

**BROOKLINE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS' MEETING  
TUESDAY, JANUARY 24, 2023, 4:30 PM  
Hybrid-90 LONGWOOD AVE  
AND By Telephone Conference Call: (929) 205 - 6099  
and Zoom**

<https://us02web.zoom.us/j/88139477355?pwd=RnlOU3Z2eFlZbkVFNDNDcFjXZWZKQT09>

Meeting ID: 881 3947 7355

Passcode: 813598

**Present: Mr. Jacobs, Ms. Sullivan, Ms. Cohen. Absent: Ms. Dugan and Ms. Katz.**

1. The Board of Commissioners' monthly meeting was called to order by Mr. Jacobs at 4:30 PM.

2. Board Reports. No Votes.

3. Executive Director Report. No votes or reports.

4. Public Comment. No Votes.

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

5.A. Approval of Minutes. **Vote to approve the January 10, 2023, Board Meeting Minutes and HUD Annual Plan Public Hearing minutes.**

5.B. Final Completion Boiler Replacement 22 High Street. **Vote to approve final completion with Ambient Temperature Corp. for the Boiler Replacement project at 22 High Street.**

5.C. Final Completion Steam Trap 22 High Street. **Vote to approve final completion with Davison Company Inc. for the steam trap replacement project at 22 High Street.**

5.D. CDBG Application Resident Services. **Vote to endorse BHA's FY 2024 resident services grant application to the Town of Brookline for CDBG funds in the amount of \$60,000.**

5.E. CDBG Application State Public Housing. **Vote to endorse the BHA's FY 2024 Modernization grant application to the Town of Brookline for CDBG funds in the amount of \$1,406,522.**

On a motion by Ms. Cohen, a second by Ms. Sullivan, **this agenda item was unanimously approved by a roll call vote taken: Ms. Sullivan-aye, Mr. Jacobs-aye, and Ms. Cohen-aye.**

6. Contract Authorization Resident Services. **Vote to authorize the BHA to execute a contract agreement with Hebrew Senior Life to deliver comprehensive supportive services at 50 Pleasant Street, 90 Longwood Avenue, 61 Park Street, and 190 Harvard Street not to exceed \$700,000/year for a two-year period, with an option to renew for an additional three years to include 32 Marion St. not to exceed \$850,000/year.**

Ms. Mendola explained this vote was a follow up to a November 2022 RFP approval from the Board and that this vote represents a significant enhancement in senior services. It will dramatically increase staffing and supportive services to seniors at BHA properties. It is structured as a phased in approach; the first two years reflect start-up costs and year three would be inclusive of 32 Marion St. residents. There would be a FT care coordinator at each of the properties as well as a nurse, fitness opportunities, and other related services to be provided by Hebrew Senior Life.

Mr. Alperin added it will take time for these services to be realized.

On a motion by Ms. Sullivan, and a second by Ms. Cohen, **this agenda item was unanimously approved by a roll call vote taken: Ms. Sullivan-aye, Mr. Jacobs-aye, and Ms. Cohen-aye.**

7. FY 2024 Budget. Discussion of FY 2024 operating budget and vote to approve FY 2024 budget and submit authorizations to DHCD.

Mr. Kelley highlighted items from his attached report.

On a motion by Ms. Sullivan, and a second by Ms. Cohen, **this agenda item was unanimously approved by a roll call vote taken: Ms. Sullivan-aye, Mr. Jacobs-aye, and Ms. Cohen-aye.**

8. Upcoming meetings. The February Board Meeting will be hybrid and held Tuesday February 14, 2023, 4:30PM.

9. Vote to Adjourn.

On a motion by Ms. Cohen, a second by Ms. Sullivan and a roll call vote taken: **Ms. Sullivan-aye, Ms. Cohen, and Mr. Jacobs-aye, it was unanimously agreed to adjourn the meeting at 5:08 PM.**

**A TRUE COPY**

**ATTEST**



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**Michael Alperin, Executive Director**