 1-notices have gone out to the appropriate residents. By mid-Oct submission should be submitted to the State.

Ms. Katz asked for more detail about residents with arrearages. Mr. Alperin said there are only about six households that make up ab 90% of the arrearages.

4. Public Comment. No votes.
5. Consent Agenda. **Vote to approve Consent Agenda, Items 5.A. through 5.D.**
- 5.A. Approval of Minutes. **Vote to approve the August 10, 2021, Board Meeting Minutes.**

**This agenda item was unanimously approved on a motion from Ms. Sullivan and a second from Ms. Katz.**

- 5.B. Contract Award. **Vote to approve new trash compactors at Sussman House and Kickham Apartments, in the amount of \$43,333.**

**This agenda item was unanimously approved on a motion from Ms. Sullivan and a second from Ms. Katz.**

- 5.C. Change Order & Substantial Completion. **Vote to approve Substantial Completion and Change Order #2 with The Canniff Company for the trash/rodent control project at the Trustman Apartments. Substantial Completion was approved by the BHA's Engineer at the BSC Group.**

**This agenda item was unanimously approved on a motion from Ms. Sullivan and a second from Ms. Katz.**

- 5.D. Final Completion. **Vote to approve final completion of the roof replacement/repair project at the Walnut Street and Colonel Floyd Apartments with One Way Painting and Roofing.**

**This agenda item was unanimously approved on a motion from Ms. Sullivan and a second from Ms. Katz.**

6. Contract Award Architectural & Engineering. **Vote to approve a contract for architectural and engineering consulting services with BWA Architecture in the amount of \$28,400 for the capital needs assessment of Egmont Street Apartments and \$25,400 for the capital needs assessment of Trustman Apartments.**

Ms. Cowan explained the reasons for the project. An RFP was submitted to three consulting firms. BWA was the only firm which responded. Their proposal was detailed, they have done this type of work before, and have excellent references. Mr. Alperin added that they initially thought more firms would be available for this type of capital needs work and the cost would be lower. The value of these capital needs work is it supports the ARPA request to the Town.

The Commissioners then asked Mr. Alperin additional questions to further discern whether to move forward with this contract.

**This agenda item was unanimously approved on a motion from Ms. Cohen and a second from Ms. Sullivan.**

7. Contract Renewal. **Vote to approve an extension (renewal) of the Pine Street Inn/Paul Sullivan Trust Project-Based Voucher Housing Assistance Payment (HAP) Contract for a fifteen (15) year term effective October 1, 2021.**

Mr. Alperin explained since 2011, the Pine Street Inn and Paul Sullivan contract exp Sept 30 and rec req for extension.

Mr. Hernandez is recommending a 15-year extension of the HAP contract.

**This agenda item was unanimously approved on a motion from Ms. Sullivan and a second from Ms. Katz.**

8. Revised (BHA) FY 2022 Operating Budget. Discussion, no votes.

Mr. Alperin explained the revised items in the BHA budget which was previously approved and submitted to DHCD.

**This agenda item was unanimously approved on a motion from Ms. Dugan and a second from Ms. Cohen.**

9. Policy and Procedure Public Comment. **Vote to adopt the policy of Public Participation at Brookline Housing Authority Board Meetings.**

Mr. Jacobs explained the Board wants to have a designated time at the beginning of meetings for public comment from BHA residents, etc., with a sign-up sheet. Each person will have three minutes to speak and two minutes each if there were more than 10 people who wanted to speak. Not used for big debates. The idea is for staff to address issues after the meeting.

After extensive further discussion, Board members decided to postpone a decision on whether to adopt this policy to the October meeting.

10. Other Business. Mr. Alperin reminded commissioners to attend the Ribbon Cutting Ceremony at 61 Park Street on September 22<sup>nd</sup>.

11. Upcoming Meetings. October Board Meeting: Tuesday, October 12th at 4:30 PM.

12. Vote to Adjourn.

**On a motion from Ms. Katz and a second from Ms. Sullivan, it was unanimously agreed to adjourn the meeting at 5:41 PM.**

**A TRUE COPY  
ATTEST**



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**Michael Alperin, Executive Director**