



Brookline Housing Authority

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Brookline Housing Authority Fall 2025 Update

November 13, 2025

Residents,

As the weather turns cool and holiday season approaches, BHA management and I are reaching out to share staffing updates, new policies, relevant housing news, and important resources and reminders for all Brookline Housing Authority (BHA) residents since our [last update in August](#).

Important Reminders

- Please remove your air-conditioning units by November 15th. Thank you for helping BHA keep our properties warm, comfortable, and energy efficient.
- Pay your rent by the 7th of each month to avoid a balance letter. See attached notice for updates on easier ways to get your rent to BHA.
- Many residents may have trouble paying for food due to the delay in November SNAP benefits and increased cost of groceries. The Brookline Food Pantry operates out of Egmont (Thursdays 3-7pm), High Street Veterans (Tuesdays 3-7pm), and United Parish Church (Wednesdays 2-5pm, Thursday & Friday 1030am-1pm). Please also [see this working list of food resources](#) from our website.
- BHA sends out emergency notifications and other updates through the Everbridge messaging system. If you receive a message from Everbridge through email, text, or phone call, it is **NOT a scam**. If you have not received a text alert, please check with your property manager to make sure we have the right phone number for you.

Upcoming Meetings and Events

- **BHA November Board Meeting:** November 18th **4:30 PM @ 90 Longwood Community Room**. Please register at brooklinehousing.org for zoom link.
- **Thanksgiving Events:** Lunches at each senior property and Trustman week of November 24th. See Resident Services newsletter or your property's HSL newsletter for more information.
- **BHA December Board Meeting and Annual Plan Hearing:** December 9th **4:30 PM @ 90 Longwood Community Room**. Please register at brooklinehousing.org for zoom link.
- **December Resident Meetings and Holiday Gatherings** – Look out for invitations to quarterly resident meetings in December.

Staffing

Bridget Boyle started as Redevelopment Project Manager on August 19th – well timed as our Associate Director for Redevelopment Amelia Youngstrom is out on maternity leave. Congratulations to Amelia! We have also promoted Joice Tien and Sugei Ramirez to Leased Housing Managers and expanded Kiki Berry's role to include assistance with property management. Congrats and thanks to all for your hard work!

We are currently a bit short-staffed in property management and maintenance. Director of Property Management Ana De La Puente is covering Trustman, we have several temporary staff assisting maintenance, and we are hiring for an Assistant Director of Property Management, a leased housing manager, and we will shortly onboard two more maintenance staff. Thank you for your patience as we get back to full staffing. As always, see brooklinehousing.org for career opportunities.

New & Updated Policies

There are several new and updated policies affecting residents. BHA works to improve our communication and make our policies clearer and more consistent and looks forward to publishing a complete resident handbook in the coming months.

- [Security Camera Policy](#) (August 19) clarifies how BHA will use camera footage to keep our residents safe.
- [Parking Policy](#) (August 19)
 - *Process for obtaining parking sticker*: provide proof of insurance and inspection, registration, and license to property manager. Renew with same documents at recertification
 - *Priorities for limited parking*: First cars prioritized, if spaces available 2nd cars may receive temporary permit. BHA will start a waitlist if there are more cars than spaces at a property.
 - *Towing*: Tow company allowed to tow cars without a parking sticker, cars in the fire lane, and inoperable cars or those with expired registration after a written warning from property manager. The tow company patrols family lots after business hours.
- [Transfer Policy](#) (October 14): Codifies priorities for transfer. If you want a transfer, please contact your property manager for more information and to start the process. You cannot transfer across different programs, for example from state-aided public housing to a building with project-based Section 8. Please remember that we have little turnover and you may wait for a transfer for a long time. BHA maintains the following transfer priorities, in order:
 - Domestic Violence/VAWA
 - Reasonable Accommodation
 - Over housed
 - Underhoused

If over housed, BHA will place you on the transfer waitlist. BHA will also cover moving expenses for over-housed residents. BHA will charge over-housed families who refuse a transfer to an appropriate unit 150% of their current rent.

BHA Wins!

Redevelopment: The 32 Marion St. project with 115 one-bedroom apartments for seniors and non-elderly disabled will be ready for occupancy in Spring 2026. Residents returning from the old Colonel Floyd Apartments have already toured model units. Once finished, this will be the biggest affordable housing project in Brookline in almost 50 years! See brooklinehousing.org for application information

BHA will soon submit our funding application for Walnut High Phase 1 – or as we are now calling it, 10 Walnut! We have advanced architectural drawings and secured town funding for this project that will replace 32 townhouses with 96 units of family housing. We are excited to compete for state funding!

Modernization: We recently completed the window replacement project at 190 Harvard Street. The new windows look great and should improve energy efficiency and noise levels for residents.

The project to rehabilitate hallways in Egmont/Trustman, replace entryway doors at Egmont, and replace ALL windows in both developments is in full swing! The contractor H.J. Russell will start window replacements next week. BHA has set up space in 15 Egmont for families to relax while the contractor is in their unit.

Work continues at High Street Veterans to upgrade fire alarms as well as electrical service to support cleaner, electric stoves in every apartment.

Resident Services: BHA in partnership with Women Thriving completed the annual summer wellness challenge with a celebration at Brookline Teen Center. Congratulations to the over 30 participants who met their fitness goals!

BHA also met its Resident Opportunity Initiative goal to expand our economic mobility program to federal public housing and voucher holders. We surpassed our enrollment goal and have over 50 residents participating – we are excited to see what everyone does on their educational and career journeys!

Housing Policy

We continue to track news out of Washington. While the shutdown has caused confusion and uncertainty for many benefit recipients, it will likely end soon and [Governor Healey announced](#) that Massachusetts loaded all SNAP cards with November funds on November 7th. Some SNAP recipients will already [see changes to work requirements](#), and we are working with Brookline Center to support residents in complying with these requirements to maintain their benefits.

Our funding is secure through the end of the year; while we do not yet know the outcome of budget negotiations, we are planning carefully for limited growth in our federal funding in 2026.

On the state side, the per-unit budgets for public housing will increase by 5% in fiscal year 2027, which helps BHA keep up with expenses but cannot support major increases to staffing and service levels.

Overall, the BHA is in a good place and will continue to provide good services to our residents. We hope to see you at upcoming resident meetings!

Have a great holiday season!

A handwritten signature in blue ink, appearing to read "Ben Stone". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Ben Stone
Executive Director