

AGENDA

**BROOKLINE HOUSING AUTHORITY BOARD
OF COMMISSIONERS MEETING**

TUESDAY, AUGUST 19, 2025, AT 4:45 PM

In Person 90 Longwood Avenue, Community Room or

By Telephone Conference Call: (929) 205 - 6099

Meeting ID: 849 9115 7179 Passcode: 806237

or by Zoom Meeting Link:

<https://us02web.zoom.us/j/84991157179?pwd=6sbUraPvG8fm9WPSaxCu8UJWJXZ9AF.1>

1. Call to Order	
2. Board Reports	No Votes
3. Executive Director Report	No Votes
4. Public Comment	No Votes
5. Consent Agenda	Vote to approve Consent Agenda, Items 5.A. through 5.F.
A. Approval of Minutes	Vote to approve July 8, 2025, Board Meeting Minutes.
B. Change Order #1 Hallway & Window High Street Veterans	Vote to approve change order #1 with HJ Russell & Co. for \$5,104 to change from Sherwin Williams ProMar200 to Scuff Tuff paint at Egmont & Trustman. The change order was approved by our architect at Next Phase Studio, Inc. and EOHLIC.
C. Contract Award A & E High Street Veterans	Vote to approve a contract for the mock-up apartment door installation at High Street Veterans to Homer Contracting in the amount of \$13,000
D. Contract Award HVAC 50 Pleasant, 61 Park, 90 Longwood	Vote to approve a three-year base contract with Northeastern Mechanical for \$242,746.35 with two-1-year extensions. Year four \$83,334.91 and year five \$85,843.19, for a five-year value of \$411,925

E. Policy Approval BHA Camera Policy	Vote to approve updated BHA Camera Policy.
F. Policy Approval BHA Parking Policy	Vote to approve updated BHA Parking Policy
6. Contract Amendment A and E Walnut High Apartments	Vote to authorize an amendment to the contract with Utile for architecture and engineering services for Phase 1 of the redevelopment of Walnut High Apartments to increase the contract by \$238,075 (7.6%).
7. Contract Amendment Resident Relocation Walnut – High	Vote to affirm a decision to extend and increase by \$8,500 the contract value for the contract with HOU for relocation services for 32 Marion.
8. Contract Amendment Construction Testing 32 Marion	Vote to affirm a decision to extend and increase by \$15k the contract value for the contract with UTS for construction testing for 32 Marion.
9. Contract Award 32 Marion	Vote to affirm a decision to contract for up to \$25K of extra services from Wellesley Design Consultants (WDC) for the cost to stage two model units at 32 Marion for viewing by returning and prospective tenants beginning in October 2025.
10. Income Exemption Waiver Resident Opportunity Initiative	Vote for the Board to request a waiver of 760 CMR 6.00, specifically 6.05 (2)(f) and (2)(g) and 6.05 (3)(a) to allow exemption of up to \$750/month from reportable income from Resident Opportunity Initiative (ROI) payments for Brookline Housing Authority (BHA) recipients in state-aided public housing through December 2026.
11. Tenant Accounts Receivable Write-off for FY 2026	Vote to authorize the BHA to write off bad debts associated with the Federal Public Housing Program, State Public Housing Program, 61 Park LLC, 90 Longwood LLC, and 50 Pleasant LLC, as detailed in the agenda item memo.
12. Other Business	
13. Upcoming Meetings	Tuesday, September 9, 2025, at 4:30 PM
14. Vote to Adjourn	