

**BROOKLINE HOUSING AUTHORITY BOARD MEETING
TUESDAY, AUGUST 13, 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/89780107220?pwd=4RY66ca7d0A0Uc9KxGambJDT7B2T6P.1>
Meeting ID: 897 8010 7220
Passcode: 845120

The meeting was called to order by Mr. Jacobs at 4:32 PM. Present: Ms. Richardson, Ms. Katz, Ms. Dugan, Ms. Cohen, and Mr. Jacobs.

1. Call to Order.
2. Board Reports.

Ms. Katz reported on the establishment of the new Resident Services Subcommittee, which includes Ms. Richardson and Ms. Mendola. Meetings were held to discuss current services and to strategize how Resident Services can better serve residents and create new community partnerships.

3. Executive Director Report. No Votes.

Mr. Alperin reported the following:

Summer Wellness Challenge—The BHA’s Resident Services program partnered again with Women Thriving, Inc. for the second Summer Wellness Challenge; engaging 30 residents in health promotion over the course of 30 days. This year’s focus is on nutrition, including weekly cooking classes, free coupons and transportation to the Brookline Farmer’s Market.

High Leverage Asset Preservation Program (HILAPP) Award High Street Veterans—The BHA was awarded an additional \$573,163 HILAPP award to supplement the Town of Brookline’s \$518,258 2024 CDBG Award. Combined the HILAPP and CDBG funds will allow for site work improvements to eliminate trip hazards, ADA compliance, playground areas, and replace interior doors at High St. Veterans. The BHA has been successful in obtaining HILAPP Funds to match consecutive years of both Town of Brookline CDBG and ARPA funding (totaling up to \$14M in HILAPP funding).

SEMAP Results—HUD completed its first SEMAP Section 8 Program evaluation of the BHA. The Authority received 125 of 135 points across 14 indicators HUD evaluates. The Section 8 Program continues to be rated as “High Performer” which is the highest evaluation possible from HUD.

Section 8 Voucher Leasing—The BHA recently met with HUD to review a projection in the “2-year tool” that the Section 8 program will have a likely shortfall from funding levels in December 2024. The BHA is eligible to apply for and receive shortfall dollars to ensure the current level of program participants can be sustained at the approved payment standards. However, HUD requested that

the BHA cease issuing Section 8 vouchers to new program participants for the duration of 2024 and possibly 2025 depending upon Federal appropriations.

State Budget—The State Legislature approved a compromise \$57.78 billion budget (H.4601) for fiscal year 2025 which began July 1, 2024, and awaits Governor Healey’s signature.

Mass. Rental Voucher Program (MRVP)—Funded at \$219.2 million (23% increase). The budget continues to cap the tenant rent share to 30% of their income towards rent when using the FMR payment standard; similar to the Federal Section 8P.

Public Housing—Funded at \$113M for the Public Housing Operating line item (5.6% increase) and 6.5M to fund Resident Coordinators (level funded).

Residential Assistance for Families in Transition (RAFT)—Funded at \$197.4 million (3.8% increase). The Legislature also continues a \$7,000 cap for RAFT benefit over a 12-month period as previously described to the board.

Housing Bond Bill Passes—The State Legislature passed The Affordable Homes Act or housing bond authorization bill (H.4977) with \$5.16 billion in capital authorizations plus some housing policy changes affecting the BHA include:

- Up to \$2 billion in authorizations for public housing modernization, renovation, remodeling reconstruction, redevelopment, and hazardous material abatement (biddable to any contract, not just contractors with apprentice programs).
- \$200 million for the Public Housing Mixed Income Demonstration Program to encourage housing authorities to pursue innovative, market-driven strategies and leverage private resources.
- \$50 million housing Momentum Fund for mixed income (80/20) housing projects to be issued by EOHLC.
- Updated language allowing more accessible dwelling units more easily without special permits.
- The Authority can now borrow against capital funding awards.
- Expansion of RCATs (The BHA is exempt currently under a waiver to control its own Modernization Program).
- AUPs will be biennial instead of annual with audits.
- Tenant protections during redevelopment of State Public Housing to mirror Federal tenant relocation rights.

4. Public Comment. No Votes. No Comments.

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

5.A. Approval of Minutes. **Vote to approve the July 9, 2024, Board Meeting Minutes**

5.B. Proprietary Item—Egmont and Trustman Apartments. **Vote to authorize the use of Proprietary Products (Best Keying System) in the bid specifications for the windows and hallways renovation project at Egmont and Trustman Apartments.**

5.C. Change Order—153 Kent Street. **Vote to approve change order #1 of no cost and a 324-day time extension with Creative Developers, LLC for the Kent Street kitchen upgrade project.**

5.D. Substantial Completion—153 Kent Street. **Vote to approve substantial completion of the 153 Kent Street kitchen upgrade project with Creative Developers, LLC. Substantial completion has been approved by the project's architect at Garafalo Design Associates Inc.**

5.E. Final Completion—153 Kent Street. **Vote to approve final completion of the 153 Kent Street kitchen upgrade project with Creative Developers, LLC. Final completion has been approved by the project's architect at Garafalo Design Associates Inc.**

5.F. 22 High Street—Fire Alarm Repairs. **Vote to approve repairs to the fire alarm system at 22 High Street in the amount of \$11,271.28 with the BHA's procured fire alarm service provider AETNA Fire Alarm Service Company, Inc. to repair the basement horn circuit.**

5.G. Change Order—1057 Beacon Street. **Vote to approve Change Order #1 in the amount of \$8,471.52 and 112 days with T4 Construction for the 1057 Beacon Street façade repair project.**

5.H. Substantial Completion—1057 Beacon Street. **Vote to approve Substantial Completion of the 1057 Beacon Street exterior façade repair project with T4 Construction. Substantial completion has been approved by the project architect at Richard Alvord Architects.**

5.I. Final Completion—1057 Beacon Street. **Vote to approve Final Completion of the 1057 Beacon Street exterior façade repair project with T4 Construction. Final completion has been approved by the project architect at Richard Alvord Architects.**

5.J. Application Submission. **Vote to endorse the application to the Executive Office of Housing and Livable Communities (EOHLC) for additional High Leverage Asset Preservation Program funds (HILAPP) to match the Town of Brookline's Community Preservation Act grant of \$500,000 for roof replacement at Egmont Street Veterans.**

On a motion by Ms. Dugan and a second by Ms. Cohen, agenda item 5.A., **a vote to approve the July 9, 2024, Board Meeting Minutes was unanimously approved by a roll call taken: Ms. Richardson-aye, Ms. Katz-aye, Ms. Dugan-aye, and Ms. Cohen-aye. Mr. Jacobs-abstain.**

On a motion by Ms. Cohen and a second by Ms. Katz, agenda items 5.B. through 5.J. were **unanimously approved by a roll call taken: Ms. Richardson-aye, Ms. Katz-aye, Ms. Dugan-aye, Ms. Cohen-aye, and Mr. Jacobs-aye.**

6. IT Upgrades. **Vote to approve upgrades to the BHA's IT system in the amount of \$10,593.36 with Bulletproof for technologies that improve cybersecurity, remote access capabilities, and modernize data storage infrastructure.**

Ms. Brown explained upgrades include better protection of the BHA system with more secure Cloud storage and allowing staff to collaborate better.

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

7. Walnut High Apartments—Redevelopment Contract Approval. **Vote to approve a contract with WaypointKLA for Owner’s Project Manager (OPM) services in an amount not to exceed \$550,000 for the Phase 1 redevelopment of Walnut High Apartments.**

Ms. Youngstrom explained the RFP process to aid with the pre and post development of Walnut High. Received three proposals were received. WaypointKLA’s experience in Brookline and hands-on, collaborative approach stood out. The BHA is currently working with them on the 50 Pleasant St. and 32 Marion St. projects, and their performance so far has been impressive.

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, Ms. Katz-aye, Ms. Dugan-aye, Ms. Cohen-aye, and Mr. Jacobs-aye.**

8. Walnut High Apartments—Redevelopment. Presentation of Walnut-High proposed Site Plan and Development Program.

Ms. Youngstrom provided a presentation on the progress of the property’s redevelopment and features to be included in its redesign. The plan is to hold neighborhood meetings, submit a site plan to the Brookline Planning Board for review in early September, and then to apply for State funding. A Section 18 application will be brought to the BOC at its meeting next month.

9. Resident Services Update.

Ms. Mendola provided a report on recent programs and collaborations including: initiatives with the Brookline Center for Mental Health; the Brookline Recreation Department—a majority of BHA children were enrolled in summer programs; the Brookline Library provided a full range of programming at each BHA property; and the Brookline Community Education sponsored a well-attended computer course at Trustman Apartments. Additionally, there is an ongoing emphasis to support resident leaders in sharing their interest and skills with the broader resident community.

10. Other Business.

Mr. Jacobs said “Yes for Brookline” will be holding an educational meeting on developing affordable housing and asked fellow commissioners if the BHA should co-sponsor it. Response was positive.

11. Upcoming Meetings: September 10, 2024, at 4:30 PM.

12. Vote to Adjourn.

On a motion by Ms. Katz and a second by Ms. Cohen, and a roll call taken: **Ms. Richardson-aye, Ms. Katz-aye, Ms. Dugan-aye, Ms. Cohen-aye, and Mr. Jacobs-aye, it was unanimously agreed to adjourn the meeting at 5:46 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