**AGENDA**

**BROOKLINE HOUSING AUTHORITY**

**BOARD OF COMMISSIONERS MEETING**

**190 HARVARD ST.**

**TUESDAY, OCTOBER 22, 2019, 4:30 PM**

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| 1. Call to Order
 |  |
| 1. Board Reports
 | No votes |
| 1. Executive Director Report
 | No votes  |
| 1. Resident Association Reports
 | No votes |
| 1. Special Guest
 | Raul Fernandez, Select Board Member |
| 1. 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.  |
| 1. 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.  |
| 1. Consent Agenda
 | Vote to approve Consent Agenda Items 5.A. thru 5.D. |
| 1. Approval of Minutes
 | Vote to approve the minutes of the Regular Meeting held on September 10, 2019.  |
| 1. 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**.**  |
| 1. 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.  |
| 1. 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. |
| 1. Warrant Articles Update
 | Discussion of Warrant Articles proposed for the November 2019 Town Meeting.W.A. #9 – Real Estate Transfer TaxW.A. #21 – Prohibition on Fossil Fuels Infrastructure |
| 1. RAD Redevelopment Update
 | Redevelopment Director Maria Maffei. No votes.  |
| 1. 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.  |
| 1. 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. |
| 1. Other Business & Public Comments
 |  No votes |
| 1. November Board Meeting
 | Scheduled for Tuesday, November 12, 2019 at 50 Pleasant St.  |