

Brookline Housing Authority
Regular Meeting Minutes
August 13, 2019
226 High Street
4:30 PM

The meeting was called to order by Ms. Sullivan at 4:35 PM. Those present included Ms. Dugan, Ms. Katz, and Ms. Cohen.

Executive Director Report

Mr. Dober reported the following:

- The financial closing for 61 Park Street took place on July 31, 2019 as planned. This means that ownership has transferred to 61 Park LLC and that funds are in the bank to finance construction.
- Construction has started at 61 Park street with site work, including the removal of several trees. The first 12 households whose units will be worked on have relocated to temporary apartments.
- The September BHA Board meeting will take place at 61 Park Street. Commissioners will be able to observe the work in progress and receive feedback from residents.
- Four firms have submitted responses to an RFP for Construction Manager services relevant to the RAD redevelopment project at 90 Longwood Avenue. Three of the firms are qualified to proceed to the next stage of the selection process.
- Surveys are ongoing regarding the feasibility of Section 18 conversions at Walnut Street Apartments and Col. Floyd Apartments.
- The BHA is advertising to fill the newly created position of Director of Strategic Asset Management.

Ms. Dugan asked how people will apply to live at 61 Park LLC. Mr. Dober said that currently, people can apply for various BHA programs including public housing, Section 8, and project-based Section 8. 61 Park Street LLC will have its own waiting list. This presents some administrative challenges, but the BHA will attempt to make it as easy as possible for applicants to apply to all programs for which they are eligible.

Ms. Dugan asked if the 80/20 placement ratio that exists in BHA federal public housing of those applicants 62 years of age or older versus younger disabled applicants will continue at 61 Park LLC. Mr. Dober confirmed that this same ratio will continue at 61 Park LLC.

- The BHA was pleased to learn that state funded public housing operating subsidy is being increased by 10%.
- The BHA appealed its federal property inspection REAC score, noting an error in HUD's inspection report. HUD granted the BHA an additional four points which raised the BHA into one of the higher performing categories it is accustomed to occupying.
- Construction related to the Gateway East roadway project has begun, with traffic congestion in the area already becoming problematic.
- BHA staff is communicating with the NETA marijuana dispensary regarding problems associated with several of their customers parking without permission in the 22 High Street parking lot. NETA has pledged additional signage and vigilance in monitoring their customers' parking.
- High Street Veterans Apartments sitework including courtyard renovations and staircase replacement is now complete.

Consent Agenda

On a motion from Ms. Dugan and a second from Ms. Sullivan, the consent agenda was unanimously approved and authorized the following: the minutes of the Regular Meetings held on July 9, 2019 and July 23, 2019.

Resident Services Quarterly Report

Mr. Dober reported the following:

- Data from the most recent tax filing season shows that the free tax preparation program offered at three BHA public housing locations returned a total of over \$500,000 to Brookline tax filers.
- Ten BHA residents have been enrolled in the Brookline Center for Community Mental Health's Healthy Lives program. The number of enrollees will increase as others are drawn from a referral waiting list.
- The resident services quarterly report numbers are impressive. This data will be useful for measuring accountability as well as for producing strong grant applications.

61 Park and RAD Update

Mr. Dober said that he touched upon this topic earlier in the meeting. He added that a list of 61 Park Street redevelopment "green" construction plan features has been included in the Board package.

Ms. Cohen said that major rehabilitation projects such as 61 Park LLC present a wonderful opportunity to foster energy efficiency.

Other Business

BHA resident, Georgie Kasumov, asked about the current unavailability of recycling options at High Street Veterans Apartments. BHA Interim Director of Maintenance, George Lalli, said that because recycling bins at this location were routinely contaminated with trash, recycling dumpsters were temporarily removed. New recycling bins will be located on the property when the new waste removal contract begins in September.

BHA resident, Gerard Jones, asked if there are plans for solar panels at High Street Veterans Apartments. Mr. Dober said that solar panels will be considered as part of the BHA's long term energy efficiency strategy. Unfortunately, current green technology does not make solar panels feasible at this location.

BHA resident, Renee Jones, said that young adults have been getting into the basement of her building (200 Chestnut Street) and smoking. Police have investigated. BHA Property Manager, Nereida Otero-Torres, has asked BHA Maintenance Department staff to make sure that all basement doors are secure.

The Board confirmed that the next meeting will be held at O'Shea House on September 10, 2019 at 4:30 PM.

On a motion from Ms. Dugan and a second from Ms. Katz, it was unanimously agreed to adjourn the meeting at 5:15 PM.

**A TRUE COPY
ATTEST**

A handwritten signature in black ink that reads "Patrick L. Dober". The signature is written in a cursive style with a large initial "P".

**Patrick Dober
Executive Director**