

**AGENDA**  
**BROOKLINE HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS' MEETING**  
**TUESDAY, JULY 12, 2022, 4:30 PM**  
**By Telephone Conference Call: (929) 205 – 6099**

The meeting was called to order by Mr. Jacobs at 4:31 PM. Those present included: Ms. Dugan, Ms. Katz, Ms. Cohen, and Ms. Sullivan.

**1. Call to Order**

**2. Board Reports.** No votes.

**3. Executive Director Report.** No votes.

Mr. Alperin highlighted the following:

Collections Report: In particular, there is now even more clarity on Trustman collections. The BHA is in the process of fully re-certifying all 86 households' income and the information won't be finalized until August. Therefore, Mr. Alperin cast doubt upon the numbers in the Collections Report. To be certain, the BHA will recertify that property on an interim basis.

New Development Associate: Amelia Youngstom was introduced.

REAC Inspections: The Authority had its first REAC inspection since the pandemic; receiving a disappointing but passing score of 65C. Mr. Alperin noted that because HUD's REAC system doesn't talk to the RAD or Section 18 offices, they inspect all properties (even those slated for demolition). Therefore, the BHA lost many points due to buildings that were boarded up and being prepared for demolition. There will be another REAC inspection for the remaining Federal portfolio next year.

90 Longwood: The building is fully leased, with the exception of DDS and DMH units (required for financing purposes and are in the midst of resolving income verification issues with referred households). Mr. Alperin anticipates having a third month of positive debt service coverage of at least \$1.15M, which allows the BHA to begin the permanent loan conversion process with Silicon Valley Bank.

ARPA funds: The BHA received a pre-award letter on June 28<sup>th</sup> and is in the process of completing the pre-award application to allow the Authority to get a contract with the Town. The process is slower than the BHA and residents would like. The BHA will use the contract and pre-award letter to apply to DHCD for their matching funds, which will come in over four years at a total of \$10M.

Additionally, State Rep. Vitolo inserted a \$6M ARPA earmark into the current budget that would further enhance the BHA's ability to spend capital dollars on state public housing. He's trying to match the Town's commitment and it will be subject to what the Senate and Governor's office does.

**4. Public Comment.** No votes.

**5. Consent Agenda. Vote to approve Consent Agenda, Items 5A. through 5B.**

5A. Approval of Minutes. **Vote to approve the June 14, 2022, Board Meeting Minutes.**

5B. Substantial Completion and Change Order #1. **Vote to approve Substantial Completion and Change Order #1 with Woodall Construction Co., Inc. for the Roadway/ Parking Lot and Sidewalk Paving Project at High Street Veterans.**

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

6. Regional Capital Assistance Teams (RCATs). **Vote to approve Regional Capital Assistance Teams (RCAT) waiver for an additional three-year term.**

Mr. Alperin explained the BHA again requires Board approval to submit a waiver to the DHCD RCAT program (created in 2014 as part of legislation to help small public housing authorities). It's appropriate to continue this waiver, otherwise the Authority would be subject to regional planning which wouldn't be as responsive to the BHA projects and residents' needs. The Board previously approved this approval in 2019.

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

7. Moving to Work (MTW) Application. **Vote to approve resolution and authorize submission of Moving to Work Demonstration Program application to HUD Cohort #5 (Asset Building Cohort) on behalf of the Brookline Housing Authority per requirements of PIH 2022-11.**

Mr. Alperin said a public hearing was held prior to the June BOC meeting, concurrent with a 30-day public comment period. Written comments received from Commissioner Susan Cohen and BHA Legal Counsel Rod Solomon were incorporated into the updated draft plan. Mr. Alperin requested the Commissioners to authorize submission of the application; the requirement under Public Housing Notice 2022-11.

Mr. Alperin read the specific resolution drafted by BHA's Legal Counsel. The application must be submitted to HUD by July 28<sup>th</sup> and there are some appendices to be signed. If HUD receives more than 11 applications for the MTW designation, HUD will hold a lottery. Prior to becoming a MTW authority, if designated, there would be a large public process to allow the BHA to create its first MTW Plan. That Plan dictates much of what the BHA would try to do to better its resident and program participants qualify of life.

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

8. Other Business. Mr. Alperin noted the Legislature is considering legislation regarding Open Meeting Law and continuing to allow pandemic related waivers. The House has passed legislation allowing remote meetings through the end of the calendar year and the Senate has passed something similar. However, under the current law, the BHA Board cannot continue to meet remotely past July 15<sup>th</sup> under current law.

9. Upcoming Meetings. **July Board Meeting: Monday, July 25th - 4:30 PM. The meeting will be a hybrid. Available via Zoom and in person at 90 Longwood Avenue.**

10. Vote to Adjourn

**On a motion from Ms. Dugan and a second from Ms. Katz, it was unanimously agreed to adjourn the meeting at 4:48 PM.**

**A TRUE COPY  
ATTEST**

A handwritten signature in blue ink, appearing to read "M. Alperin", is written above a horizontal line.

**Michael Alperin, Executive Director**