



***The Town of Brookline FFY2015
(FY2016) Consolidated
Annual Performance and
Evaluation Report (CAPER)***

TOWN OF BROOKLINE

Reporting Period: Fiscal Year 2016

July 1, 2015 to June 30, 2016

September 29, 2016

Table of Contents

	<u>Pages</u>
A. CR-05: Goals and Outcomes	1 - 7
B. CR-10: Racial and Ethnic Composition of Families Assisted.....	8
C. CR-15: Resources and Investments	9 - 10
D. CR-20: Affordable Housing	11 - 13
E. CR-25: Homeless and Other Special Needs	14 - 17
F. CR-30: Public Housing.....	18 - 20
G. CR-35: Other Actions	21 - 25
H. CR-40: Monitoring	26 - 27
I. CR-45: CDBG	28

ATTACHMENT
PR-26

Financial Summary Report

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.

The Town maintained its position as steward of federal funds which were effectively administered to residents and agencies in the Town. The success the town derived is the result of the proactive approach to effectively meeting the needs of the town; the types of resources and services needed both present and future; staying the course to developed priorities; and holding public hearings/meetings so information is disseminated in a timely fashion.

With the roll out of the Grant-Based Accounting Rule, effective FY 2016, the Town successfully followed tracking obligations and expenditures of funds for each specific fiscal year grant. As of the May 1st timeliness review by HUD of each of the Town's grants, program year 2014 had a 1.12 adjusted gross ratio and program year 2015 had a adjusted ratio of 1.08.

The Town's goal to further public facilities /public improvements saw the fulfillment of the Gateway Bridge being demolished. Although in development for a number of years, within the last two years once zoning changes were secured, and surety on developer agreements obtained, the Town secured \$300,000 in private funds to match CDBG funds, and during Columbus Day weekend in October, 2015, the bridge was demolished. Restoration is being completed to the structure where the bridge was attached, but the corridor is much improved and safer without the bridge. This bridge removal now allows the Town to move forward with planned road improvements identified in the Town's strategy and action plans.

Brookline's affordable housing policies and program reflect the Town's commitment to create and/or preserve rental and affordable housing. In FY 2016, the Brookline Housing Authority's 86 Dummer Street project, containing 32 units of housing was successfully completed and closed out. Pine Street Inn's Beal Street project containing 31 units of "enhanced" single room occupancy (SRO) housing for extremely low-income households was substantially completed and tenants were moving into the second building in FY 2017. The Town's affordable housing rental preservation goal was kept with the investment in the preservation in FY 2016 of affordable housing units owned by the Brookline Housing Authority. The Town continued to serve income-qualified renters by working with developers of rental properties obligated to provide units under the Town's inclusionary zoning requirements through Chapter 40B. In FY 2016, a 64-unit mixed-income rental project was constructed at 45 Marion Street, containing primarily studio and one-bedroom units. This project contains 13 units affordable to households earning less than 50% of area median income. A lottery was held in this fiscal year to select eligible tenants, the majority of whom were single person and small family person households. All tenants are expected to move in by the fall of 2016.

Three 40B projects containing a total of 64 affordable rental units serving households earning up to 50% of area median income began their review process before the Zoning Board of Appeals in FY 2016. Permitting decisions are expected to be completed in FY 2017. A number of these will serve small and large families.

Throughout the Town's history of receiving an entitlement grant, the goal of providing public services to its residents has been tantamount. Traditionally, requests for public services are two to three times the Town's ability to fund them given the 15 percent cap on public services. Nevertheless, time and time again, agencies have met these funding challenges by leveraging resources for their programs, which in FY 2016 was a 4 to 1 ratio. CDBG funding was \$202,000 with \$863,128 expended as resource commitment for public 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
Affordable Housing - Homebuyer Assistance	Affordable Housing		Homeowner Housing Added	Household Housing Unit	6	0	0.00%	6	0	0.00%
Affordable Housing - Inclusionary Homeownership	Affordable Housing		Rental units constructed	Household Housing Unit	0	0		6	0	0.00%
Affordable Housing - Inclusionary Homeownership	Affordable Housing		Homeowner Housing Added	Household Housing Unit	6	0	0.00%			

Affordable Housing - Inclusionary Rental	Affordable Housing		Rental units constructed	Household Housing Unit	6	0	0.00%	6	0	0.00%
Affordable Housing - Marian Street	Affordable Housing		Rental units constructed	Household Housing Unit	16	13	81.25%	16	13	81.25%
Affordable Housing - Rehab Rental	Affordable Housing	Housing Trust Fund: \$1981355 / LITC; State; FHLB: \$8699280	Rental units constructed	Household Housing Unit	31		%			
Affordable Housing - Rehab Rental	Affordable Housing	Housing Trust Fund: \$1981355 / LITC; State; FHLB: \$8699280	Rental units rehabilitated	Household Housing Unit	31	31	100.00%	31	31	100.00%
Affordable Housing - Rehab Rental	Affordable Housing	Housing Trust Fund: \$1981355 / LITC; State; FHLB: \$8699280	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	

Affordable Housing - Rental Preservation	Affordable Housing	CDBG: \$147658 / HOME: \$500000 / LITC; State; FHLB: \$40972790 / State: \$3000000	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		31	0	0.00%
Affordable Housing - Rental Preservation	Affordable Housing	CDBG: \$147658 / HOME: \$500000 / LITC; State; FHLB: \$40972790 / State: \$3000000	Rental units rehabilitated	Household Housing Unit	279	665	238.35%	0	665	
Affordable Housing - Rental Preservation	Affordable Housing	CDBG: \$147658 / HOME: \$500000 / LITC; State; FHLB: \$40972790 / State: \$3000000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	

Affordable Housing - Rental Preservation	Affordable Housing	CDBG: \$147658 / HOME: \$500000 / LITC; State; FHLB: \$40972790 / State: \$3000000	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Affordable Housing - Rental Preservation	Affordable Housing	CDBG: \$147658 / HOME: \$500000 / LITC; State; FHLB: \$40972790 / State: \$3000000	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Affordable Housing- New	Affordable Housing		Rental units constructed	Household Housing Unit	35	32	91.43%	35	0	0.00%
Economic Development	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
Homelessness Services	Homeless		Homelessness Prevention	Persons Assisted	100	74	74.00%	100	74	74.00%

Homelessness Services	Homeless		Other	Other	600	0	0.00%			
Public Facilities/Public Improvements	Non-Housing Community Development	CDBG: \$150000 / Town: \$886000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	15000	6270	41.80%	3000	2435	81.17%
Public Services	Non-Homeless Special Needs	CDBG: \$202000 / Public Service Agencies: \$762203	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2500	449	17.96%	500	449	89.80%

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.

Overall in FY 2016, the Town succeeded in addressing priorities and specific objectives set forth for the fiscal year. The Town's continued support for affordable housing culminated with the completion of 32 rental units at 86 Dummer Street and the redevelopment of two lodging houses at 51-53 and 55-57 Beals Street into 31 "enhanced" single room occupancy(SRO) units with small bathrooms and kitchenettes serving an extremely low income population, some of whom were formerly homeless. A 64 unit mixed income rental project developed under the Town's inclusionary zoning requirements at 45 Marion Street, contains 13 units of affordable housing for households earning less than 50% of area median income.

Funding was allocated to the Brookline Housing Authority to continue upgrading at its developments, and resulted in over \$275,000 in expenditures to support safety and energy efficient improvements. This funding represents support of the Town's continued efforts to preserve affordable housing and advocate for new housing initiatives.

CDBG projects funded in FY 2016 represent the first year of the Town's latest Five Year Consolidated Plan (2016-2020). The Town continued to carefully assess past needs with new requests for funding to assure the identified goals and needs would be met in the first year of the plan. Timeliness was achieved under the new Grants Based Accounting instituted with meeting an unadjusted ratio in program year 2014 of 1.08 and a unadjusted ratio in program year 2015 of 1.04. This was the first year of the HUD rule requiring grantees to commence tracking the obligations and expenditures of funds for each specific fiscal year, rather than track information cumulatively. Likewise, with the new COFAR ruling, the Town successfully instituted this final guidance on administrative costs, cost principles and audit requirements for federal awards, integrating into contracts, policy changes, and grant and fiscal management of the entitlement grant.

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	634
Black or African American	226
Asian	126
American Indian or American Native	3
Native Hawaiian or Other Pacific Islander	7
Total	996
Hispanic	133
Not Hispanic	863

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 FY 2016, reflect those activities/projects that were completed by the close of the fiscal year. There were other on-going activities which were either in construction, had not been completed by June 30, 2016, in addition to those public facilities projects that were in 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		2,631,543	1,570,467
Other	DCHD; LIHTC; Housing	2,714,649	2,653,593
Other	Other Federal; State; Local; and Private	6,738,007	1,916,123
Other	Private Contributions	494,700	247,215
Other	Town	1,127,836	135,999

Table 3 – Resources Made Available

Narrative

The Town has found that the best way to maximize benefits derived from receiving the formula grants it receives, CDBG and HOME funding, is to use this funding for leverage. This has been an effective mechanism for the Town to significantly leverage State and local as well as private funds. The figures above reflect the Town's ability to encourage and participate in a process that garners these 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

There are no specific geographic distribution of funds or resources within the Town as to funding allocations. Activities slated for investment with Town resources including federal funding, have received these commitments because of defined need, performance, and that the project/activity will achieve a strategic goal as set forth in the Consolidated Plan and subsequent Annual Action Plan.

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.

Entitlements are strongly encouraged by HUD to maximize their grants and leverage other resources. The Town advocates this and incorporates into the RFA process, so applicants understand the need to ensure program sustainability. Potential subrecipients can receive 25 points(which is the highest scoring point(s) 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 be sought, but the need to service clients to the highest degree, as well as preserve and develop affordable housing.

For nearly a decade, Brookline worked with Pine Street Inn (PSI) on strategies to improve and preserve two lodging houses located at 51-53 and 55-57 Beals Street. Managed by PSI under lease with the previous owner since 2004, the buildings have been redeveloped into 31 "enhanced" single room occupancy (SRO) units with small bathrooms and kitchenettes serving extremely low and very low, formerly homeless individuals. The commitment from the Town resulted in \$170,400 in HOME funding, in addition to the \$829,234 from the Housing Trust and \$939,286 in CDBG funding. In FY2016, the project expended \$1,092,072 from federal tax credits, and \$1,200,000 from a private construction loan.

86 Dummer Street, a 32 unit low income rental project was completed in early December, 2015, and was occupied by mid-December 2015. The 86 Dummer Street project leveraged significant resources. The Town committed a total of \$1,712,102 in HOME funding, in addition to \$1,981,355 from the Town's Housing Trust, and \$600,000 in CDBG funding. Total development cost for the project was \$16,306,590.

Traditionally, when request for applications are received each year from public services, their requests are twice what the Town is able to fund them given the 15% cap on public services. In FY2016, the Town funded \$202,000 in public service activities. However, these eight CDBG funded recipients were able to leverage \$863,128 (4 to 1 ratio on use of CDBG funds).

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	31	31
Number of non-homeless households to be provided affordable housing units	32	45
Number of special-needs households to be provided affordable housing units	0	0
Total	63	76

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	45
Number of households supported through the rehab of existing units	31	31
Number of households supported through the acquisition of existing units	0	0
Total	63	76

Table 6 - Number of Households Supported

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

Affordable Housing-New: In FY 2016, the Brookline Housing Authority's (BHA) project at 86 Dummer Street containing 32 units of new rental housing was successfully completed and closed out. This was one of the Town's top priorities in FY2016 to assist the BHA with the development of this project. The Town committed a total of \$1,712,102 in HOME funds, \$1.98 million in Housing Trust funds, and \$500,000 in CDBG to the project which closed on financing and began construction in July of 2014. Affirmative marketing was undertaken upon construction completion, a lottery held, tenant selection, and all tenants moved in by December 2015. The development serves 10 households with incomes under 30% of AMI, 10 additional households with incomes less than 50% of AMI, and 12 additional households with incomes under 60% of AMI, in one, two, and three-bedroom units.

Affordable Housing-Rental Rehab: Pine Street Inn's Beals Street project contains 31 units of enhanced SRO housing for extremely low-income households was substantially completed and tenants were moved into the first building, while tenants for remaining vacancies were selected by lottery and moved into the second building in early FY2017. For nearly a decade the Town worked with PSI on strategies to improve and preserve these 2 lodging houses located at 51-53 and 55-57 Beals Street. The buildings had

been managed by PSI under lease from the previous owner since 2004. Throughout FY 2016, construction at Beals Street was undertaken in 2 phases, and the project is now complete and has tenants moved in. To insure that no displacement took place throughout the phasing of work, URLA procedures were followed. At the close of September 2016, a final drawdown of the retainage funds for the project is anticipated.

Affordable Housing- Inclusionary Rental: The Town continues to serve income-qualified renters by working with developers of rental properties obligated to provide units under the Town's inclusionary zoning requirements or through Chapter 40B. In FY2016, a 64 unit mixed-income rental project was constructed at 45 Marion Street, containing primarily studio and one-bedroom units. This project contains 13 units affordable to households earning less than 50% of AMI. A lottery was held in FY16 to select eligible tenants, the majority of whom were single person and small family households. All tenants are expected to be moved in by the Fall of 2016.

Affordable Housing-Homebuyer Assistance and Affordable Housing-Inclusionary Homeownership: The Town currently manages a portfolio of over 160 affordable ownership units, developed through the Town's inclusionary zoning requirements, development projects, and its homebuyer assistance program, since the mid-1990's. As owners of existing affordable units decide to sell, the Housing Division staff manages the resale process including identifying new eligible buyers through affirmative marketing and lottery. In FY16, a total of five affordable units were resold to income eligible buyers. No opportunities for new homebuyer assistance were available in this fiscal year.

Discuss how these outcomes will impact future annual action plans.

With the conclusion of the two major developments (86 Dummer Street and 51-57 Beals Street) and a first major 40B development, the Town will continue in FY 2017 to work to identify new affordable rental projects. Several projects are currently being explored including an affordable senior housing development and the redevelopment of two large state-owned public housing projects serving low-income families.

Jewish Community Housing for the Elderly (JCHE), an area non-profit with a strong track record in providing housing for low-income seniors, has applied for zoning relief under the state's 40B Comprehensive Permit Law to build 62 units of rental housing serving low-income seniors. It is anticipated that this project will be working with the Town to secure financing needed to support this important development project over the next several years.

In addition, because of market conditions, the Town is experiencing tremendous development pressure with a number of developers planning to build additional housing units. It is likely that the Town will be reviewing at least two projects under the Inclusionary Zoning provisions and five to seven 40B development proposals during FY 2017, all of which will produce between 15% and 25% affordable units. These projects could produce a significant number of affordable units.

During FY 2016, a total of five projects were proposed under the state's Comprehensive Permit Law (Chapter 40B) including:

- One new 40B project located on Crowninshield Road was approved for a total of eight 3-bedroom rental units. This project contains two rental units that will serve larger households earning up to 80% of area median income. It is unclear when the developer plans to begin construction of this project.
- In addition, three 40B projects containing a total of 64 affordable rental units serving households earning up to 50% of area median income began a review process before the Zoning Board of Appeals in FY 2016. Permitting decisions are expected to be completed in FY 2017.
- One new 40B project containing 45 total units, with 12 affordable rental units serving households earning up to 80% of area median income, is currently under review by the Zoning Board of Appeals. A decision on the comprehensive permit is expected during FY 2017.

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	330	41
Low-income	50	10
Moderate-income	34	12
Total	414	63

Table 7 – Number of Persons Served

Narrative Information

In the early stages of permitting, there are two additional 40B projects, which will contain over 200 rental units with 47 affordable units. Altogether if all the above projects, and these two mentioned, are permitted, there could be upwards of 187 rental units added to the Town of Brookline's affordable housing stock in the next several years. The total number of affordable units in the pipeline could significantly surpass the projections in the Five Year Consolidated Plan.

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

As a member of the Brookline-Newton-Waltham-Watertown Continuum of Care(C of C), with the City of Newton as the collaborative entity, the C of C maintains and strengthens how to effectively support homelessness strategies.

In FY 2016, the City of Newton allocated funding for Street Outreach Program through Emergency Solutions Grant (ESG) funds. The Brookline Community Mental Health Center (BCMHC) was awarded the grant to conduct outreach within the Brookline-Newton-Waltham-Watertown Continuum of Care service area. The program seeks out unsheltered individuals and families with the goal of connecting them with emergency shelter, housing, or critical services and non-facility based care for those unwilling or unable to access appropriate housing. During the fiscal year, the Street Outreach Program served a total of 32 persons. Given their success with the program, the BCMHC was selected by the Continuum of Care with renewal funding.

The Continuum of Care has adopted a Coordinated Entry System, which provides a standardized intake and assessment process for each service provider in the network using a "no wrong door" approach. By using the Coordinated Entry System, each provider within the C of C is able to conduct a general assessment of the person's needs and make the appropriate referral to connect them with housing and/or the appropriate services. If a provider is unable to meet the person's needs within their own organization, they assume the responsibility of linking them to the appropriate provider. In terms of permanent supportive housing, providers select the persons/households that have been in the most severe service needs, and have been homeless the longest, to fill permanent supportive housing. As in subsequent years, the City of Newton Planning and Development Department emailed a Point-In-Time (PIT) survey to every shelter and transitional housing programs in the C of C and to the Massachusetts Department of Housing and Community Development (DCHD). DCHD manages a overflow motel in the City of Waltham, which shelters homeless families. The count took place on January 27, 2016.

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.

To best maximize current resources to end chronic homelessness in the upcoming fiscal year (2017), the C of C will meet during the summer of 2016 to discuss a merger with the Balance of State in the fall of 2016. This will provide greater efforts at meeting this goal in the geographic areas covered by the current C of C.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Newton serves as the collaborative entity for the C of C, and administers the Emergency Solutions Grant (ESG).

The C of C was able to utilize ESG funds to be used for various shelter services- survivors of domestic violence, and men's and women's shelters. The City of Waltham has a day time shelter, the Community Day Center of Waltham, Inc. which serves homeless and other adults in need. Adults are provided warmth, food, case management, counseling, legal services, and referrals to other appropriate service providers. The Pine Street Inn, a stakeholder in the C of C, runs several projects among the member communities, and has an experienced outreach team that can engage those choosing not to utilize a shelter. They provide these individual's with referral information, food, clothing, hygiene products, blankets, etc.

The Massachusetts Department Housing and Community Development (DCHD) have stated that over 4,200 families were placed in Massachusetts shelters and motels this year. Like the state, the need for emergency assistance is present in the BNWW C of C. While considering the current demand for emergency shelter services, the City of Newton, through the Planning/Community Development Division continues to evaluate the appropriation of ESG funds against rapid re-housing and homeless prevention components of the program, which are more in-line with the Continuum's Ten Year Plan. Although there is a clear need and benefit of providing the shelter services, the C of C seeks to support programs that create housing stability and economic mobility as a means to end the need for shelters. In order to better achieve this balanced approach, a representative from the Metropolitan Boston Housing Provider's (MBHP) joined the C of C review committee and a staff member from Pine Street Inn joined in the C of C's planning committee.

Funds were allocated through the Town of Brookline's CDBG entitlement grant for funding to two programs which primarily assist individuals and families with mental health issues, but treats these same populations who are at threat of homelessness or homeless with resources to access emergency shelter and/or transitional housing.

Based upon the success of the TBRA program in the City of Newton (which ran a pilot program in FY 2015), the City of Waltham (a C of C and HOME consortium member), is also implementing a HOME-funded TBRA project for up to three years of rental assistance for 50 homeless or at-risk Waltham families at or below 60% of the area median income. The program is predicated on the goal of coupling housing with supportive services geared toward economic self-sufficiency.

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

The Continuum continued to strengthen engagement of participating stakeholders, as well as reaching out to new partners who would advance 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 and its providers worked with the MA Department of Children and Families (DCF), and the MA Department of Mental Health (DMH) on discharge policies for youth and clients of DMH. Within the C of C, the Brookline Community Mental Health Center, has developed individualized service plans and transition plans for young men ages 16 to 22, in the Transition to Independent Living Program. Youth are routinely discharged to reunify with their families or to another housing option if the youth's age permits or if reunification is not possible.

Relationships have been fostered through the C of C's Public Relations and Marketing Committee to continue as a key partner with facilities potentially discharging participants to homelessness. The goal of the committee is to establish a continuum of services from safety and basic needs at the emergency shelter level to case management and daily living skills in transitional and supportive housing to sustainable community integration and permanent housing; to ascertain and ensure that appropriate services are available within the C of C to adequately engage in the prevention of homelessness; and establish and confirm that appropriate services are available within the C of C to properly support previously homeless families and individuals experiencing community integration.

C of C providers identify risk factors based upon analyses of caseloads and HMIS data. Providers within the BNWW C of C report that risk factors for first time homelessness include high cost of housing, job loss, change in household composition, illness, and domestic violence.

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

The Town endorses the Interagency Council on Homelessness directive and the C of C's Ten Year Plan to End Homelessness, by creating permanent affordable housing with supportive services. Brookline is working on a Housing Production Plan(HPP) to reach and stay above the Chapter 40B 10% goal of affordable housing stock. The City of Newton, developed in FY 2016 through RKG Associates, the "Housing Needs Analysis and Strategic Recommendations" which identifies approaches to housing development that will enable the City of Newton to reach its goal of 10% housing stock affordable to low and moderate income households by the year 2021. Six sites as part of this process, have been identified in Newton that would accommodate 9 to 12 units of permanent supportive housing for chronically homeless individuals. Although the HHP has not been ratified, it recognizes that there is a "serious unmet need for housing with services for chronically homeless people and disability housing, both in Brookline and the surrounding communities".

Strategies to retain and possibly increase lodging house stock in Brookline (often SRO's), occupied by very low income persons, to turn into permanent affordable housing would be looked at through partnerships with Pine Street Inn, Caritas, and Communities to End Homelessness, as purchase and renovation into permanently affordable housing.

In the Continuum's strategy to constantly analyze gaps in the system and provide improved coordination on vacancies in permanent housing, each recipient of McKinney-Vento Homelessness funds during FY 2016 prioritized its existing supportive housing beds to chronically homeless individuals upon their turnover. The stakeholders responsible for this proactive solution were Pine Street Inn, Advocates, Vinfen, and the City of Newton.

ESG money, administered by the City of Newton provided funds to assist with rapid re-housing, homelessness prevention, shelter services and street outreach. Funding allocated for rapid re-housing was utilized within the C of C to help reduce the number of individuals and families evicted from housing. These funds not only provided financial resources to keep at-risk households housed, but were key in providing financial education and supportive services. In April, 2016 the C of C made recommendations to the City for the FY 2017 ESG, to increase the allocation to street outreach given the growing numbers of unsheltered individuals in Waltham. Unexpended funds in HMIS will be recommended for future re-programming to be applied to homeless prevention.

Collaborations still continue with McKinney-Vento local educational authorities and school districts during FY16. The Brookline Community Mental Health Center contacts each school district homeless liaison at least once a week to discuss families or youth that may be at risk of homelessness and need for prevention intervention.

To assure that homeless veterans have better access to services and housing in the C of C, the New England Center for Homeless Veterans has assigned its Housing Stabilization Operations Coordinator to the C of C. He works with local providers (i.e. Bristol Lodge; Community Day Center of Waltham; local veterans services officers and police) to identify the few homeless veterans in the C of C and ensure they are connected to VA services.

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

Actions taken to address the needs of public housing

The Brookline Housing Authority (BHA) plays a key role in providing affordable housing in the Town of Brookline. It provides the largest number of affordable apartments of any property owner in the Town.

It is the mission of the Brookline Housing Authority to provide low-income families, seniors, and people of all abilities with safe, decent, accessible, and affordable places to live in a community rich with opportunities. The BHA works in collaboration with government and civic organizations to support and encourage the well-being and economic self-sufficiency of BHA residents; to sustain a diverse population in Brookline; and to maintain attractive residential neighborhoods. This mission statement was updated in 2015 to reflect a completed long-range Strategic Plan. Nevertheless, the BHA was able in FY 2016 to complete the following capital improvements:

- Completed construction and lease-up of the 32 unit 86 Dummer Street building in early 2016. This is the largest new construction of affordable housing in the Town in more than 30 years. 70% of units were set-aside for households who live or worked in Brookline;
- Renovations of elevators at 22 High Street. New energy efficient hot water boilers at 22 High Street and Col. Floyd(elderly/disabled) properties;
- Repairs and replacements at the Col. Floyd development including door, hallways, and ceilings;
- New hallway flooring at 61 Park Street(elderly);
- New energy efficient washers and dryers at several BHA properties;
- Upgraded security cameras at the High Street Veterans family development;
- Renovations to the community room and public toilets at 90 Longwood Avenue;
- Sidewalk repairs at the Egmont Street Veterans property; and
- Installation of water-saving toilets in all apartments at the Egmont Street Veterans development.

In FY 2016, the BHA transitioned 30 households at the privately-owned Beacon Park apartment building to the BHA's Sec. 8 program when the property's original subsidies expired in late 2015, utilizing HUD's Rental Assistance Demonstration (RAD) program. These units will be preserved for the long term as affordable housing. There are a total of 80 units in Beacon Park.

The BHA is always looking at ways or the means to undertake resident services that will strengthen the lives of its residents. In FY 2016, the BHA undertook the following initiatives to continue their investment in residents of their properties:

- Citizenship program in collaboration with Project Citizenship;
- In collaboration with the Allston Brighton Community Financial Management program, the BHA launched a tax preparation and counseling service at its properties and prepared returns of residents;
- Springwell and the BHA operated 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 (90 Longwood Avenue);
- Partnered with the Brookline Food Pantry to open a new food distribution site at the Egmont Street Veterans development;
- In collaboration with the Greater Boston Food Bank (GBFB), the BHA began distribution of food to its senior citizens under the GBFB's Commodity Food Distribution Program;
- Worked with the Brookline Parent Child Home Program(PCHP) , so that PCHP could start a playgroup for pre-school children in their 22 High Street property; and
- Operated a multi-year federal grant for resident self-sufficiency programming at the 22 High Street development under the Resident Opportunity and Self-Sufficiency (ROSS) program.

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

Within the BHA, there is the Town-Wide Resident Association, an elected body, with representatives from each of the BHA public housing developments. In 2014, the long-serving president of the association retired. A new president was elected and she held several meetings in 2015 and 2016 to bring together resident participation. At the BHA Board of Commissioners meetings, this individual represents the views of the entire resident population.

The Resident Association was established in the 1960's to support constructive change within the Housing Authority. This association has supported the BHA's efforts to create and maintain the highest quality of housing for residents it serves, as well as strengthen social service programming and opportunities. The association is the vehicle through which the BHA can efficiently communicate with residents with respect to important initiatives, policies and practices; and allows residents to challenge the BHA with independent ideas and concerns.

Collaborations continued throughout the Town with a variety of entities. Working with the Brookline Community Aging Network (BCAN) and residents of senior properties, the BHA was able to identify road, sidewalk, and traffic safety hazards, and present to the Town's Department of Public Works for review. When homeownership opportunities have been promoted, the Town's Planning Department alerts the

BHA about this, and the BHA publicizes these opportunities to the residents. The Steps to Success programs and the Next Step program offer BHA residents the ability to strengthen their careers and increase their incomes, which can lead to homeownership.

Actions taken to provide assistance to troubled PHAs

The Brookline Housing Authority has not been designated as a "troubled PHA". As such, no actions are required to assist it in that realm.

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)

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 residential exemption which in 2016 equaled \$209,531.00, and provided an annual tax savings of \$2,183.31. 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. Construction began in fiscal year 2016 on 64 units at 45 Marion Street, with 13 units as affordable. The structure will serve a population who need studios and one bedroom units.

During the fiscal year, staff maintained their support for working with developers to meet the needs of the underserved. Jewish Community Housing for the Elderly (JCHE), a mission based housing developer, were able with assistance to move a 100% affordable senior housing project toward the predevelopment stage. Similarly, the Town collaborated with the Brookline Housing Authority (BHA) to complete its Dummer Street project to create 32 new units of affordable rental housing for low-income households and with the Pine Street Inn on its 53-57 Beals Street project creating 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 its housing stock through the provision of block grant funds for capital improvements,

and to access project-based subsidies for projects under development.

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 children under the age of six years, Brookline's health inspector performed a lead determination. The Health and Building Departments also ensure that contractors followed the EPA Renovation, Repair, and Painting Rule (RRP Rule) entailing safe work practices when working in residential properties built before 1978.

In addition, the Health Department performed 522 Housing Inspections last fiscal year. Seven (7) of these inspections involved lead based paint determination. As a result of the findings, the Department of Public Health sent to the Town 10 lead removal notices citing dwelling units that must be abated given the presence of children under the age of six years old.

According to the Massachusetts Department of Public Health and Childhood Lead Poisoning Prevention Program, 1,497 Brookline children under the age of six years old were screened for lead poisoning during the period of January 1, 2015 to December 31, 2015. None were confirmed to sustain elevated lead poisoning levels over the 10 micrograms per deciliter limit established by the State Lead law. This is of significant importance given that 88% of the Town's housing stock was built before 1978.

Collaboration will continue between the Planning and Community Development Department, the Health and the Building Departments to disseminate information and resources available to at-risk populations and key stakeholders.

The Town continued to require lead paint abatement as part of renovation programs for affordable housing undertaken by private non-profit 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 was substantially completed in FY2016, and included lead abatement of both multi-family properties.

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/non-profit 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(5 inquiries in FY16), the usefulness of this program in the town is limited due to the high proportion of condominium and rental units that are in relatively large buildings where access to common area testing and abatement may be

more complicated. Some have even found the program daunting due to elements involved in the process. In addition, as housing costs continue to go up, many households do not meet the income eligibility standards set 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. As in prior years, the Town used CDBG funding to support capital improvements at properties owned by the Brookline Housing Authority (BHA). The town also supported the BHA in its completion of 32 new low-income rental units, ten of which serve very low income persons (<30% of area median income). Beals Street project provided 31 units of rental housing, which now serves individuals earning below 30% of AMI, many of whom were formerly homeless.

The Town supports a number of programs, particularly public services, aimed at benefitting low-income households through the CDBG program. These programs include, but not limited to, the Next Steps Program, the Brookline Learning Project, the Parent Child Home Program, and the Brookline Community Mental Health Center. These programs and agencies have created activities to meet the ever-growing need of very-low income households to help them sustain a quality of life.

The Brookline Commission for Women, a non-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 (STS) program, with the mission to end generational poverty, one student at a time, assisted low-income public school students with year-round academic support and summer training experiences. The BHA in conjunction with STS, sought to engage residents of the Town who experience language barriers, by providing ESOL classes. The program engaged partner agencies as a core aspect of its mission for a comprehensive, community-based approach to adult learning in Brookline.

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

Housing and Community development staff continued to collaborate with town departments. This included the 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 as a stakeholder in the Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (C of C), and

recipient of Emergency Solutions Grant (ESG), provided services to the four communities of the C of C, with homeless prevention programs. Lastly, Housing staff continued engagement with the Town's Veteran's office and School Department personnel, in promoting new affordable housing opportunities.

The Community Development Division, continued its role, in addition to institutional collaborations, as liaison for the Town of Brookline with the BNWW C of C to engage in approaches, policies, and strategies to ensure homeless individuals and families receive needed services and move into permanent supportive housing.

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

The Brookline Community Mental Health Center and the Town's Diversity, Inclusion and Community Relations Department provide on-going 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(providing short term emergency cash assistance which is 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.

With resources limited, and ever shrinking from all available sources, to these agencies and others, the most efficient way to meet the on-going needs of the different populations, is making collaborations an inevitability, but also paramount for consistent productivity for public, private, and social service agencies. Subrecipients of the grant are encouraged to share their knowledge to benefit their peers, and there is a storied tradition of monthly meetings among these agencies in the Town to collaborate and coordinate resources. Added, that any and all pertinent 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 and/or timetables.

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

The Office of Diversity, Inclusion and Community Relations (ODICR) in conjunction with the Commission for Diversity, Inclusion and Community Relations (CDICR) revised the complaint procedure and an on-line complaint form. The complaint form includes the capacity to field complaints to fair housing. The complaint process is universal in that its intention is to offer an avenue for recourse to individuals who claim to be subjected to discriminatory practices including housing discrimination. Major changes to the complaint process and procedure include: 1) Actions taken and other useful measures can be recorded within a database; 2) Data can more easily be quantified and summated; 3) Data can be analyzed for trends and intervention efficacy; 4) Complaint form is more user friendly; 5) Provides the capacity for

oversight of the process while limiting access to a complainant's private information.(Of note, there were no formal or informal complaints pertaining to fair-housing that made use of the old complaint process. However, the ODICR did provide consultation to three individuals regarding landlord-tenancy issues/non-protected class situations.)

In the summer of 2016, the CDICR with input from the ODICR, the public, and the Planning and Community Development Department, will modify the fair-housing by-law to make it consistent with the by-laws that govern the CDICR. The by-law amendments will restructure how the CDICR and the ODICR proceed to manage Fair Housing cases, and do not broaden or restrict Fair Housing Laws or regulations. The CDICR anticipates presenting a warrant article for the November, 2016 Town Meeting that will request the amendments to the by-law be enacted.

The FFY2015-2020 West Metro HOME Consortium Regional Fair Housing Plan was approved in June 2015. The Plan established courses of action through defined categories for the Consortium members to address. Among them were *Public and Private Sector Education and Outreach*. In FY16, several members of the HOME consortium provided opportunities for participation in a number of trainings and forums to educate and increase fair housing choice: Town of Framingham-State of Housing Panel discussion; City of Waltham- Fair Housing Training; Regional Housing Services Office- held 2 public forums on Best Practices of Fair Housing and Fair housing Training-After Initial Leasing; and the City of Newton held training for Newton staff on Affirmatively Furthering Fair Housing and several public forums hosted by their fair housing committee.

As to *Oversight, Monitoring, and Reporting*, sited in the plan, that given a majority of the Consortium municipalities do not have established protocol for intake, assessment, and referral of housing complaints, it should be noted in the earlier narrative that the Town of Brookline's Office of Diversity, Inclusion, and Community Relations revised its complaint procedure and online complaint form to field complaints pertaining to fair housing. The Town will work with the Consortium Fair Housing Committee to work towards creating a Consortium-endorsed standard procedures for logging and referring fair housing complaints for established consistency.

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 non-profits to create new opportunities to provide housing with both supportive-services as well as wheel-chair accessible living space. Two of the units that Pine Street Inn has developed of the existing 2 lodging houses into "enhanced" SRO units which serve extremely low-income households are wheelchair accessible and serve adults with disabilities.

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

HOME: Since all of the HOME-funded projects in Brookline have fewer than 25 units, an on-site inspection is required only every two years and took place in May, 2015. Monitoring and compliance with HOME projects require Housing Quality Standards (HQS) be conducted. Tenant re-certifications are done on an annual basis, and took place in fiscal year 2016.

Additionally, all homeowners who have received financial assistance through the Homebuyer Assistance program (or have deed restrictions under the Town-sponsored programs) are monitored on an annual basis to verify continued owner occupancy. The Brookline Homebuyer programs require that all units purchased with HOME funds remain buyer-occupied throughout the term of the mortgage. Each buyer is contacted by certified mail with a return receipt request. The owner must sign and return an enclosed certification that s/he still occupies the unit as his/her primary residence and that s/he is in compliance with all terms, conditions, and requirements set forth in the mortgage and promissory note.

Owner occupancy is also confirmed through Assessor's Office determination that the owner continues to qualify for the Town's residential exemption, and through review of annual Town-generated street listings. If an unit is found to be out of compliance, the Housing Division staff will work with Town Counsel to initiate foreclosure and recapture the unit. All current participants continue to comply with the requirements under the program regulations.

CDBG: The annual action plan for the Town states that monitors will be conducted in the third quarter of the program fiscal year. Using risk analysis, when past monitors were conducted, major staff and program turnovers, construction, there were five monitors that took place in FY16. Due to the risk involved in two activities, they were requested to have reasons for delay, remediation plans, and terms built into contract to submit monthly reports regarding program implementation. In the end, these two activities far "outshined" other activities as to accomplishments, performance, and administration of the programs.

More monitors would have been conducted, but staff turnovers throughout the year in the Community Development Division precluded adding additional monitors and limited to the ones conducted.

Within contracts, there were built-in features to assist with monitors. With submission of quarterly reports, problems and/or issues encountered with recipients were identified, and evaluated, with technical assistance provided as needed. A pre-monitor helps to expedite monitoring when it occurs later in the fiscal year, particularly with public service subrecipients required to submit income eligibility documentation for review prior to the first invoice.

Subrecipients whose projects involve Davis-Bacon labor standards are sent prior to the execution of their contract, a letter stating their requirement to administer and enforce federal labor provisions. The latest edition of "Making Davis-Bacon Work-A Contractor's Guide to Prevailing Wage Requirements for Federally Assisted Construction Projects-2012" (prepared by HUD) is sent to them. Arrangements are made with the subrecipient to meet and discuss/clarify these requirements and accompanying documentation.

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.

Regulations of the grant mandate citizen participation throughout the fiscal year as well as notification on specific documents. A legal ad was placed in the September 8, 2016 edition of the Brookline Tab to engage the members of the Brookline community to comment on the Consolidated Annual Performance and Evaluation Plan (CAPER). The Tab is available to all residents of the Town including those in BHA and other affordable housing dwellings. Beginning September 9 to September 23, 2016, the 15 day comment period for this report, no comments were received. This document was available in Brookline Town Hall at the Planning and Community Development Office and on-line for inspection.

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.

During the course of FFY 2015 (FY 2016) there was no necessity to change program objectives slated the Town's latest Five Year Plan (2016-2012) and/or Annual Action Plan for FY2016.

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.



Office of Community Planning and Development
U.S. Department of Housing and Urban Development
Integrated Disbursement and Information System
PR26 - CDBG Financial Summary Report

DATE: 09-29-16
TIME: 8:27
PAGE: 1

Program Year 2015
BROOKLINE, MA

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,104,585.68
02 ENTITLEMENT GRANT	1,350,638.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	39,261.30
05a CURRENT YEAR SECTION 108 PROGRAM INCOME (FOR SI TYPE)	0.00
06 FUNDS RETURNED TO THE LINE-OF-CREDIT	0.00
06a FUNDS RETURNED TO THE LOCAL CDBG ACCOUNT	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	0.00
08 TOTAL AVAILABLE (SUM, LINES 01-07)	2,494,484.98

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	916,623.89
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	916,623.89
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	198,162.45
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	1,114,786.34
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,379,698.64

PART III: LOWMOD BENEFIT THIS REPORTING PERIOD

17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	470,538.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	446,085.44
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	916,623.44
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 2015 PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%

PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS

27 DISBURSED IN IDIS FOR PUBLIC SERVICES	202,000.00
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	202,000.00
32 ENTITLEMENT GRANT	1,350,638.00
33 PRIOR YEAR PROGRAM INCOME	37,106.50
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,387,744.50
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.56%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	198,162.45
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	198,162.45
42 ENTITLEMENT GRANT	1,350,638.00
43 CURRENT YEAR PROGRAM INCOME	39,261.30
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,389,899.30
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	14.26%



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report

DATE: 09-29-16
 TIME: 8:27
 PAGE: 2

Program Year 2015
 BROOKLINE, MA

LINE 17 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 17

Report returned no data.

LINE 18 DETAIL: ACTIVITIES TO CONSIDER IN DETERMINING THE AMOUNT TO ENTER ON LINE 18

Plan Year	IDIS Project	IDIS Activity	Activity Name	Matrix Code	National Objective	Drawn Amount
2014	4	609	AFFORDABLE HOUSING PROGRAM	14B	LMH	\$54,523.94
				14B	Matrix Code	\$54,523.94
2013	4	597	CDBG 2014 Health and Safety Project	14C	LMH	\$101,833.82
2015	4	610	Security, Efficiency, and Capital Projects	14C	LMH	\$5,549.30
2015	4	622	Energy Efficiency, Resident Security Projects	14C	LMH	\$63,292.15
				14C	Matrix Code	\$170,675.27
2014	6	617	HOUSING DIVISION	14J	LMH	\$245,339.24
				14J	Matrix Code	\$245,339.24
Total						\$470,538.45

LINE 19 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2010	5	547	5880657	DESIGN & PRELIMINARY ENGINEERING PEDESTRIAN/BICYCLE CROSSING OF ROUTE 9	03	LMA	\$49,644.18
					03	Matrix Code	\$49,644.18
2008	3	483	5850034	GATEWAY EAST ENGINEERING	03K	LMA	\$5,440.34
2008	3	483	5860243	GATEWAY EAST ENGINEERING	03K	LMA	\$1,162.76
2008	3	483	5924251	GATEWAY EAST ENGINEERING	03K	LMA	\$22,977.76
2008	3	483	5935309	GATEWAY EAST ENGINEERING	03K	LMA	\$30,094.16
					03K	Matrix Code	\$59,675.02
2014	1	611	5850034	Gateway East Pedestrian Bridge Demolition	04	LMA	\$4,249.31
2014	1	611	5860243	Gateway East Pedestrian Bridge Demolition	04	LMA	\$4,987.99
2014	1	611	5873440	Gateway East Pedestrian Bridge Demolition	04	LMA	\$21,576.78
2014	1	611	5875227	Gateway East Pedestrian Bridge Demolition	04	LMA	\$49,481.25
2014	1	611	5880657	Gateway East Pedestrian Bridge Demolition	04	LMA	\$1,067.44
2014	1	611	5886879	Gateway East Pedestrian Bridge Demolition	04	LMA	\$39,689.40
2014	1	611	5897109	Gateway East Pedestrian Bridge Demolition	04	LMA	\$12,934.85
2014	1	611	5924251	Gateway East Pedestrian Bridge Demolition	04	LMA	\$779.22
					04	Matrix Code	\$134,766.24
2015	10	620	5896640	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,086.97
2015	10	620	5896672	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,241.52
2015	10	620	5897110	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,391.52
2015	10	620	5897714	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$4,553.90
2015	10	620	5898145	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$5,760.27
2015	10	620	5899555	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$7,930.21
2015	10	620	5900110	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,592.18
2015	10	620	5911591	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,623.62
2015	10	620	5917691	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,726.90
2015	10	620	5923136	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$2,896.77
2015	10	620	5933391	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,556.01
2015	10	620	5935309	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$275.00
2015	10	620	5939701	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$118.13
					05A	Matrix Code	\$31,753.00
2015	13	621	5897714	JOBS: Job opportunities/Training For Brookline Seniors	05E	LMC	\$770.00
2015	13	621	5898145	JOBS: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,621.00
2015	13	621	5899555	JOBS: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,905.00
2015	13	621	5900110	JOBS: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,674.00
2015	13	621	5911591	JOBS: Job opportunities/Training For Brookline Seniors	05E	LMC	\$2,012.50



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report

DATE: 09-29-16
 TIME: 8:27
 PAGE: 3

Program Year 2015
 BROOKLINE, MA

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	13	621	5917691	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$2,628.50
2015	13	621	5923136	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,880.50
2015	13	621	5933391	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,446.50
2015	13	621	5935309	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$396.00
2015	13	621	5939701	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$219.00
					05E	Matrix Code	\$14,553.00
2014	13	626	5923136	BROOKLINE LEARNING PROJECT	05H	LMC	\$4,980.00
2014	13	626	5935309	BROOKLINE LEARNING PROJECT	05H	LMC	\$4,980.00
2015	11	623	5923136	NEXT STEPS	05H	LMCSV	\$8,820.00
2015	15	612	5911591	CDBG YOUTH EMPLOYMENT AND TRAINNG PROGRAM	05H	LMC	\$53,078.00
					05H	Matrix Code	\$71,858.00
2015	12	624	5923136	PARENT CHILD HOME PROGRAM BROOKLINE	05L	LMC	\$6,912.00
2015	12	624	5933391	PARENT CHILD HOME PROGRAM BROOKLINE	05L	LMC	\$2,631.00
					05L	Matrix Code	\$9,543.00
2015	8	619	5899555	BCMHC ADOLESCENT OUTREACH PROGRAM	050	LMC	\$23,760.00
2015	8	619	5900110	BCMHC ADOLESCENT OUTREACH PROGRAM	050	LMC	\$5,520.00
2015	8	619	5923136	BCMHC ADOLESCENT OUTREACH PROGRAM	050	LMC	\$12,453.00
2015	9	615	5899555	BCMHC SERVICE FOR CHILDREN AND FAMILIES	050	LMC	\$26,400.00
2015	9	615	5900110	BCMHC SERVICE FOR CHILDREN AND FAMILIES	050	LMC	\$5,120.00
2015	9	615	5923136	BCMHC SERVICE FOR CHILDREN AND FAMILIES	050	LMC	\$1,040.00
					050	Matrix Code	\$74,293.00
Total							\$446,085.44

LINE 27 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 27

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	10	620	5896640	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,086.97
2015	10	620	5896672	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,241.52
2015	10	620	5897110	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,391.52
2015	10	620	5897714	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$4,553.90
2015	10	620	5898145	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$5,760.27
2015	10	620	5899555	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$7,930.21
2015	10	620	5900110	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,592.18
2015	10	620	5911591	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,623.62
2015	10	620	5917691	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,726.90
2015	10	620	5923136	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$2,896.77
2015	10	620	5933391	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$1,556.01
2015	10	620	5935309	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$275.00
2015	10	620	5939701	BROOKLINE ELDER TAXI SYSTEM (BETS)	05A	LMC	\$118.13
					05A	Matrix Code	\$31,753.00
2015	13	621	5897714	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$770.00
2015	13	621	5898145	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,621.00
2015	13	621	5899555	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,905.00
2015	13	621	5900110	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,674.00
2015	13	621	5911591	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$2,012.50
2015	13	621	5917691	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$2,628.50
2015	13	621	5923136	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,880.50
2015	13	621	5933391	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$1,446.50
2015	13	621	5935309	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$396.00
2015	13	621	5939701	JOB: Job opportunities/Training For Brookline Seniors	05E	LMC	\$219.00
					05E	Matrix Code	\$14,553.00
2014	13	626	5923136	BROOKLINE LEARNING PROJECT	05H	LMC	\$4,980.00
2014	13	626	5935309	BROOKLINE LEARNING PROJECT	05H	LMC	\$4,980.00
2015	11	623	5923136	NEXT STEPS	05H	LMCSV	\$8,820.00
2015	15	612	5911591	CDBG YOUTH EMPLOYMENT AND TRAINING PROGRAM	05H	LMC	\$53,078.00



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 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System

DATE: 09-29-16
 TIME: 8:27
 PAGE: 4

PR26 - CDBG Financial Summary Report

Program Year 2015

BROOKLINE, MA

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
					05H	Matrix Code	\$71,858.00
2015	12	624	5923136	PARENT CHILD HOME PROGRAM BROOKLINE	05L	LMC	\$6,912.00
2015	12	624	5933391	PARENT CHILD HOME PROGRAM BROOKLINE	05L	LMC	\$2,631.00
					05L	Matrix Code	\$9,543.00
2015	8	619	5899555	BCMHC ADOLESCENT OUTREACH PROGRAM	050	LMC	\$23,760.00
2015	8	619	5900110	BCMHC ADOLESCENT OUTREACH PROGRAM	050	LMC	\$5,520.00
2015	8	619	5923136	BCMHC ADOLESCENT OUTREACH PROGRAM	050	LMC	\$12,453.00
2015	9	615	5899555	BCMHC SERVICE FOR CHILDREN AND FAMILIES	050	LMC	\$26,400.00
2015	9	615	5900110	BCMHC SERVICE FOR CHILDREN AND FAMILIES	050	LMC	\$5,120.00
2015	9	615	5923136	BCMHC SERVICE FOR CHILDREN AND FAMILIES	050	LMC	\$1,040.00
					05O	Matrix Code	\$74,293.00
Total							\$202,000.00

LINE 37 DETAIL: ACTIVITIES INCLUDED IN THE COMPUTATION OF LINE 37

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2015	2	614	5896640	CD COMPREHENSIVE PLANNING	20		\$2,036.88
2015	2	614	5896672	CD COMPREHENSIVE PLANNING	20		\$2,083.41
2015	2	614	5897110	CD COMPREHENSIVE PLANNING	20		\$1,990.41
2015	2	614	5897714	CD COMPREHENSIVE PLANNING	20		\$2,278.83
2015	2	614	5898145	CD COMPREHENSIVE PLANNING	20		\$2,292.50
2015	2	614	5899555	CD COMPREHENSIVE PLANNING	20		\$2,013.64
2015	2	614	5900110	CD COMPREHENSIVE PLANNING	20		\$2,502.56
2015	2	614	5911591	CD COMPREHENSIVE PLANNING	20		\$1,270.04
2015	2	614	5917691	CD COMPREHENSIVE PLANNING	20		\$201.11
2015	2	614	5923136	CD COMPREHENSIVE PLANNING	20		\$393.52
2015	2	614	5933391	CD COMPREHENSIVE PLANNING	20		\$201.11
					20	Matrix Code	\$17,264.01
2015	1	613	5896640	CD GRANT ADMINISTRATION	21A		\$12,102.21
2015	1	613	5896672	CD GRANT ADMINISTRATION	21A		\$11,676.36
2015	1	613	5897110	CD GRANT ADMINISTRATION	21A		\$11,676.36
2015	1	613	5897714	CD GRANT ADMINISTRATION	21A		\$18,393.89
2015	1	613	5898145	CD GRANT ADMINISTRATION	21A		\$12,491.96
2015	1	613	5899555	CD GRANT ADMINISTRATION	21A		\$14,964.76
2015	1	613	5900110	CD GRANT ADMINISTRATION	21A		\$15,495.72
2015	1	613	5911591	CD GRANT ADMINISTRATION	21A		\$15,035.78
2015	1	613	5917691	CD GRANT ADMINISTRATION	21A		\$17,146.75
2015	1	613	5923136	CD GRANT ADMINISTRATION	21A		\$16,839.73
2015	1	613	5933391	CD GRANT ADMINISTRATION	21A		\$15,849.69
2015	1	613	5935309	CD GRANT ADMINISTRATION	21A		\$4,803.52
2015	1	613	5939701	CD GRANT ADMINISTRATION	21A		\$14,421.71
					21A	Matrix Code	\$180,898.44
Total							\$198,162.45