

**BROOKLINE HOUSING AUTHORITY BOARD MEETING
TUESDAY, MARCH 12, 2024, 4:30 PM
90 LONGWOOD AVE
AND
By Telephone Conference Call: (929) 205-6099
or by Meeting Link: [ZOOM](https://us02web.zoom.us/j/87656934016?pwd=QWFilzMyS3JQVmtkS2JjSXl5dk1YUT09)**

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Meeting ID: 876 5693 4016

Passcode: 847607

The meeting was called to order by Mr. Jacobs at 4:33 PM. Roll call: Ms. Cohen-here; Mr. Jacobs-here, Ms. Dugan-here, Ms. Sullivan-here, and Ms. Katz-(remote).

1. Call to Order.
2. Board Reports. No Votes. Ms. Cohen provided updates on both the Domestic Violence Subcommittee's recent meeting with domestic violence officers from the Brookline Police Department, and on the Greater Boston Interfaith Organization's (GBIO) campaign for housing justice.

Ms. Katz announced the Steps to Success Annual Gala will be held May 22nd from 6-9 p.m. at BHS.

Ms. Sullivan, BHA's representative on the Brookline Community Preservation Act (CPA) Committee, said the BHA's two applications—\$3.75M for the Walnut-High redevelopment and \$500,000 for Egmont St. Veterans roof replacement—were moved forward and considered positively. A final vote will be taken early April.

3. Executive Director Report. No Votes.

Mr. Alperin reported the following:

Workplace Safety and Education Grant Award—The BHA received a \$9,725 Workplace Safety and Education Grant from the Commonwealth's Office of Safety. It will help provide financial assistance for training and prevention of occupational injury and improve workplace safety at the BHA for staff.

CDBG Grant Committee Recommendation—The BHA will present funding requests for both capital improvements and Resident Services programs to the Town's CDBG Committee on March 13th.

50 Pleasant Street Update—Construction is 50% complete. Work is underway on the third phase of units, elevator systems, and the community room. Some residents will be able to move back later this Spring. A change order request follows.

32 Marion Street Update—Construction has begun in earnest and is on schedule, and the soil removal process is nearing completion. Foundation systems will begin to be installed and concrete poured later in March. A groundbreaking ceremony will be held on April 30th with the Secretary of Housing in attendance. Local and State elected officials have also been invited.

Family Self Sufficiency Grant Application—The BHA applied to be a new 2024 recipient of HUD Family Self Sufficiency grant monies. Unfortunately, HUD offered only 157 new grants to Private and Public affordable housing owners nationwide and the BHA was not a winner of this lottery process. Other avenues to fund a federal self-sufficiency type program will be explored.

Secretary of Housing Visit—The BHA toured Secretary of Housing, Ed Augustus, around some of its properties on February 20, 2024. Board Member, Susan Cohen, attended along with local Representatives Vitolo and Honan. It was a great chance to show the innovative redevelopment and service-related work the BHA has and will undertake. Secretary Augustus remarked he is very impressed with what the BHA is doing in Brookline and hopes to help advance future initiatives.

HAP dollars spent on the Section 8 Program are growing because rents have grown. Mr. Hillis was successful in obtaining over \$170,000 in shortfall dollars from HUD, so the BHA doesn't have to dip into its reserves as small area fair market rents increase.

Vacancy Reports—An uptick in vacancies at 90 Longwood is due to recent resident deaths, and when the property became fully leased, the Authority moved to the next step of its Tenant Selection Plan—a decrease in local preference. This led to more applicants decline housing from the waitlist than previously for various reasons (lack of parking, not being income qualified, etc.). The BHA is revising its practice to send out more applicant packets simultaneously to qualify applicants with the hopes there will be enough to move a qualified applicant within a 30-day timeframe.

4. Public Comment. No Votes. No Comments.

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

5.A. Approval of Minutes. **Vote to approve the February 14, 2024, Board Meeting Minutes and HUD Annual Plan Meeting Minutes.**

5.B. Contract Award—Annual Inspections. **Vote to approve a contract with Assabet Valley Housing Inspections LLC in the amount of \$9,456.00 for required State Public Housing annual inspections.**

5.C. Contract Award—190 Harvard Street Roof Replacement. **Vote to approve a contract with Almar, LLC in the amount of \$518,666 for the roof replacement project at Kickham Apartments.**

5.D. Authorization—32 Marion Street Groundbreaking Ceremony. **Vote to authorize the Brookline Housing Authority to spend up to \$25,000 on various costs associated with the groundbreaking event for 32 Marion Apartments.**

5.E. Amendment Contract for Financial Assistance 5001 EOHLC. **Vote to accept EOHLC's Amendment #16 to the Brookline Housing Authority's Contract for Financial Assistance 5001 in the amount of \$2,185,268 comprised of: Additional \$404,375 for the fire alarm upgrade project at High Street Veterans, reduction in the HILAPP award in the amount of -\$1,852,340 for the windows and hallways renovation project at Egmont and Trustman Apartment, additional \$3,137,818 for the master meter electrification project at High Street Veterans, and an annual formula funding award for FY 2027 in the amount of \$495,415.**

Mr. Alperin clarified the State is asking the BHA to amend its contract for financial assistance which supports all its modernization efforts. His understanding is they are doing so for budget planning purposes and have provided assurance this is temporary. They put in writing that, if needed, they will increase the grant amount if bids come back higher when the BHA goes out to bid on contracts for the replacement of hallways and windows at both Egmont St. Veterans and Trustman Apartments (which have Town matching ARPA funds matched by the State).

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

6. Change Order—50 Pleasant Street. **Vote to approve Change Order #165 in the amount of \$198,110.02 estimated cost of tax on construction materials with Daniel O'Connell's Sons for materials purchased after the admittance of the LIHTC equity investors to the ownership entity.**

Ms. Maffei explained since investors were admitted into partnership with the BHA at the beginning of the year, the deal no longer has tax-exempt status, and any materials purchased this year are subject to sales tax. This isn't a pool of money that will immediately be tapped, but costs will be incurred as materials are purchased.

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

7. Resident Services Report. Discussion of Resident Services Quarterly Update. No Votes.

According to Ms. Mendola, all positions within the Resident Services Department and contract teams are filled. The partnership with Hebrew Senior Life (HSL) is progressing. Participation in activities is growing and a full range of resources is being provided. A family event co-sponsored by the Brookline Teen Center, BHA, and Steps to Success will be held March 18th at the Teen Center. All BHA families are invited to attend. The Brookline Food Pantry is inviting resident input on their locations and services at upcoming Trustman and Egmont St. Vet resident meetings on March 21st and 27th at 4:00 p.m.

8. Other Business.

9. Upcoming Meetings: Tuesday, April 9, 2024, at 4:30 p.m.
10. Executive Session. Discussion of AFSCME Collective Bargaining terms and potential vote to authorize Memorandum of Agreement by and between Brookline Housing Authority and AFSC Council 93, Local 1358. Discussion of Teamsters Collective Bargaining terms and potential vote to authorize Memorandum of Agreement by and between Brookline Housing Authority and Teamsters Local Union No. 122.

On a motion by Ms. Cohen and a second by Ms. Sullivan, and a roll call taken: **Ms. Katz-aye (remote), Ms. Sullivan-aye, Ms. Cohen, Ms. Dugan-aye, and Mr. Jacobs-aye, a vote was taken, and it was unanimously agreed to go into Executive Session at 5:13 pm. only to reconvene for purposes of adjournment: Ms. Katz-aye (remote), Ms. Sullivan-aye, Ms. Cohen, Ms. Dugan-aye, and Mr. Jacobs-aye.**

On a motion by Ms. Cohen and a second by Ms. Sullivan, **a vote was taken to exit the Executive Session at 5:42 p.m. and was unanimously approved by a roll call taken: Ms. Cohen-aye, Ms. Katz-aye (remote), Ms. Dugan-aye, Mr. Jacobs-aye, and Ms. Sullivan-aye.**

11. Vote to Adjourn.

On a motion by Ms. Sullivan and a second by Ms. Katz, and a roll call taken: **Ms. Katz-aye (remote), Ms. Sullivan-aye, Ms. Cohen, and Mr. Jacobs-aye, it was unanimously agreed to adjourn the meeting at 5:43 PM.**

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ATTEST



Michael Alperin, Executive Director