

**BROOKLINE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
TUESDAY, DECEMBER 14, 2021, 4:30 PM  
By Telephone Conference Call**

Those present included: Mr. Jacobs, Ms. Cohen, Ms. Sullivan, Ms. Katz. Absent: Ms. Dugan

1. Mr. Jacobs closed the public hearing and called to order the regular board meeting at 4:40 p.m.
2. Board Reports. No votes or reports.
3. Executive Director Report—Mr. Alperin highlighted the following:

Rent Roll vs. Rent Collected report-The BHA is starting to see positive a positive difference of rents paid vs. rent roll because of collecting SHERA money from the State, which is providing relief to residents for rental arrearages. To date, about 70 families are involved and the BHA is working with The Brookline Center and property managers on educating certain households who are eligible to participate in the benefits. This allowing the Authority to preserve tenancy and help financially with household situations and the finances. The Authority waited to pursue SHERA relief at 61 Park and 90 Longwood pending receiving approval from investors, which was just received.

Vacancy Report-November was a good month regarding Vacancies and leasing. Currently there are six (6) vacancies at BHA state public housing developments and two (2) vacancies at the federal public housing developments. Vacancy rates are now down to 1.15% across the portfolio.

VASH Vouchers-The BHA was awarded 20 VASH vouchers from HUD for veteran households that were formerly homeless, in partnership with the Boston VA Hospital, which will provide services and housing search services to voucher program participants. This added ninety-five (95) vouchers to the BHA's voucher pool, which is a 15.2 % increase in the last 12 months.

Teamsters- the collective bargaining agreement the commissioners previously approved in its executive session was approved by the Teamsters. There are now agreed upon collective bargaining agreements with both BHA unions through March 31st of 2024.

32 Marion St./Col. Floyd redevelopment project- the comprehensive permit approvals from the ZBA were received. The BHA will close the appeal period on Dec. 1<sup>st</sup>,2021 and can then apply to the state for competitive funds in the January competition for low- income housing tax credits (to which the project has been invited to participate by HUD after its pre-application).

State American Rescue Plan Act Bill- Gov. Baker just signed the bill regarding the appropriation of the first \$4 billion of about \$6 billion the state received from the federal government. Included in the bill was about \$600M for affordable housing, of which \$150M is dedicated to the state public housing portfolio. As the BHA has about 425 of the state's roughly 46,000 public housing units, Mr. Alperin anticipates receiving approximately \$6-\$900,00 of additional formula funds.

4. Public Comment. No votes.

5. Consent Agenda Vote to approve Consent Agenda, Items 5.A. through 5.E.

5A. Approval of Minutes Vote to approve the November 9, 2021, Board Meeting Minutes.

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

5B. Substantial Completion Egmont Courtyard renovation. **Vote to approve substantial completion with Ronald A. Marini Corporation for the courtyard renovation project at Egmont Street Veterans Development.**

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

5C. Change order #2 and Substantial Completion Trustman Doors & Locks. **Vote to affirm change order #2 and approve substantial completion with New England School Services, Inc. for the installation of building entry doors and locks at Trustman Apartments.**

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

5D. Final Completion HSV Boiler Replacement. **Vote to approve final completion with Industrial Burner Systems, Inc. for the boiler replacement project at High Street Veterans Apartments.**

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

5E. Final Completion Walnut Street Apts. Balcony Repair. **Vote to approve final completion with Drizos Contracting, LLC. for the balcony repair project at Walnut Street low-rise Apartments.**

**NOTE: Mr. Alperin pulled item 5E as the contractor did not provide the documentation to support change orders. This item will be brought back at the January BOC meeting.**

6. Administrative Plan Amendment. **Vote to approve amendments to the Section 8 Administrative Plan related to the Veterans Affairs Supportive Housing (VASH) Vouchers.**

Mr. Hernandez explained that due to the award of 20 VASH vouchers, changes need to be made to the Section 8 Administrative Plan to include language for the VASH vouchers and requested Board approval to do so.

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

7. Budget Review FY 2022 6-month results. John Kelley, Director of Finance.

Revenues are really close to budget. There are increases in developer fees and rents received.

Income is strong and expenses are plugging along as well. There were some other admin expenses for moving the BHA offices, but they are the one-time kind of costs that will not repeat in the next six months.

A \$2 million surplus for the first six months is expected. This reflects a conservative budget and there is strong financial support across the board. The BHA has strong cash positions and programs are running well.

8. Other Business

Ms. Katz asked if there was anything to report regarding the submission of ARPA money. Mr. Alperin responded that the BHA has a pending review with the Town and has results from the capital needs assessments for Trustman and Egmont Street apartments (which Commissioners previously approved). According to Mr. Alperin, to fully modernize Egmont and Trustman apartments construction costs alone will be about \$50M and significantly more at Egmont than Trustman. However, the BHA will provide the town with those reports and a menu of options. The BHA architects have laid out what they believe are priority projects amongst the \$50M of total potential capital projects.

A resident of Walnut St. Apartments said the BHA's No Smoking Policy must be updated to include no smoking in playgrounds, green spaces, etc., as there is a resident who is a chain smoker. Mr. Jacobs said they would follow up with Ms. De La Puente and Mr. Alperin.

9. Upcoming Meetings January Board Meeting: Tuesday, January 11th at 4:30 PM.

10. Vote to Adjourn

**On a motion from Ms. Sullivan and a second from Ms. Katz it was unanimously agreed to adjourn the regular meeting at 5:07 PM.**

**A TRUE COPY**

**ATTEST**



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**Michael Alperin, Executive Director**