

AGENDA

**BROOKLINE HOUSING AUTHORITY
BOARD OF COMMISSIONERS MEETING
190 HARVARD ST.
TUESDAY, OCTOBER 22, 2019, 4:30 PM**

1. Call to Order	
2. Board Reports	No votes
3. Executive Director Report	No votes
4. Resident Association Reports	No votes
5. Special Guest	Raul Fernandez, Select Board Member
6. Sec. 8 Administrative Plan Amendments	Vote to amend the Sec. 8 Administrative Plan to allow the BHA to implement Payment Standards based on the HUD-published Small Area Fair Market Rents, as further described in the accompanying memo and attachments from Carlos Hernandez.
7. Sec. 8 Payment Standards	Vote to approve 2020 Payment Standards for Sec. 8 rental subsidy: At the Small Area Fair Market Rents for resident-based assistance utilized in the three Brookline zip codes, and at 110% of the Boston metro region Fair Market Rents for project-based assistance, as further described in the accompanying memo from Carlos Hernandez.
8. Consent Agenda	Vote to approve Consent Agenda Items 5.A. thru 5.D.
A. Approval of Minutes	Vote to approve the minutes of the Regular Meeting held on September 10, 2019.
B. Contract Award	Vote to award an architect-engineer contract to Garofalo Design Associates in the amount of \$16,200 for the balcony walkways repairs at the Walnut Street low-rise apartments.
C. Contract Award	Vote to award an architect-engineer contract to Garofalo Design Associates in the amount of \$31,770 for the doors and locks replacement project at Egmont Street and High Street Veterans.

D. Contract Award	Vote to award an architect-engineer contract to C.A. Crowley Engineering in the amount of \$9,500 for the replacement of water lines at Col. Floyd.
9. Warrant Articles Update	Discussion of Warrant Articles proposed for the November 2019 Town Meeting. W.A. #9 – Real Estate Transfer Tax W.A. #21 – Prohibition on Fossil Fuels Infrastructure
10. RAD Redevelopment Update	Redevelopment Director Maria Maffei. No votes.
11. Construction Manager Contract Award	Vote to award the Construction Manager contract for the renovation of 90 Longwood Ave. to Colantonio. Inc. pursuant to MGL Ch. 149A with the amounts for pre-construction and construction period fees and general conditions as described in the accompanying memo from Maria Maffei.
12. Discussion & Contract Award	Discussion of the work of the BHA Proactive Maintenance Task Force. Vote to award a contract for annual physical inspections of the state public housing properties to Assabet Valley Housing Inspections in the amount of \$7,398 per year for a one year term with a renewal option for two additional years at the same price.
13. Other Business & Public Comments	No votes
14. November Board Meeting	Scheduled for Tuesday, November 12, 2019 at 50 Pleasant St.