

**AGENDA**  
**BROOKLINE HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS' MEETING - HYBRID**  
**MONDAY, JULY 25, 2022, 4:30 PM**  
**In-person and by Telephone Conference Call: (929) 205 – 6099**

The meeting was called to order by Mr. Jacobs at 4:30 PM. Those present included: Ms. Dugan, Ms. Katz, Ms. Cohen, and Ms. Sullivan.

**1. Call to Order.** Mr. Jacobs noted that remote sessions are continuing with a law signed by the Governor through March 21, 2023 and there will be additional changes at the start of each meeting. Mr. Jacobs will call Roll for each member and each vote must be taken by an audible roll call.

**2. Board Reports.** No votes.

**3. Executive Director Report.** No votes.

Mr. Alperin encouraged everyone to contact their State Senator and Representative regarding a Conference Committee hearing on the State's Economic Development Bill that passed both the State House and Senate. The bill includes important wording which would help the BHA continue to redevelopment its housing and development new additional affordable housing in Brookline including: exempting public housing redevelopment work from Chapter 149 filed sub-bids; allowing housing authorities to borrow against their capital funds to leverage more resources; clarifying the power to undertake disposition of properties and enter into long term leases (important in certain types of redevelopment projects); allowing for the BHA to procure development partners if necessary; allowing LHAs to retain proceeds from the sale of public housing land, etc. It will help spur additional redevelopment of State and Federal public housing without the need for Home Rule petitions for the Col. Floyd project and others.

**4. Public Comment.** No votes.

**5. Consent Agenda. Vote to approve Consent Agenda, Items 5A. through 5C.**

**5A. Approval of Minutes. Vote to approve the July 12, 2022, Board Meeting Minutes.**

**5B. Contract Award HSV Hallway Project. Vote to affirm a contract for architectural and engineering services with Next Phase Studios, Inc., in the amount of \$53,200, for the painting patching and stair flooring and exterior walls project at High Street Veterans.**

**5C. Change Order #1 Boiler replacement project -22 High Street. Vote to approve change order #1 with Ambient Temperature Corp. for the boiler replacement project at 22 High Street. The change order was approved by our engineer at MacRitchie Engineering Inc.**

**This agenda item was unanimously approved by a roll call vote: Ms. Sullivan-aye, Ms. Katz-aye, Ms. Cohen-aye, Ms. Dugan-aye and Mr. Jacobs-aye.**

6. Equity RFP and Construction/Permanent Debt RFP – 50 Pleasant Street. **Vote to (1) accept the proposal from Massachusetts Housing Investment Corporation (MHIC) and Silicon Valley Bank (SVB, formerly known as Boston Private Bank & Trust) and Eastern Bank (Eastern) to provide equity financing and construction, bridge and permanent debt financing for the renovation of 50 Pleasant Street (Sussman House); (2) for the BHA to enter into an operating agreement and related documents with MHIC to provide equity financing for the renovation of Sussman House; and (3) for the BHA to enter into loan agreements, notes, mortgages and related documents with SVB and Eastern to provide construction, bridge and permanent debt financing for the renovation of Sussman House.**

Both tax-credit equity and debt financing to be provided according to the accompanying memo prepared by BHA Redevelopment Director, Maria Maffei.

Ms. Maffei said this recommendation means the Authority is moving into the closing phase of this project and will go out for sub bids shortly. Two proposals were received in response to the debt and equity RFPs issued in June. Their total pricing, total equity pricing contributions and terms offered are extraordinary; among the best currently offered in the capital market. The BHA is familiar with both SVB and MHIC. They will be working this time through bond financing provided by Mass Development. Although not required under State law to do a procurement process for financing, the BHA did a thorough selection process through RFPs to 14 investor groups and potential lenders and there was a lot of interest in the proposal. They are proposing to allow the BHA to take out 25% of the developer overhead during the construction period (which hasn't happened in previous deals) and will allow the Authority to take \$3M out during the construction period between the initial closing and over the construction period.

Mr. Alperin highlighted that MHIC, Eastern and Silicon Valley Bank's proposal (including WMBE goals) is also aligned with the BHA's goals and mission in trying to deliver women and minority driven business.

**This agenda item was unanimously approved by a roll call vote: Ms. Sullivan-aye, Ms. Katz-aye, Ms. Cohen-aye, Ms. Dugan-aye and Mr. Jacobs-aye.**

7. Small Area Fair Market Rent Payment Standard. **Vote to approve Section 8 Payment Standards as shown in the enclosed table, at 90% of the HUD 2022 Small Area Fair Market Rents (SAFMRs) for project-based units in Brookline.**

Mr. Hernandez explained this will implement payment standards using small area fair market rents for the BHA's project-based market portfolio (416 units currently in Brookline) and ties in what the market rents are on a local level by using zip codes with the small area FMRs.

**This agenda item was unanimously approved by a roll call vote: Ms. Sullivan-aye, Ms. Katz-aye, Ms. Cohen-aye, Ms. Dugan-aye and Mr. Jacobs-aye.**

8. Other Business.

9. Upcoming Meetings. **August Board Meeting: Tuesday, August 16th - 4:30 PM via Zoom.**

10. Vote to Adjourn

On a motion by Ms. Cohen, a second by Ms. Katz and a roll call vote taken: Ms. Sullivan-aye, Ms. Katz-aye, Ms. Cohen-aye, Ms. Dugan-aye and Mr. Jacobs-aye it was unanimously agreed to adjourn the meeting at 4:58 PM.

A TRUE COPY

ATTEST

A handwritten signature in blue ink, appearing to read "M Alperin", is written over a horizontal line.

Michael Alperin, Executive Director