



Brookline Housing Authority

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Brookline Housing Authority August 2025 Update

August 7, 2025

Residents,

I hope you are enjoying the summer and managing to stay cool! I plan to share this newsletter with residents about every three months to update everyone on the progress and challenges here at the Brookline Housing Authority (BHA)!

There have been several heatwaves recently – please go to [AlertBrookline](#) to sign up for emergency alerts!

If you follow the news, you know these are challenging and confusing times for affordable housing, but BHA continues to advance projects and improve operations for the benefit of our residents and neighbors.

Upcoming Meetings and Events:

- BHA Board Meeting: August 19 4:30 PM @ 90 Longwood Community Room. See [brooklinehousing.org](#) for zoom link.
- Summer Wellness Finale: Thursday, August 28 @ Larz Anderson Park
- Egmont Quarterly Residents Meeting; September 5th, 4 PM

Staffing:

We've welcomed more new staff since my first newsletter in April. Stephen Brown (Trustman) and Djamila Evora (Egmont) started as property managers in late June. Jamesy Rue joined us in in late April as laborer in our maintenance department. We also have a new redevelopment project manager, Bridget Boyle, starting August 19.

Finally, we congratulate Barbara Dugan on her retirement after 35 years as a BHA commissioner and even more as a resident leader, and welcome Karen Rojas as the newest board member.

• **Policy and Communications Initiative**

BHA will focus on making our policies clearer and more consistent and better communicating them to residents for the rest of 2025. Residents will see several new and updated policies rolled out over the coming months. We are also working on updating our website so it can be a better resource for residents. Please check out the website at www.brooklinehousing.org for news, announcements, and policies.

Also, look out for a notice coming soon with more options to pay rent! You may have noticed the rent

drop boxes already added at all sites to make rent payment more convenient for residents.

Around the Properties

There are several important building projects kicking off at our state-funded family sites and 190 Harvard.

High Street Vets:

- **Fire alarm upgrade:** In Construction. Contractors will need to be in resident units, and we appreciate your patience during this important safety project.
- **Stove Electrification:** This project will start in about a month and will also require contractors to do substantial work in resident units to upgrade electrical service and replace the gas stoves with electric models.
- **Sitework and Apartment Front Doors:** This project is still in design, with work to improve walkways likely starting in spring of 2026.

Egmont & Trustman

- **Apartment Windows and Entryways:** Starting Construction. This major project will replace apartment windows and modernize building entry ways across both sites. The whole project will take over a year, and residents will need to be out of their units during the day when the contractor is working on your door and windows. We will provide ample notice as well as space to relax while work is going on.

190 Harvard (Kickham Apartments)

- **Window Replacement Project:** Bids awarded, due to lead time for windows installation will start this fall.

BHA has also received reports from residents, neighbors, and Brookline Police about excessive partying in the Egmont Courtyard and parking lots on weekend evenings. We remind all residents to respect each other's peaceful enjoyment of their homes. Residents are responsible for the actions of their guests, and excessive noise, partying, and improper parking may violate your lease. We appreciate your cooperation.

Resident Services

BHA continues to recruit residents for the Resident Opportunity Initiative. This program offers coaching, financial incentives, and community supports to help you build income, skills, and assets for long-term success.

Interested 22 High/Walnut St./LLC residents may contact Jacky at jlara@brooklinehousing.org. Trustman/Egmont/High St. Vets residents may contact Rachel at rhull@brooklinehousing.org.

BHA hosted a successful annual community day at 22 High Street on May 29th. We thank all our town partners for coming out but especially the over 250 residents who attended!



BHA and residents kicked off the summer wellness program at 22 High Street on July 24th. Over 25 participants are engaged in fun and family-oriented steps challenge, fitness activities, and community building. Family housing residents are welcome to join weekly group exercise. Contact Kiki at kberry@brooklinehousing.org to get involved!

Our senior housing sites continue to offer a range of educational and wellness programming in partnership with Hebrew SeniorLife, including English classes at 61 Park St. this spring and community history lectures. Please look at your monthly HSL newsletter for current opportunities!

Redevelopment

Our 32 Marion St project, which replaces the old Colonel Floyd Apartments with 115 1-BR apartments serving elderly and non-elderly disabled tenants, is on track for completion in early 2026. We [opened the waitlist](#) on July 1 and will start screening applicants in late fall. As a reminder, the first priorities are returning former residents of Colonel Floyd and the residents of the Walnut Street one-bedroom units.



Our other planned redevelopment, Walnut/High Street Phase 1, will involve demolishing the 32 Walnut Street apartments and replacing them with 96 modern units of family housing built to passive house standards. The architects are over halfway through design, but we are still awaiting our funding awards from the state and unfortunately don't yet know the timeline for construction. The residents of the one-bedroom units on Walnut will move into 32 Marion this spring. Our relocation consultant HOU is now at 4 Walnut St., Apt 4 during business hours and can answer any questions residents may have about relocation.

Housing Policy

President Trump signed into law a major budget bill in early July. This law did not directly affect funding for public housing or rental vouchers but made major changes to Medicaid and SNAP that may make it harder for some residents to access benefits. Most of these changes will not take effect until 2027. We will work with resident services and our partners to understand these changes as they are rolled out and support our residents in keeping benefits.

The federal budget process continues for housing programs, and while we don't yet know the results it appears that the HUGE cuts proposed by Trump Administration are *off the table* this year.

Finally, the state budget process just wrapped up in early July. There was a small (2.5%) increase to operating funding for state public housing, and a more significant increase for the capital funding that supports the modernization projects like the Egmont/Trustman Hallway & Window project at our state-funded properties.

What does this all mean for residents? Most likely, it means this year won't have drastic changes – for good or bad – for our funding. We'll need to be very budget conscious but there should not be significant impacts on services.

Best,



Ben Stone,
Executive Director