

Brookline Housing Authority
Regular Meeting Minutes
April 13, 2010
90 Longwood Avenue
4:30 PM

The meeting was called to order by the Chairman, Mr. Trietsch at 4:35 PM. Those present included Ms. Dugan, Mr. Jacobs, Ms. Berman and Ms. Sullivan.

Mr. Jacobs reported that the BHA Development Subcommittee met this afternoon to review architectural options for new units on the Trustman Apartments site provided by new design consultant, Mostue & Associates. The two infill strategies include a 32 unit building with underground parking and two 8 unit buildings consisting of townhouse apartments. The 32 unit building has more feasible income streams and economies of scale.

Mr. Jacobs said that in order to advance the prospect of new units at the Trustman Apartments, a number of steps must be taken. The state Designer Selection Board will need to be involved in the selection of an architect. An RFP will need to be issued for an attorney to assist with the permitting process. A pre-development budget will have to be drafted. The BHA would then go before the Housing Advisory Board to request pre-development money. The BHA could also tap into some of its own resources to get the process moving.

Mr. Trietsch clarified that this is an exploration which the Board has already supported. At each stage of the process, any new issues will be reviewed by the Board.

Ms. Dugan asked if there would be separate apartment entrances in the 32 unit building scheme.

Mr. Jacobs said that the Development Subcommittee has stressed to the architects the importance of separate entrances for any 3-bedroom units. In addition, the architects' unit mix seems to be weighted heavily towards 2 and 3-bedroom units. More 1-bedroom units would be preferred. Overall, however, the design concept is very good.

Mr. Cloonan said that this 32 unit building would be 4 stories high and would have an elevator. The building would be similar in height to the other buildings in the neighborhood. The Development Subcommittee has asked the architect to produce floor plans and to make some modifications to the unit mix.

Mr. Cloonan explained that the BHA received notice on Friday of the availability of Section 8 vouchers for persons with disabilities. The applications are due in July. He would like to gauge the Board's support before going forward. There are two grants. The first grant is 43,000 vouchers for non elderly disabled households on public housing wait lists. The second grant is approximately 1,000 vouchers for non elderly disabled

persons to transition from nursing facilities into the community. The BHA would most likely go for the larger grant program.

Mr. Cloonan said that presently, approximately 30% of BHA Section 8 vouchers are utilized by persons with disabilities. About 60 % of MRVPs are used by persons with disabilities. There are large numbers of persons with disabilities on BHA waiting lists who need housing resources. Under the grant formula, the BHA could apply for a maximum of 100 vouchers.

Ms. Sullivan asked if persons on existing BHA waiting lists would be eligible for these vouchers. Mr. Cloonan clarified that those presently on BHA waiting lists would be eligible for the new vouchers.

Mr. Cloonan said that there are approximately 25 persons on the BHA 4 and 5-bedroom waiting lists. He is aware of a large Brookline family with children in the school system whose house is being foreclosed. Although there are presently no 4 or 5-bedroom vacancies, this family has an urgent need.

On a motion from Ms. Sullivan and a second from Ms. Berman, the opening of the family 4 and 5-bedroom waiting lists effective April 22, 2010 and until further notice, was unanimously approved.

Mr. Cloonan said that Town Wide Resident Association President, Agnes Rogers, was in Florida attending a memorial service for her son. Mr. Trietsch expressed the sincere condolences of the Board.

On a motion from Ms. Dugan and a second from Ms. Sullivan, the consent agenda: to adopt the minutes of the regular meeting held on March 12, 2010; to award the roof replacement contract for 1057 Beacon Street to Silktown Roofing, Inc. in the amount of \$30,000; to award the roof replacement contract for 61 Park Street to Joe Squillante, Inc. in the amount of \$228,000; to authorize the Chair to sign a CFA with DHCD for the Trustman Apartments modernization work, increasing the CFA to \$1,181,500; to write-off \$1,025 as bad debt from the federal conventional housing program; and to hire Shaun Barrett as a Laborer/Custodian at a rate of \$20.11 per hour, was unanimously approved.

Mr. Cloonan said that this is the 8th or 9th year that the BHA has had to submit an Annual Plan to HUD. The plan is submitted online and much of it is fill in the boxes. One very substantive section is the 2010 capital expenditure plan. This year, the BHA expects to replace the roof at the Morse Apartments and to begin design work for 3 additional wheelchair accessible units at the Sussman House. The accessible units are required under the Col. Floyd federalization but they do not necessarily need to be located at the Col. Floyd Apartments. The Sussman House would seem to be more conducive to converting standard units into quality wheelchair accessible units. The state has agreed to provide \$100,000 towards the cost of these units and the Town might also be able to help with the costs.

Mr. Cloonan said that the 2010 Annual Plan will also include a disregard of any increases in rent this year due to the loss of state income exemptions for those residents at the Col. Floyd Apartments who are 62 years of age or older and have earned income, and for the resident who receives an exemption relevant to his veterans benefits. The disregard would shrink to 75% in 2011, 50% in 2012 and 25% in 2013 before it is completely phased out. The plan does not obligate the Board next year, as the Board could reconsider at that time.

On a motion from Mr. Jacobs and a second from Ms. Dugan, the 2010 BHA Annual Plan for HUD programs was unanimously approved.

Mr. Cloonan said that he included a well written article on Chapter 40B in the Board packet. The Chapter 40B referendum question is set to appear on the ballot in November.

Mr. Jacobs said that HAB voted to support Chapter 40B, and included language about being sensitive to community needs. There are over 2,000 affordable housing units in development state wide holding comprehensive permits which would not go forward if this referendum passes. This is a very serious issue, as Chapter 40B is the major provider of affordable housing outside of the cities.

Mr. Trietsch said that this matter is very relevant to the BHA since the mission of the BHA is to create and preserve affordable housing. He asked if the Board would like to not only issue its support for the continuation of Chapter 40B, but advocate as well for the Board of Selectmen, Town Meeting and other elected officials to support Chapter 40B.

Mr. Jacobs said that it is important that the BHA urge the Selectmen to support Chapter 40B. However, the language in the statement is important. He said that he would be glad to try to draft something for the next meeting.

Mr. Cloonan reminded the Board that Chapter 40B was used to help the BHA build 15 wheelchair accessible units at the High Street Veterans and Egmont Street Veterans developments.

Ms. Sullivan agreed with the importance of supporting Chapter 40B and offered to help draft a statement.

Mr. Cloonan said that there are a couple of BHA CDBG applications that will go before the Board of Selectmen tonight. Both relate to CDBG Recovery money. The Town is looking to increase the amount of money to support the Next Steps program by \$31,000. The BHA was made aware of this last week. Mr. Cloonan has had discussions with Next Steps Coordinator, Carol Lynch, about setting up a web site, job fairs, and training sessions. They have also hired someone at 5 hours per week to help make inroads with local employers.

On a motion from Ms. Berman and a second from Ms. Sullivan, authorization for the Chair to sign the CDBG-R contract amendment for the Next Steps Program, increasing the amount by \$31,000 to a total of \$56,000, was unanimously approved.

Mr. Cloonan said that the other CDBG-R application is money for window replacement at 1057 Beacon Street. This project got sidetracked for some time because of a Brookline Historical Commission review. With CDBG money available to take care of major capital needs at this special needs residence, the BHA can now focus on spending its money on interior painting and other long deferred maintenance issues.

On a motion from Ms. Dugan and a second from Ms. Sullivan, authorization for the Chair to sign the CDBG-R contract in the amount of \$52,378 for window replacement at 1057 Beacon Street, was unanimously approved.

Mr. Trietsch confirmed that the next regular meeting is scheduled for Tuesday, May 11, 2010 at 6:00 PM at the Morse Apartments.

On a motion from Mr. Jacobs and a second from Ms. Dugan, the Board voted unanimously to adjourn the meeting at 5:10 PM.