

**BROOKLINE HOUSING AUTHORITY BOARD MEETING
TUESDAY, JULY 7, 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/89538467372?pwd=eo1qkdibvsRZsnlHHIBkpVaiDta7eh.1)**

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Meeting ID: 895 3846 7372
Passcode: 487319

The meeting was called to order by Ms. Cohen at 4:31 PM. Roll call: Richardson-here (remote), Ms. Katz-here, Ms. Dugan-here, and Ms. Cohen-here. Absent: Mr. Jacobs.

1. Call to Order.
2. Board Reports.
3. Executive Director Report. No Votes.

Mr. Alperin reported the following:

HUD informed the BHA they are the next cohort to convert to the EVMS system. It will change the way that Section 8 Program and some other BHA housing participants have their annual recertifications reported to the Federal government. This conversion involves some data cleaning on the part of BHA staff, but program participants shouldn't notice any changes. The BHA will benefit from this conversion by receiving more "live" data.

The Town is holding Community Preservation Act (CPA) hearings for those interested in applying for CPA funds in the upcoming year. The BHA intends to have some staff attend later in July.

Commissioners should note that the monthly Collection Report was run earlier due to the holiday and would normally be better.

New Hires: Lisa Brown was promoted to Assistant Executive Director. Lisa continues as a LIHTC Property Manager until a new hire is on board. An offer has been extended to a new LIHTC Property Manager. Ericka Pierribia was promoted to Program Specialist, Resident Services. Abhishek Chowatia is the new Modernization Co-op from Northeastern University.

The BHA has the following open positions—Lead Mechanic, Maintenance; Program Representative, Finance, and a second LIHTC Property Manager.

Affordable Homes Act: Both the House and Senate have filed versions of the Affordable Homes Act or Housing Bond Bill with some changes. The overall \$4.12+ billion bond bill (vs. \$1.8 billion in 2018) contains provisions to help to fund more affordable housing and housing of all types in

Massachusetts over the next 5+ years. The largest impact for the BHA is over \$1.5 - \$2.0 billion to address the backlog of State public housing capital needs. The bill is expected to pass by July 31st.

Development Update: 50 Pleasant St. and 32 Marion St. projects are both moving along according to schedule and 50 Pleasant St. is beginning to re-lease apartments which were vacated due to construction. The pre-development phase of Walnut-High is proceeding rapidly, with the project architect beginning to submit plans/concepts to Town departments for feedback.

4. Public Comment. No Votes. No Comments.

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

5.A. Approval of Minutes. **Vote to approve the June 11, 2024, Board Meeting Minutes.**

5.B. Contract Approval—22 High Street. **Vote to approve a contract in the amount of \$34,670 with Industrial Boiler Systems to replace the condensate tank for the steam boilers at 22 High Street.**

5.C. Contract Increase 153 Kent Street—**Vote to approve a fee increase in the amount of \$11,587.50 to the architectural and engineering contract with Garafalo Design Associates for the kitchen upgrade project at 153 Kent Street.**

5.D. Contract Award 1057 Beacon Street. **Vote to award a contract in the amount of \$137,300 to Laracy Electrical Contractors for the fire alarm upgrade project at 1057 Beacon Street.**

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

6. Application Approval Housing Now Program. **Vote to endorse the Brookline Housing Authority's application for the EOHLC Housing Now program NOFA response, which provides for continued operation of a transitional housing model with supportive services for households exiting the state shelter system.**

Mr. Alperin explained the BHA is required to formally apply for this program and the Board must endorse the application for funding for up to another five years. The BHA's TH Program is the largest in the Commonwealth and is overseen by both the Resident Services and Admissions departments.

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

7. Change Order—50 Pleasant Street. **Vote to approve Change Order #262 in the amount of \$77,607 with Daniel O'Conner Sons related to drywall subcontractors for the 50 Pleasant Street redevelopment project.**

Ms. Maffei explained this agenda item can be pulled as the contractor is billing for this against their own contingency, so it won't be an increase to the contract budget. There was a lot of fallout due to the contractor's inexperience and failure to keep up with the job. An investigation was conducted, and the BHA has no liability in this matter.

8. Change Orders—32 Marion Street. **Vote to approve Change Order #021 in the amount of \$51,631 with Delphi Construction to re-route Eversource's primary conduits around the Cultec Drainage system on site and to increase the number of conduits from two to six.**

Ms. Maffei explained the first change order is required because Eversource made some changes to their original electrical design which resulted in additional expenses.

Vote to approve Change Order #023 in the amount of \$90,042 with Delphi Construction addressing improvements to the trim and flashing for windows recommended by the project's Passive House consultant.

Ms. Maffei explained these changes were recommended by the Passive House consultant to improve the window construction.

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

9. Other Business.
10. Upcoming Meetings: August 13, 2024, at 4:30 PM.
11. Vote to Adjourn.

On a motion by Ms. Katz and a second by Ms. Dugan, and a roll call taken: **Ms. Richardson-aye (remote), Ms. Katz-aye, Ms. Dugan-aye, and Ms. Cohen-aye, and it was unanimously agreed to adjourn the meeting at 4:58 PM.**

**A TRUE COPY
ATTEST**



Michael Alperin, Executive Director