

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Throughout FY 2015, the Town of Brookline continued to make progress in carrying out its strategic and action plan through funding a variety of housing, community development, and public service activities.

The Town's commitment to create and/or preserve rental and affordable housing remained a high priority. Construction began on 86 Dummer Street (32 new units of rental housing), and was 47% complete by the close of the fiscal year. Over 2,000 applications were received by the Housing Authority for the project. 51-57 Beals Street (31 "enhanced" SRO units) closed on construction financing 4/15/15, and by 6/30/15, construction was 12% completed. The Town continued to provide the Housing Authority with funds to preserve rental housing within its developments with funding for exterior security cameras upgrade and installation at the 22 High Street high rise. Funding to the Housing Division allowed them to maintain and increase affordable housing opportunities and initiatives; and the oversight of six federally assisted units with managing resale, outreach, and lottery. The Division also maintained staffing of the Housing Advisory Board which is charged with overseeing housing development in the Town. Integral to this process was the Town's participation with the WestMetro HOME Consortium to create a Regional Analysis of Impediments and Regional Fair Housing Plan. MAPC was contracted and completed the development of the document which was submitted to HUD by 6/30/15. Awaiting HUD review/comments.

Community development facility goals/outcomes as defined by needs were to further the Gateway Bridge Demolition project. The Gateway East project includes improvements of a portion of Route 9 with the demolition of this unused pedestrian bridge over the route, creation of road level pedestrian/bicycle crossing; and reshaping Route 9. Funds spent in FY15 went to environmental testing as part of the project due diligence. With these results, the DPW developed an RFP to solicit bids relative to demolition of this bridge. Bids are anticipated early summer, 2015 with a tentative demolition of the bridge scheduled for the fall depending on costs.

In any given year, requests for funding public service activities to meet the needs of distinctive populations to be served, are typically 1.5 times the allowable 15% cap. Projected goals and outcomes were met by these activities with funding provided at-risk toddlers and their families with literacy intervention services; seniors receiving reduced subsidized taxi fares; seniors availing themselves of opportunities to gain training leading to employment; adults received English As A Second language classes to assist with literacy achievement; resources and referrals were provided to other income eligible clients throughout the town at various Housing Authority Family Centers; teens were taught skills about job

application and interviewing, as well as receiving varying experience leading to employment; and individual/group therapy was provided to residents and family members in need of mental health services.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
2013 Goal - Affordable Housing for very low, low, and moderate	Affordable Housing		Rental units constructed	Household Housing Unit	12	3	25.00%			
2013 Goal - Affordable Housing for very low, low, and moderate	Affordable Housing		Homeowner Housing Added	Household Housing Unit	6	4	66.67%			
2013 Goal - BHA Capital Improvements	Public Housing		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	537	471	87.71%			
2013 Goal - BHA Capital Improvements	Public Housing		Rental units rehabilitated	Household Housing Unit	25	3	12.00%			
2013 Goal - Brookline Housing Authority Target Needs	Public Housing		Other	Other	25	0	0.00%			

2013 Goal - Business Assistance	Non-Housing Community Development		Facade treatment/business building rehabilitation	Business	3	0	0.00%			
2013 Goal - Commercial Area Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	681	0	0.00%			
2013 Goal - Create affordable homeownership housing			Homeowner Housing Added	Household Housing Unit	24	4	16.67%			
2013 Goal - Create or preserve rental housing	Affordable Housing		Rental units constructed	Household Housing Unit	20	3	15.00%			
2013 Goal - Create or preserve rental housing	Affordable Housing		Rental units rehabilitated	Household Housing Unit		100				
2013 Goal - Emergency/Transitional Shelter for Homeless	Homeless		Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	75	0	0.00%			
2013 Goal - Homebuyer Assistance	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	4	6	150.00%			
2013 Goal - Housing Authority Energy Conservation	Public Housing		Other	Other	5	0	0.00%			

2013 Goal - On-site affordable units in market-rate units	Affordable Housing		Other	Other	10	0	0.00%			
2013 Goal - Park and Recreation Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	9484	0	0.00%			
2013 Goal - Permanent Support Housing for Homeless	Homeless		Housing for Homeless added	Household Housing Unit	32	0	0.00%			
2013 Goal - Public Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	0	0.00%			
2013 Goal - Public Services			Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	373	279	74.80%			
2013 Goal - Social Service Facilities	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3000	890	29.67%			

2013 Goal - Social Service Facilities	Non-Housing Community Development		Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted		21				
2013 Goal - Street and Sidewalk Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	4340	0	0.00%			
Affordable Housing for very low, low, and moderate	Affordable Housing	CDBG: \$245000	Rental units constructed	Household Housing Unit	0	0		31	0	0.00%
BHA Capital Improvements	Public Housing	CDBG: \$91817	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		220	208	94.55%
Create or preserve rental housing	Affordable Housing	CDBG: \$91817	Other	Other	0	0		220	200	90.91%

Public Facilities	Non-Housing Community Development	CDBG: \$300000 / Other federal; State; Local; and Private: \$5050000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		3000	0	0.00%
Public Facilities	Non-Housing Community Development	CDBG: \$300000 / Other federal; State; Local; and Private: \$5050000	Buildings Demolished	Buildings	0	0		0	0	
Public Services		CDBG: \$199791	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		790	985	124.68%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Projects chosen for funding in FY 2015 (FFY2014) represent and address priorities and objectives in the plan. Since FY 2015 was the last year of

the Town's 2011-2015 Five Year Consolidated Plan , these activities were the culmination of highest and best use of block grant funds. With every announcement of entitlement funds allocated, the Town carefully assesses how past needs have been met or not. FFY 2014 was no exception, and the Town chose to allocate funding to activities that not only benefit their clientele, but serve to meet objectives outlined in the action plan.

Under the housing portion of the plan, affordable housing remained the Town's highest priority and 44.8% of the \$1,331,951 entitlement grant for FFY2014 was dedicated to meeting that need. With significantly higher construction costs than anticipated after the Pine Street Inn 51-57 Beals Street project was bid, the Town committed an additional \$650,000 to cover the remaining funding gap with funds from the Housing Trust and CDBG grant. This project when completed in the later part of FY2016 will provide 31 "enhanced" SRO units for very low income persons. In addition, Town support continued for 86 Dummer street (32 new housing authority units), which began construction in July 2014 and is anticipated to be complete and occupied by November 2015.

Funding was allocated to the Brookline Housing Authority to continue upgrading their developments in support of the Town's continued efforts to preserve affordable housing, advocate for new housing initiatives, work on a regional fair housing plan with HOME consortium member communities, and work on any housing issues that arose during the fiscal year.

Numerical outcomes will vary widely because the Town inputted its first Annual Action Plan into IDIS in FFY2013(Town's FY2014). When inputted it was year 4 of the Town's Five Year Consolidated Plan and Strategy for 2011-2015. FFY2014 is the last year of reporting under that Five Year Plan.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	1,197
Black or African American	309
Asian	197
American Indian or American Native	2
Native Hawaiian or Other Pacific Islander	5
Total	1,710
Hispanic	209
Not Hispanic	1,474

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The numbers of families assisted by race and ethnicity during fiscal year 2015 reflect those activities that were completed by the close of the fiscal year. There were other activities which were either in construction, had not been completed by 6/30/15, in addition to those public facilities projects which were at various stages of development.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		12,214,997	886,179
Other	DCHD; LIHTC; Affordable Hsg. Trust; MHP Homefundings; FHLB; and Community Based-Housing	6,420,853	2,419,580
Other	Other federal; State; Local; and Private	744,144	1,590,051
Other	Private Contributions	5,050,000	1,479,366
Other	Town	259,876	315,100

Table 3 – Resources Made Available

Narrative

The Town has found that the best way to maximize benefits derived from receiving formula grants such as CDBG and HOME funding, is to use this funding to leverage other resources. The figures above reflect the Town’s ability to encourage and participate in a process that garners other resources.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Within the Town, there is no specific geographic distribution of funds/resources. Activities slated for investment with Town resources including federal funding, have received these commitments because of need, performance, and that the project/activity will achieve a strategic goal of the block grant.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

HUD has always strongly encouraged entitlements to maximize their grants and leverage other resources. The Town advocates this and incorporates into the RFP process, so applicants understand the need to ensure program sustainability. Potential subrecipients can receive 25 points (which is the highest scoring points) for leveraging additional resources for their activities. Depending on the nature of the project, in addition to CDBG funds, HOME funds have helped subrecipients to match federal funds with other funding sources. It is no longer the nature or scale of some activities/projects that define that other funding sources be sought, but the need to service clients to the highest degree.

51-57 Beals Street, owned by Pine Street Inn (PSI) has been able to preserve these two lodging houses to allow PSI to create 31 "enhanced" single room occupancy (SRO) units. The project which is now 12% complete, and slated for completion in January, 2016. This is a \$9,036,199 project which secured \$3,597,279 in LIHTC (Federal and State) , \$857,734 from the Town's Housing Trust, \$500,000 DHCD State HOME funds, \$1,500,000 other sources, \$1,000,000 DHCD HTP, and \$500,000 FHLB AHP Direct Subsidy. The \$910,786 in CDBG funds over the last few years leveraged these additional funders to the project to help maintain affordability for a population earning < 30% area median income.

The new construction at 86 Dummer Street of 32 units of rental housing authority units, which is nearing completion before the end of calendar year 2015, has utilized \$600,000 in CDBG funding , and leveraged \$12,613,333 in other state, federal, and private funding.

Public services, whose needs are always reflected not only by clients served, but in requests for funding which are always double the 15% allowable grant cap. A majority of subrecipients never use CDBG funds to supplant, but supplement their resources since they are always challenged by cuts, and must become more efficient. In fiscal year 2015 (FFY 2014), public service subrecipients were able to leverage and expend \$612,141.25 in additional resources.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	32	0
Number of households supported through Rehab of Existing Units	31	0
Number of households supported through Acquisition of Existing Units	0	0
Total	63	0

Table 6 - Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

In Fiscal Year 2015, Pine Street Inn bid the 51-57 Beals Street project and found that construction costs were considerably higher than the original budget. After several rounds of value engineering, the Town committed an additional \$650,000 to cover the remaining funding gap, including \$273,500 from CDBG funds, \$206,100 in Brookline Housing Trust funds, and \$170,400 in HOME funds. The project closed on construction financing and began construction in late FY15. The project will be phased to allow one building to be fully renovated, while the other building remains occupied with current tenants. It is estimated that the redevelopment of both buildings will take approximately 12 months, and will be completed in FY16, most likely by May, 2016.

One of the Town's top priorities during FY15 continued to be a project under development by the Brookline Housing Authority (BHA), 86 Dummer Street. The Town committed a total of \$1,712,102 in HOME funds, \$600,000 in CDBG, and \$1.98 million in local housing trust funds to the project, which closed financing and began construction in July of 2014. The development is designed to serve ten

households with incomes under 30 percent of AMI, ten additional households with incomes less than 50 percent of AMI, and twelve additional households with incomes under 60 percent of AMI, in one, two, and three bedroom units. A lottery was held, and the BHA received over 2,000 applications. It is anticipated that the project will be complete and occupied by November of 2015.

Discuss how these outcomes will impact future annual action plans.

In fiscal year 2016, the Town of Brookline expects that both the 86 Dummer Street project and the 51-57 Beals Street project will be completed and occupied. As these two projects move towards completion, the Town continues to look for opportunities to increase the supply of permanently affordable housing by working with non-profit developers to build new affordable and mixed-income housing. In addition, the Town will increase its affordable housing stock through mechanisms such as the Town's inclusionary zoning by-law as well as the state's 40B law. The Town aims to ensure that all new affordable housing is permanently deed restricted.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	0	0
Low-income	0	0
Moderate-income	0	0
Total	0	0

Table 7 – Number of Persons Served

Narrative Information

The Beal Street project when fully constructed will serve 31 single person households earning below 30% of area median income and that project will be complete in FY 2016.

The Dummer Street project will serve ten households earning below 30 percent of AMI; ten households earning below 50 % of AMI; and twelve households earning below 60 % of AMI. This project will be completed in November 2016.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Town of Brookline, as member of the Brookline-Newton-Waltham-Watertown Continuum of Care, with the City of Newton as the collaborative entity, continued to strengthen and identify how to effectively support homelessness strategies: 1) prevention; 2) outreach activities for homeless persons living on the streets and their connecting to service and housing; and 3) supportive services for activities that make independent living a reality for people experiencing immediate threats to maintaining household stability.

With the submission of the latest C of C Consolidated Application for McKinney-Vento funds for homelessness assistance, this step is part of the process in addressing the needs of the homeless and that of subsequently ending homelessness. In January, 2015, HUD announced the latest awards for this grant and the C of C was awarded \$1,419,518 for 14 project renewals for programs that provide a range of services for homeless individuals and families which include transitional housing, survivors of domestic violence, and rental assistance for chronically homeless. Brookline renewal projects were granted a total of \$290,531.00.

Through outreach and the annual Point In Time (PIT) , the C of C was better able to assess how the objectives of reducing and ending homelessness could be met. The Collaborative Applicant(City of Newton) coordinated the PIT and it took place on February 25, 2015. This survey included sheltered and unsheltered counts of individuals and families within the C of C. The C of C along with other Continuum in the State, conducted an unaccompanied youth survey to try and understand the housing and service needs of youth under the age of 25. This was the second year that the BNWW C of C participated on this count.

Throughout the fiscal year the C of C met to engage stakeholders, provide public education and awareness of the needs of the homeless and prevention while providing homeless, at-risk of homelessness, assistance to be rapidly re-housed, street outreach, more effective access to mainstream resources, and the ability to achieve a enhanced quality of life.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Newton serves as the lead entity for the Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW C of C), and administers the Emergency Solutions Grant (ESG) which provided rapid-rehousing, homelessness prevention, street outreach, emergency shelter, and shelter renovations to people that were homeless or at-risk of homelessness. The Brookline Community Mental Health Center

was granted Rapid Rehousing money through the ESG program, and assisted 12 people, one of whom was from Brookline. ESG funds were also granted the Center for homeless prevention to serve all of the C of C member communities. Of the \$32,562 expended, 47 people in the Consortium were helped, with two households from Brookline. Homelessness prevention helped individuals and families at high risk of eviction (those with 14 day notice and incomes under 30% of AMI) to remain stably housed for a long time. Added to the FFY14 use of ESG funding for the first time was street outreach. From the \$10,000 allocation, \$9,166.65 was spent to assist 11 people, with 4 households from the Town. Street outreach provided homeless people with referrals for shelters, health, and general safety. The case manager for Brookline Center was often in frequent communication with the police and McKinney Vento liaisons in each of the four member communities to identify those individuals/families on the street.

In the Town of Brookline, the CDBG entitlement funded two programs geared at assisting individuals/families with mental health services that also provided these same populations at threat of homelessness with resources to access emergency shelter and/or transitional housing. The Continuum through the McKinney Vento program, funded the Brookline based Transition To Independent Living (TILP), run by the Brookline Center, with assisting four males who were homeless or at threat of homelessness to receive services in a group home environment, providing them with skills to become independent.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In FY2014, the BNWW C of C joined other Massachusetts homeless consortiums to conduct the 1st Unaccompanied Youth Count. In FY2015, the State invited the BNWW Cof C to participate in this count again. This count was coordinated with the sheltered and unsheltered counts for the Point-In-Time surveys to take place originally the last week of January, 2015, but was postponed because of extreme weather conditions in the Northeast until February 25, 2015. The unaccompanied youth count however was conducted from February 25, to March 3, 2015. Originally four team leaders, one from each community were to conduct the surveys, ultimately it was consolidated to two team leaders. These individuals were responsible for contacting participants within the Consortium (including police departments, school liaisons, stakeholders, etc.) for volunteers for the street count and to identify known locations where homeless reside. Seven unaccompanied youth were identified. Interestingly, of those taking the survey, 85% (majority) of youth did not indicate on the survey they came from homeless families (only 1).

Throughout the C of C, a majority of the programs provide case management to homeless individuals and families. This often includes comprehensive intake and assessment, housing search, and referrals to

other support services, entitlements, and shelter. There is never one solution in helping homeless persons other than the Continuum's strategy to constantly analyze gaps in the system, provide improved coordination of information on vacancies in permanent housing, facilitate better linkage between homeless service providers, better access and targeting mainstream resources, and initiate more permanent affordable housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In FY 2015, the BNWW C of C continued to follow strategies developed in the Ten Year Plan to End Homelessness. The plan is a guide for consortium communities on how to reduce barriers to homelessness with strategies identified that not only prevents homelessness, but focus on prevention, stakeholder engagement, permanent housing and supportive services, along with awareness and engagement of the public. The C of C during the fiscal year revisited operation guidelines in the Action Plan, making revisions, as well as developing a Coordinated Assessment Entry system which Consortium members look to implement in the new fiscal year.

Another method employed by the Consortium annually is conducting the Point-In-Time (PIT) count of homeless persons. This took place at sundown on February 25, 2015 to sunrise on February 26, 2015. The City of Newton coordinated the count with collaboration from the Town of Brookline on reaching out to homeless individuals and families. The PIT and Housing Inventory Count tabulated data was how the C of C derived and assessed the needs of the homeless among the consortium communities. The C of C received data for 4 PIT surveys: observational, unsheltered, sheltered, and unaccompanied youth. The latter survey conducted from sunset February 25, 2015 to sunset March 3, 2015. Total data on sheltered and unsheltered households for the C of C can be found with the City of Newton. The Unaccompanied Accompanied Youth count, also a collaborative effort among consortium members, identified seven unaccompanied youth.

All continuum member communities continued to support the leadership of the City of Newton in administering the Emergency Solutions Grant and McKinney-Vento funds received to support and further the efficacy of programs and services to address the needs of homeless populations.

The Continuum continued to further strengthen engagement and participation of stakeholders whose support would greatly lend to the promotion of housing stability, particularly among low-income veterans and their families who are homeless or at risk of homelessness. The C of C actively engaged in greater efforts at ending veterans homelessness through proposed efforts to prioritize service to veterans and working with the VA and other agencies serving veterans.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Part of the Brookline Housing Authority's (BHA) mission is to increase the availability of affordable options and safe homes for eligible families, seniors, and persons with disabilities. To achieve this during fiscal year 2015 (FFY'14) the Brookline Housing Authority undertook and completed the following capital improvements projects: Extensive repairs of masonry at the High Street Veterans and Egmont Street developments.; Remediation of lead-based paint on the back stairways at two family developments.; Reconfiguration of the community space at the Col. Floyd development so accessibility compliant.; Kitchen, bath, and exterior repairs to the BHA's scattered site developments that house clients of the DMH at the Kent Street, Beacon Street, and Harris Street structures.; New kitchen counters, sinks, and faucets, new electric service panels and thermostats, and new corridor flooring at the 61 Park Street development.; Health and safety repairs at several sites including asphalt and concrete repair, tree trimming, and catch basin cleanouts.; Upgraded the security cameras at three developments- Col. Floyd, 22 High Street, and Trustman Apartments.; Installation of water-saving toilets in all apartments at the High Street Veterans developments.; Installation of a roll-in shower at the High Street Veterans development to accommodate a disabled resident.; and construction of a new playground at the High Street Veterans development.

Capital projects that commenced in FY 2015 included:1) Completion and lease -up of the 32 unit 86 Dummer Street rental housing project, scheduled to be completed in late fall of calendar year 2015. 70% of the apartments will be set-aside for households who live or work in Brookline.;2) Renovation of elevators at the 22 High Street development.;3) Repairs and replacement at the Col. Floyd elderly/disabled development to include doors, hallways, and ceilings.;4) Reconstruction of the community room and office space at the Trustman development.;5) Installation of water-saving toilets in all apartments at the Egmont Street development.; and 6) Replacement of the storm drains at the Egmont and High Street Veterans developments.

Since the Housing Authority plays a key role in providing affordable housing to low/moderate income Brookline individuals/families, they stepped in during FY 2015 to preserve private housing utilizing Sec. 8. The BHA transitioned the 307 households at The Village at Brookline to the BHA's Sec. 8 program when the property's original subsidies expired in late 2014, utilizing HUD's Rental Assistance Demonstration (RAD) program. The owner of The Village (Winn Properties) agreed to preserve 100 of the apartments as permanently affordable and to arrange on-going subsidy for the residents of the other apartments for as long as they reside at the Village.

The Housing Authority was able to strengthen the lives of its residents during FY 2015 through the following services: 1) Residents participated in the free smoking cessation programs offered by the Authority and the Town's Department of Public Health.; 2) The BHA continued to partner with Springwell, and received a multi-year state grant from the Supportive Housing Program to fund expanded service coordination for residents at all seniors' buildings, as well as a daily hot lunch at the

Morse Apartments located at 90 Longwood Avenue.; 3) The BHA partnered with the Brookline Food pantry, to open a new food distribution site at the Egmont Street development.; 4) Under the ROSS program, the Authority received a multi-year federal grant for resident self sufficiency for the 22 High Street development;5) Programs to residents offering resource/refferal for job readiness,ESOL classes, summer jobs for teens, the TILP program for young men who are homeless or on verge, elderly services , and continued collaboration with Town agencies and organizations.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

The Brookline Housing Authority Town-Wide Resident Association, with representatives from each of the BHA public developments, continues as a vehicle for residents to participate in the creation and maintenance of quality housing for families, seniors, and persons with disabilities, as well as strengthen social service programming and opportunities for the public housing community.

Meetings held monthly by the BHA's Board of Commissioners are publicized to all residents and offer residents a way to participate and offer opinions on plans and programs the BHA offers or is considering. Many residents have attended and participated in these meetings over the fiscal years.

The BHA promotes opportunities for homeownership to residents. The Town's Planning and Community Development Department provides alerts to the BHA about homeownership opportunities and the BHA publicizes these opportunities to the residents.

In collaboration with the Brookline Community Aging Network (BCAN), and its residents at senior properties, the Housing Authority identified road, sidewalk, and traffic safety hazards, whose findings were presented to the Department of Public Works.

Actions taken to provide assistance to troubled PHAs

The Brookline Housing Authority has not been designated as a troubled PHA. No assistance is provided on the part of the BHA to any troubled authorities.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

The Town of Brookline's zoning reinforces the concentration of multi-family housing, and thus of affordable housing, to one-fourth of the Town's residentially zoned land. However, the Town has made strides on adopting new policies that favor affordable housing in all parts of Brookline, including the Olmsted Hill Condominiums project, which was completed in FY13 on a Zoning Overlay District in a single family neighborhood.

Brookline continues to use its Zoning By-law proactively to encourage affordable housing as part of market-rate projects through inclusionary zoning provisions. These projects require an affordable housing benefit from all developments of six or more units. While 15 percent of developments of 16 or more units must be affordable, developers of 6 to 15 units may choose to make a contribution to the Housing Trust in lieu of such units.

The Town continues to use Zoning By-Law provisions to work with developers proposing new projects to maximize affordable housing outcomes. The parking provisions of the Zoning By-Law allow for reduced parking requirements for affordable units. The Public Benefits Incentives within the By-Law allow a limited density bonus for developers who are providing affordable units in excess of what is required.

The impact of high taxes on the cost of owning property in Brookline continued to be partially mitigated, for owner occupants, by a residential exemption which in 2015 equalled \$191,357.00, and provided an annual tax savings of \$2,043.69. Furthermore, where affordable housing is deed restricted, the property will be assessed at the permitted resale price, further reducing taxes. The Town continues to work with affordable condominium buyers to take advantage of these tax savings when seeking financing. In addition, the Town will continue to subscribe to several State-authorized measures to provide tax relief for homeowners who are low-income, seniors, surviving spouses and children, veterans, and/or blind.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Housing Division staff continued to work with other Town departments, public and private affordable developers, and local private agencies to both assess housing needs and to serve those who need housing services.

In FY 2015, the Town collaborated with the Brookline Housing Authority (BHA) on its proposed Dummer Street project which is currently under construction and expected to be complete in November 2015. The Town also worked with Pine Street Inn on its 53-57 Beals Street project which will provide 31 "enhanced " SRO units serving single individuals earning less than 30% of area median income (AMI).

Housing and Community Development staff also worked with the Brookline Housing Authority to assure the preservation of this critical resource through the provision of block grant funds for capital improvements, and to access project-based subsidies for projects under development.

The Village at Brookline, a 307-unit affordable housing development built in the 1970's under the federal Section 236 subsidized mortgage program, pre-paid its loan in December of 2014. Existing income-eligible tenants have now become protected under the Rental Assistance Demonstration (RAD) program, along with the provision of enhanced vouchers. At the same time, as the units turn over within the next 13 years, 207 of these units will eventually convert to market rate if no other additional protections are put in place. In FY 2015, the Housing Division worked with the owner to preserve as many units as possible and he eventually agreed to keep 100 of the units affordable to very low-income households earning less than 30% of AMI for an additional 30 years. He also expressed willingness to explore options for keeping all units in the senior portion of the project affordable for a longer period of time.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The Town continued to reduce the risks of lead-based paint poisoning both for publically funded properties as well as in private housing. Whenever a tenant filed a complaint or if any inspection was required by the State Sanitary Code and the unit is occupied by children under the age of six years, Brookline's health inspector performed a lead determination. The Health and Building Departments also ensured that contractors followed the EPA Renovation, Repair, and Painting Rule (RRP Rule) entailing safe work practices when working in residential properties built before 1978.

The Town continued to require lead paint abatement as part of renovation programs for family housing undertaken by private developers using public funds. The substantial rehabilitation of 51-57 Beals Street required lead paint abatement due to funding from HOME, CDBG, and Federal Low Income Tax Credits. Construction began in late FY15 and will continue into FY16 and will include lead abatement of both multifamily properties. In FY15, the Brookline Housing Authority undertook lead paint abatement at two (High St. Veterans and Egmont St. Veterans) state-owned family housing developments containing a total of 291 units. Funds for this abatement project were obtained from the Compliance Reserve Fund of the Massachusetts Dept. of Housing & Community Development.

The Housing Division continued to act as the authorized processing agency for the MassHousing "Get the Lead Out," a low-cost loan program for lead removal. The program provides zero to two percent financing to owners of buildings with one to four units. This includes owner occupants whose incomes fall under certain low and upper moderate income limits and investor/nonprofit owners who serve income-eligible tenants. The Town does an initial

eligibility determination, assists the borrower in completing the loan package, and then assists the borrower in the lead abatement process required under Massachusetts State law. However, while the Division receives inquiries, the usefulness of this program in Brookline is limited because a high proportion of condominium and rental units are in relatively large buildings where access to common area testing and abatement may be more complicated. In addition, as housing costs go up, many households do not meet the income eligibility standards for this program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

One of the most challenging issues facing households living below the poverty line in Brookline is the high cost of rental housing. Brookline continues to work to provide housing opportunities for very low-income households earning less than 30 percent of area median income. In FY15, the Town used CDBG funding to support capital improvements at properties owned by the Brookline Housing Authority (BHA). The Town also supported the BHA as it advanced in the creation of 32 new low-income rental units, ten of which will serve very low-income persons (<30% of area median income). In addition, the Beals Street project, currently under construction, will provide 31 units of rental housing to serve individuals earning below 30% of the AMI.

The Town supports a number of programs aimed at very low-income households through the CDBG program. These programs include the BHA Family Learning Centers, the Brookline Learning Project, the Parent Child Home Program, the Brookline Community Mental Health Center, and others.

The Brookline Commission for Women, a not-for-profit, holds a winter clothing drive for Dress For Success and offers services and supplies to underprivileged women entering the workforce. They work with the Jennifer A. Lynch Committee Against Domestic Violence to sponsor the Making Cent\$ of money series of money management seminars for women.

The Town's Steps to Success program, with a mission to end generational poverty, one student at a time, assists low-income public school students, seeks to engage parents and now responds to language barriers by adding ESOL classes for parents. As a logical next step, the program employs a resource and referral counselor, who connects adults with jobs, job training, and continued education.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Housing Division staff continued to collaborate with the Town's Health Department, which enforces health and State Sanitary Codes, including oversight in the area of lead paint and asbestos issues, and lodging house permitting. Staff also worked with the Council on Aging as they explored housing models for meeting the needs of Brookline's aging population. Collaborations continued with the Brookline Community Mental Health Center, who through Continuum of Care and Emergency Solutions Grant funding provided homeless prevention programs. Lastly, the division continued to engage the

Town's Veteran's Office and School Department personnel, in promoting new affordable housing opportunities.

The Community Development Division, in addition to working and collaborating with the very same institutional structures, continued to develop its role as liaison with the Brookline Newton Waltham Watertown C of C to engage in approaches and strategies to ensure homeless individuals and families move into permanent supportive housing and receive services as needed.

As the Town developed its Five Year Strategy and Plan, and Annual Action Plan for the use of the block grant, the Town reached out to develop greater collaborations to ensure effective use of federal funding and working relationships for programs and services to meet needs of low/moderate income households in the Town. Stronger on-line engagement occurred to reach a wider audience connected on-line as well as one-to-one establishment of collaborations with new entities who could affect use of the grant over time.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The Brookline Community Mental Center and the Town's Human Services Department provide ongoing case management to households that are homeless or at risk of being homeless, and links them to specific needed resources such as the Brookline Safety Net (short term emergency cash assistance available from the Brookline Community Foundation) and/or government entitlement programs such as fuel assistance, Section 8, public housing, SNAP benefits, and MassHealth. All mainstream resources are sought by public, private housing, and social services agencies since they continue to collaborate to help meet the needs of vulnerable populations.

Given the shortage of resources available to these agencies and others, the ongoing needs of the different populations, collaborations are not only an inevitability, but a means to efficiency and productivity for public, private, and social service agencies. Although subrecipients of the grant are encouraged to share their knowledge to the benefit of their peers, there is a tradition of monthly meetings among these agencies in the Town to collaborate and coordinate resources. Added, that information is shared by the Community Development Division with these agencies on how to better engage to meet challenges, new information provided, and how to bring better efficiencies of scale based on funding restrictions.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY 2015, the Town worked with the WestMetro HOME Consortium to develop a Regional Analysis of Impediments to Fair Housing Choice. The Plan was adopted and submitted to HUD for final approval at the close of the fiscal year, and contains specific action steps that the consortium communities will

undertake over the next 5 years to increase fair housing choices for members of protected classes and to battle housing discrimination.

Also in FY 2015, the Human Relations/Human Services Division reorganized itself into the new Diversity, Inclusion and Community Relations Department. Part of its charge is to promote fair housing through educational forums for residents as well as housing stakeholders such as landlords, real estate professionals, property management companies, and tenants. This department also manages the Town's procedures for residents wishing to file a discrimination complaint against a Brookline landlord or business. The Town website now includes a Discrimination Report Form as well as a detailed description of the Brookline Citizen Discrimination Inquiry Procedure. Formal steps for persons who file a complaint with the Commission include: 1) meeting with Community Relations staff and follow-up with landlord or business to resolve the issue; 2) filing a formal complaint with the State Attorney General's Office and/or the Massachusetts Commission Against Discrimination; and 3) meeting with the Human Relations Commission who may assist with remedying the problem.

The need for increased supportive housing for persons with mental and sometimes physical disabilities continues. Housing opportunities for persons living on SSI and SSDI are very limited. To address this impediment, the Town continued to seek opportunities to work with service-orientated nonprofits to create new opportunities to provide housing with both supportive-services as well as wheelchair-accessible living space. Work continued with Pine Street Inn to redevelop 2 existing lodging houses into "enhanced" SRO units serving extremely low-income households. At least two of these units will be wheelchair accessible, and many will serve adults with disabilities on SSI and SSDI.

Relative to increasing housing opportunities for persons with physical disabilities, in FY 15, the Town continued to work with the BHA on its 86 Dummer Street project which contains three units for persons with disabilities and/or mobility impairments. These units will serve persons earning below 30% of AMI.

Finally, the Town continues to aggressively market its new affordable housing opportunities to households least likely to apply.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

All community development activities carried out by subrecipients are subject to monitoring on an annual basis to ensure compliance with HUD laws, regulations, and program guidelines. Projects involving Davis-Bacon labor standards are sent prior to the execution of their contracts, a letter stating their need to administer and enforce labor standard provisions, including Davis-Bacon wage and other related reporting requirements. The latest edition of " Making Davis-Bacon Work: A Contractor's Guide to Prevailing Wage Requirements for Federally Assisted Construction Projects (2012 edition) is sent to them so they understand what labor standard requirements are and how applicable to their projects. Subrecipients are invited to discuss steps in this process, but more importantly to ensure them of their capacity to carry out.

Beginning the third quarter of the fiscal year, public service agencies are notified monitor reviews will take place. However, these recipients must submit prior to their first invoice request for reimbursement of funds, documentation on their clients eligibility to participate in the CDBG funded activity. This pre-monitor helps with the later monitor, allows for appropriateness and relevance of information, and helps to identify any issues the recipient may currently be experiencing. A risk analysis is performed prior to scheduling monitor reviews. Such analysis considers past performance, organizational capacity, staff turnovers, need to provide on-going technical assistance, if it is a new agency receiving grant funding, etc. With quarterly report submissions, or technical assistance, problems/issues encountered or identified in program oversight, are evaluated, and appropriate assistance provided.

For monitoring and compliance of HOME projects, Housing Quality Standards (HQS) inspections are conducted on HOME rental projects. With fewer than 25 units of HOME funded projects, on-site inspections are required only every two years, and took place in FY 2015. Tenant re-certifications which are done on an annual basis were also conducted in FY 2015. HQS inspections will next take place in FY 2016. Additionally, all homeowners who have received financial assistance through the Homebuyer Assistance Program (or have deed restrictions under other Town-sponsored programs) are monitored annually to verify continued owner occupancy. The Brookline Homebuyer programs require that all units purchased with HOME/CDBG funds, remain buyer-occupied through the term of the mortgage. Each buyer is contacted by mail. The owner must sign and return an enclosed certification that s/he still occupies the unit as his/her primary residence, and that he/she is in compliance with all terms, conditions, and requirements set forth in the mortgage and promissory note. Owner occupancy is also verified through the Assessor's Office to determine if the owner continues to qualify for the Town's residential exemption, and through review of the annual Town-generated street listings. For any unit in non-compliance, staff from the Housing Division and Town Counsel office work with the bank to initiate foreclosure and recapture of the unit.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

As to citizen engagement on the Town's annual performance report for fiscal year 2015, a legal notice was placed in the September 10, 2015, Brookline edition of the Tab. No comments were received during the fifteen days that the Consolidated Annual Performance and Evaluation Report(CAPER) was available to the public from September 11, 2015 to September 25, 2015. The FY 2015 (FFY2014) CAPER was available for examination upon request at the Department of Planning and Community Development and online at the Town website.

Public hearings related to the block grant are typically announced through the publication of a hearing notice, which contains the date, time, location, and subject matter of the public hearing notice. These notices are published in the legal section of the Tab, Town Clerk's Office, and online within the Department's schedule of meetings.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

At no point during the course of fiscal year 2015 was it necessary to change any program objectives identified in the final year of the Town's 2011-2015 Consolidated Plan and Strategy or Annual Action Plan. Not applicable.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.