

BROOKLINE HOUSING AUTHORITY APPOINTS MICHAEL ALPERIN AS NEW EXECUTIVE DIRECTOR

The Board of Commissioners of the Brookline Housing Authority (BHA) has voted to select Michael Alperin as the Executive Director of the BHA. Alperin will succeed Patrick Dober who served nine years in the role.

Alperin comes to the BHA from Beacon Communities where he was the Acquisitions and Strategic Initiatives Director. He led Beacon's acquisition and repositioning of more than 5,000 units of apartment housing and coordinated Beacon's purchase and integration of another major apartment firm. Beacon is a leading owner-manager of affordable housing with properties in 14 states throughout the eastern U.S.

"We are extremely pleased to hire someone with Michael's high level of talent and experience to lead the BHA as we accelerate our property redevelopment initiative and strengthen our abilities to provide high quality apartment homes and effective services for our residents," Board Chair Michael Jacobs said. "We have achieved many successes with Patrick Dober at the helm and we are confident that Michael Alperin will continue the upward trajectory."

Alperin was recommended unanimously to the Board of Commissioners by a seven-person Search Committee that included representatives from the Board, staff, BHA residents, and independent affordable housing professionals. The nationwide search was led by the firm Egmont Associates and involved outreach to more than 1,000 individuals and 120 organizations and associations. Egmont specializes in executive placement for non-profit and public organizations and has completed more than 250 assignments.

"I am thrilled to join the Housing Authority and optimistic that together with the talented Board and staff we will become increasingly effective at helping BHA residents achieve economic stability and empowerment," Alperin said. "As a Brookline resident and former Town Meeting Member, I know that the Town of Brookline has a strong commitment to the Housing Authority and to serving low income, underrepresented people. I look forward to advancing this remarkable community partnership."

In a recent milestone toward rejuvenating BHA housing for future generations, Brookline Town Meeting on June 24 chose the BHA to receive \$6.5 million in Inclusionary Zoning funds to support total rebuilding of the Col. Floyd property, an outdated 60-unit seniors complex. It is the largest such award ever granted by the Town of Brookline and will help create an expected 100 new apartments.

Before joining Beacon Communities, Alperin taught in the New York City schools and founded a non-profit education technology organization. He holds an MBA from MIT, a Masters in Public Policy from Harvard, and a master's in education. He graduated from Northwestern University summa cum laude and was the class valedictorian.

Patrick Dober will be taking a professional sabbatical after having served for 30 years in leadership positions in the affordable housing field. He gave notice of his planned departure in January 2020 and subsequently extended his time at the BHA to help manage the BHA's response to the coronavirus pandemic.

Among its accomplishments during Dober's tenure, the BHA built the \$16.3 million new construction 86 Dummer St. property in 2014-15, commenced the \$25.2 million total rehabilitation of the 61 Park St. property in 2019, and completed \$15.5 million in capital repairs at the other eleven BHA properties. A total rehabilitation of the 90 Longwood Ave. building is scheduled to commence this summer.

Other achievements over the past nine years include: A strategic plan and new mission statement; a renewed PILOT tax agreement with the Town of Brookline; amicable, on-time contract negotiations with the AFSCME and Teamsters unions; creation of BHA Redevelopment, Resident Services, and Asset Management Departments and a Graduate Fellows program; and comprehensive staff training in the Low Income Housing Tax Credit program.

The BHA's resident service initiatives have more than tripled and now include: ESL, financial literacy, and technology classes; the Next Steps career development program; two on-site Brookline Food Pantry locations; supervised after school time at the Family Learning Centers; free internet service and computer facilities in the community rooms at all properties; free income tax preparation; and resident service coordination in partnership with Springwell and the Brookline Center for Community Mental Health. The BHA also is a founding partner of Steps to Success, Inc., which provides comprehensive support for low-income Brookline public school students and their families. In addition, the BHA and Brookline Police Department have collaborated on the Walk and Talk community policing program for the past 25 years.

During the coronavirus pandemic, BHA staff established a town-wide coordination group to distribute food, delivered free masks and health protocols to all BHA residents, provided voting materials to all residents for the June town election, and is continuing service delivery via remote technologies and adjusting monthly rent payments for those households whose incomes have declined over the past three months.

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The BHA is an independent public agency established under state law in 1948. Four of the Commissioners are elected by Town voters and the fifth is appointed by the Governor. The BHA owns and operates 934 apartments and administers 1,049 Sec. 8 vouchers.

Brookline Housing Authority
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