

**BROOKLINE HOUSING AUTHORITY  
BOARD OF COMMISSIONERS MEETING  
TUESDAY, JUNE 13, 2023, 4:30 PM  
90 LONGWOOD AVE  
AND  
By Telephone Conference Call: (929) 205-6099  
Meeting ID: 824 6059 8404  
Passcode: 139842  
or by Meeting Link: [ZOOM](#)**

The meeting was called to order by Mr. Jacobs at 4:32 PM.

1. **Call to Order. Per the updated Open Meeting Law.** Mr. Jacobs called Roll for each member and each vote was taken by an audible roll call: Ms. Cohen-here; Ms. Dugan-here; Ms. Katz-here; Mr. Jacobs-here; Ms. Sullivan (remote).
2. **Board Reports. No Votes.** Ms. Sullivan is the BHA's liaison to the Brookline Community Preservation Committee, which is tasked with putting together the Community Preservation Act for the Town for the upcoming year. She explained the Act will take a percentage of property taxes (with a match from the Commonwealth of MA) to provide Town funds earmarked for affordable housing, historic preservation, and to create green space and recreation opportunities.

Ms. Katz reported that ARPA awards went to Steps to Success; a half million dollars will go primarily toward four-year, \$1,500 scholarships for students matriculating at college.

3. **Election of Officers.** Votes to elect Chair, Vice Chair, and Treasurer of the Board of Commissioners for one-year terms.  
Ms. Cohen nominated Mr. Jacobs as Chair, Ms. Katz made the motion and Ms. Sullivan seconded. **This agenda item was unanimously approved by a roll call vote taken: Ms. Cohen-aye, Ms. Sullivan-aye (remote), Ms. Katz-aye, Ms. Dugan-aye and Mr. Jacobs-aye.**  
Mr. Jacobs nominated Ms. Sullivan as Vice Chair, Ms. Cohen made the motion and Ms. Katz seconded. **This agenda item was unanimously approved by a roll call vote taken: Ms. Cohen-aye, Ms. Sullivan-aye (remote), Ms. Katz-aye, Ms. Dugan-aye and Mr. Jacobs-aye.**  
Mr. Jacobs nominated Ms. Dugan as Treasurer, Ms. Cohen made the motion and Ms. Sullivan seconded. **This agenda item was unanimously approved by a roll call vote taken: Ms. Cohen-aye, Ms. Sullivan-aye (remote), Ms. Katz-aye, Ms. Dugan-aye and Mr. Jacobs-aye.**
4. **Executive Director Report.** No votes.  
Mr. Alperin highlighted the following:
  - June has been the best month for rent collections. Both Property Managers and residents were commended.
  - Five of the six BHA Property Managers, the Director of Leased Housing and Admissions, BHA consultant, and the Director of Property Management have now attended Reasonable

Accommodation Training. Additional training will be held for Maintenance and Resident Services staff.

- Mr. Alperin recommends the Board vote to buy 100% of solar energy from a new solar array in Acton, MA. It will take 70% of the BHA's state public housing electricity and convert it to 100% renewable green energy and will also result in financial savings to the BHA.
- The loan to commence the demolition and site work of the 32 Marion St. project will be finalized this week.

5. Public Comment. No Votes.

6. Consent Agenda. **Vote to approve Consent Agenda, Items 6.A. through 6E.**

6.A. Approval of Minutes. **Vote to approve the May 23, 2023, Board Meeting Minutes.**

6.B. Change Order 1 & 2 153 Kent Street. **Vote to approve change order #1 in the amount of \$0 and 122 day time extension with Premier Fence, LLC. and change order #2 in the amount of \$1,518.00 with Premier Fence LLC. for additional site preparation and paving.**

6.C. Substantial Completion 153 Kent Street. **Vote to approve the substantial completion of the 153 Kent Street paving and fence replacement project with Premier Fence LLC. Substantial completion has been approved by our Engineers at Allen & Major Associates, Inc.**

6.D. Final Completion 153 Kent Street. **Vote to approve final completion of the driveway paving and fence replacement project at 153 Kent Street with Premier Fence, LLC.**

6.E. Final Completion 11 Harris Street. **Vote to approve final completion of the fire alarm upgrade project at 11 Harris Street with Laracy Electrical Contractors, Inc.**

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

7. Contract Approval State Public Housing Solar Net Metering Power Purchase. **Vote to approve a Solar Net Metering Power Purchase Agreement (PPA) with Acton Community Energy Initiative LLC (a subsidiary of ECA Solar) for approximately 1.1 million kWh annually for a period of 20-years.**

Ms. O'Flaherty recommended approval of the proposed PPA which allows the BHA to purchase 100% of solar energy to supply the BHA's state public housing portfolio, totaling over 1.1 million kWh hours annually of 100% renewable energy. It will also generate an anticipated \$32,000 annually in Solar Net Metering Credits. Per DHCD's PPA guidance, 50% of the Net Metering Credits are added to a housing authority's state public housing budget and the other 50% are redeemed by DHCD. Under the proposed PPA, the BHA's state public housing budget is anticipated to receive \$16,000 of additional revenue annually (50% of value of Solar Net Metering Credits) for 20-years, as Solar Credits are allocated and shared with DHCD per its budget guidance. The PPA offers a unique opportunity for the BHA to realize annual financial savings in its state public housing program while helping finance and utilize 1.1 million kWh of 100% renewable solar energy annually. Mr. Alperin added the company has already been permitted and is in the faster government queue.

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

**8. Policy Approval. Vote to approve the BHA Admissions and Continued Occupancy Plan (ACOP) for Federal Public Housing. [Attachment A.]**

According to Mr. Alperin, the BHA is obligated to update its Admissions and Continued Occupancy Policy (ACOP). Earlier this year HUD promulgated new regulations and they are ready to include in the public housing and Section 8 programs provisions related to over-income and over-asset households. By the end of June, the BHA must adopt the over-income provisions which HUD put into effect earlier this year. In parallel, the BHA has worked to clean up and move its ACOP to a Nan McKay template. Mr. Alperin recommends postponing approval of the broader 200-page plan (as HUD is still finalizing final language) and that Commissioners consider one of two resolutions: 1) After a 24-month grace period, tenants enter into the higher of two HUD fair market rent leases with the BHA, or 2) After a 24-month grace period, the BHA would be forced to evict the tenant. The BHA staff recommendation is to adopt Resolution #1.

On a motion by Ms. Sullivan and a second by Ms. Katz, **this agenda item, Resolution #1, was unanimously approved by a roll call vote taken: Ms. Sullivan-aye (remote), Ms. Katz-aye, Ms. Cohen-aye, Ms. Dugan-aye, and Mr. Jacobs-aye.**

On a motion by Ms. Cohen and a second by Ms. Katz, **a resolution that the BHA adopt and implement the Housing Opportunity Through Modernization Act of 2018 (HOTMA) Income and Assets Final Rule as mandated by HUD, was unanimously approved by a roll call vote taken: Ms. Sullivan-aye (remote), Ms. Katz-aye, Ms. Cohen-aye, Ms. Dugan-aye, and Mr. Jacobs-aye.**

**9. Policy Approval. Vote to approve the BHA Grievance Policy. [Attachment B.]**

Mr. Alperin explained the revised BHA Grievance Policy better conforms with the BHA's state operations and has been reviewed and recommended by BHA legal counsel, Jonathan Driscoll (who processes many of these grievances). This is in part because the BHA hasn't had an active Tenant Association since 2019, nor a Tenant Association Representative to join grievance hearings. Additionally, to update the BHA's Reasonable Accommodation Policy, a Grievance Officer must be designated. Mr. Alperin recommended Carlos Hernandez be so designated and that the Board vote to approve this policy.

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

**10. Loan Agreement Town of Brookline. Vote to authorize the Executive Director to enter into a loan from the Town of Brookline to the BHA in the amount of \$3,295,726 for the purpose of demolishing the Col. Floyd Apartment complex.**

Ms. Maffei reported this represents about half of the \$6,525,000 loan the Town has committed to the BHA for Col. Floyd. They agreed to bifurcate the award so that one half will be used as a loan to the BHA to abate and demolish the building and the balance will come as a loan to the LLC as part of the construction.

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

11. Other Business.

12. Upcoming Meetings. July Board Meeting: Tuesday, July 11, 2023, 4:30PM.

13. Vote to Adjourn.

On a motion by Ms. Sullivan (remote), and a second by Ms. Katz and a **roll call vote taken: Ms. Sullivan-aye (remote), Ms. Dugan, Ms. Cohen-aye, Ms. Katz-aye, and Mr. Jacobs-aye, it was unanimously agreed to adjourn the meeting at 5:26 PM.**

**A TRUE COPY**

**ATTEST**

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

**Michael Alperin, Executive Director**