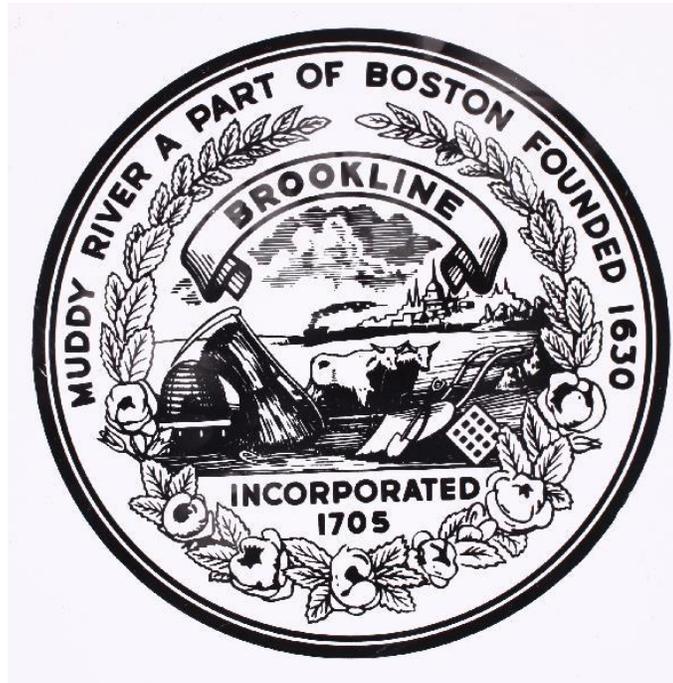


Town of Brookline

FFY 2017 (FY 2018)

*Consolidated Annual Performance and Evaluation Report
(CAPER)*



TOWN OF BROOKLINE, MASSACHUSETTS

Reporting Period: Fiscal Year FFY 2017 (FY2018)

July 1, 2017 to June 30, 2018

September 30, 2018



New England

U.S. Department of Housing and Urban Development
Office of Community Planning and Development
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street, 5th Floor
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Joseph Viola, Assistant Director
Town of Brookline
Planning and Community Development Dept.
333 Washington Street
Brookline, MA 02445

OCT 16 2018

Dear Mr. Viola:

Subject: FY 2017 Consolidated Annual Performance and Evaluation Report

We have reviewed and approved the Town of Brookline's Consolidated Annual Performance and Evaluation Report (CAPER) for the program year July 1, 2017 to June 30, 2018. Based on the information provided, we find Brookline's FY 2017 CAPER to be consistent with the Town's Five Year Consolidated Plan and One Year Action Plan for FY 2017. The narrative describes how the Town is working to meet the goals identified in the plans as well as proposed versus actual outcome results. We also find the Town to be within the 15% cap for public services and the 20% cap for planning and administration for the Community Development Block Grant Program.

As a result of our review, we have determined that the Town of Brookline has carried out its activities and certifications in a timely manner, consistent with the requirements and primary objective of the Housing and Community Development Act of 1974, as amended, and with other applicable laws and program requirements. Pursuant to 24 CFR 570.905, we find that the Town of Brookline has the continuing capacity to carry out its activities in a timely manner based on the information provided in the Town's CAPER.

Please remember that a copy of this letter must accompany all copies the CAPER. If you have any questions or if we can be of further assistance, please contact your CPD Representative, Cynthia Lopez at 617-994-8364 or Cynthia.E.Lopez@hud.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Shumeyko", with a long horizontal line extending to the right.

Robert Shumeyko
Director

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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.

In FY 2018, the Town served as the steward of CDBG funds, which were effectively administered to over 14 subrecipients. As in past years, program success was measured by the extent to which subrecipients met local needs as defined in their contracts, mirroring priorities put forth in the Town's Consolidated and Annual Actions Plans. As of June 30th, 2018 the Town had a 1.25 program funding ratio.

Public Facilities: The Town's goal to enhance public facilities in a major corridor continued as part of the Gateway East project. Revised 75 % design plans were submitted to the MA Dept. of Transportation in October 2016; 100% design plans in May 2018 and; 100% PS&E in August 2018. The project was bid for construction in August 2018 with an expected bid opening date of November 2018. Tasks related to right-of-way acquisition were undertaken at Brookline's May 2018 Annual Town meeting, where five project-related Warrant Articles received unanimous approval. For right-of way, the Town negotiated agreements with nine project abutters for permanent and temporary easements and will use prior and current year CDBG funds for legal and acquisition costs.

Affordable Housing: Brookline's affordable housing policies and program reflect the Town's commitment to create and/or preserve rental and affordable housing. The Town's affordable rental housing preservation goals were met through the investment of CDBG and HOME funds toward capital projects at a number of developments owned by the Brookline Housing Authority. The Town continued to serve income-qualified renters by working with developers of rental properties to provide units under the Town's inclusionary zoning requirements or through Chapter 40B Comprehensive Permits.

Public Services: The Town continued to make public services to its residents a high priority. The Town's seven CDBG-funded social programs serve a diverse constituency and offer a wide array of services, ranging from employment resources to counseling and literacy, serving youths, the elderly and those learning English as a second language.

Supportive services to the homeless and at-risk of homeless: In FY18, the Brookline Community Mental Health Center was awarded ESG funds to provide homeless prevention, rapid re-housing, outreach, and shelter to individuals and families that were homeless or at-risk of homelessness. BCMHC operates both Homelessness Prevention and Rapid Re-Housing Programs, providing case management and/or financial assistance to individuals and families who are homeless or at high risk of eviction and who meet income guidelines and who live in Brookline,

Newton, Watertown and Waltham.

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	9	150.00%			
Affordable Housing - Inclusionary Homeownership	Affordable Housing		Rental units constructed	Household Housing Unit	0	0				
Affordable Housing - Inclusionary Homeownership	Affordable Housing		Homeowner Housing Added	Household Housing Unit	0	0				
Affordable Housing - Inclusionary Rental	Affordable Housing		Rental units constructed	Household Housing Unit	0	0				
Affordable Housing - Marian Street	Affordable Housing		Rental units constructed	Household Housing Unit	0	0				

Affordable Housing - Rehab Rental	Affordable Housing	CDBG: \$380000	Rental units constructed	Household Housing Unit	0	0				
Affordable Housing - Rehab Rental	Affordable Housing	CDBG: \$380000	Rental units rehabilitated	Household Housing Unit	31	253	816.13%	200	253	126.50%
Affordable Housing - Rehab Rental	Affordable Housing	CDBG: \$380000	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Affordable Housing - Rental Preservation	Affordable Housing		Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0				
Affordable Housing - Rental Preservation	Affordable Housing		Rental units rehabilitated	Household Housing Unit	0	0				
Affordable Housing - Rental Preservation	Affordable Housing		Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Affordable Housing - Rental Preservation	Affordable Housing		Housing for Homeless added	Household Housing Unit	0	0				
Affordable Housing - Rental Preservation	Affordable Housing		Housing for People with HIV/AIDS added	Household Housing Unit	0	0				

Affordable Housing- New	Affordable Housing	CDBG: \$242305 / HOME: \$173735 / Town: \$2083960	Rental units constructed	Household Housing Unit	0	0		62	0	0.00%
Affordable Housing- New	Affordable Housing	CDBG: \$242305 / HOME: \$173735 / Town: \$2083960	Homeowner Housing Rehabilitated	Household Housing Unit	0	0		0	0	
Economic Development	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Homelessness Services	Homeless		Homelessness Prevention	Persons Assisted	100	85	85.00%			
Homelessness Services	Homeless		Other	Other						
Public Facilities/Public Improvements	Non-Housing Community Development		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	12540	12540	100.00%			

Public Services	Non-Homeless Special Needs	CDBG: \$199061 / Public Service Agencies: \$800000	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted				0		
Public Services	Non-Homeless Special Needs	CDBG: \$199061 / Public Service Agencies: \$800000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	0	0		962	580	60.29%

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 2018 the Town succeeded in addressing the priorities and specific objectives set forth for the fiscal year in its FY 2018 Annual Action Plan.

Brookline completed its rehabilitation project at the Brookline Housing Authority's Trustman apartments. The project accomplished a moderate rehabilitation of an 86-unit occupied state-financed public housing development. The HOME program financed overall improvements such as the renovation of the community room in the St. Paul Street building and the replacement of the roof, gutters/downspouts and exterior doors at the Amory Street building. The renovation was completed in July 2018.

In addition, the Town continued to work with its non-profit grantee Jewish Community Housing for the Elderly (JCHE) to obtain state funding needed to build its 62-unit elderly development in the heart of the Coolidge Corner Neighborhood. State Funds and federal Low Income Housing Tax Credits were awarded in July of 2018 and closing on the project financing is expected to be completed by early 2019 with a construction start in the spring of 2019.

While no new inclusionary zoning projects added affordable units to the Town's inventory in FY18, one project contributed a total of \$440,948.63 to Brookline's Housing Trust. These funds are used to supplement state and federal funds for new affordable housing projects in the Town. In addition, one other inclusionary zoning project, which will contribute approximately \$500,000 to the Town's Housing Trust, was negotiated in FY18. Trust Fund payments from this second project are expected in FY19.

Lastly, a total of 62 additional rental units, of which 16 will be affordable to households earning less than 50% and 80% of AMI received zoning approval through the state's Comprehensive Permit (40B) process by the Town of Brookline in FY18. To date a total of 403 new units of housing, of which 136 will be affordable, have received a comprehensive permit approval via the 40B mechanism. The Town is currently reviewing applications for five additional projects containing an additional 751 total units, 158 of which will be affordable.

As in previous years, CDBG funding was allocated to the Brookline Housing Authority (BHA) to fund needed capital projects at its developments Town-wide. In FY 2018, \$380,000 was allocated to the BHA to fund improvements at three Brookline Housing Authority developments. At Egmont Street funding was used for design costs for courtyards/public space. At Kickham Apartments funds were used to replace aged and inefficient boilers and storage tanks. Lastly, at Morse Apartments, funds were used to replace aged and inefficient direct hot water heaters with

new, efficient equipment. safety and energy efficient improvements.

CDBG projects funded in FY 2018 represent the third 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 ensure that identified goals and needs would continue to be met in the third year of the plan. The Town continued to meet the timeliness test, posting an unadjusted ratio of 1.16 at the end of the program year.

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	434
Black or African American	158
Asian	114
American Indian or American Native	4
Native Hawaiian or Other Pacific Islander	0
Total	710
Hispanic	76
Not Hispanic	634

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

Narrative

The numbers of individuals/families assisted by race and ethnicity during FY 2018 reflect those activities/projects that were completed by the close of the fiscal year. There were 753 individuals served over the course of the year, broken down in the above table, which does not account for 43 multi-racial/other individuals served.

There are other on-going activities that are either in the permitting and planning stages or had not been completed by June 30, 2018, in addition to multi-year public facilities projects that are undergoing design review and approval by the Massachusetts Department of Transportation.

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	CDBG	1,665,691	1,477,258
HOME	HOME		
HOPWA	HOPWA		
ESG	ESG		
Housing Trust Fund	Housing Trust Fund	2,083,960	0
Other	Other	1,104,273	930,538

Table 3 - Resources Made Available

Narrative

The Town continues to find that the best way to maximize the formula grant funding it receives (CDBG and HOME) is to utilize it to leverage other local, state, federal and private dollars. The figures above reflect the Town's ability to encourage and participate in a process to leverage significant resources far and above the amount of Town-administered federal funding committed.

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 is no specific geographic distribution of federal funds or resources within the Town. Activities that receive Town-administered resources, including federal funding, have received commitments because the project met a local need and will achieve a strategic goal as set forth in the Consolidated Plan and relevant 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.

HUD strongly encourages Entitlements to maximize the impact of CDBG funds at the local level by utilizing federal dollars to leverage other resources and investment. For its part, the Town consistently echoes the importance of leveraging when funds are awarded to grantees during the Town's yearly competitive RFP process. Over time, applicants have come to understand the need to ensure program sustainability, and potential grantees receive favorable consideration for award if their programs and projects leverage additional resources. Depending on the nature of the project, CDBG funds and HOME funds have helped grantees to access Brookline Housing Trust funds, Town CIP and other private dollars from lending institutions and foundations.

As noted, the Town has committed \$2.5 million to JCHE's affordable senior housing project, a project with a total development cost of greater than \$25 million dollars. For this project, the Town's commitment includes \$718,686 in HOME funds and approximately \$700,000 in CDBG funds - which will be used toward the acquisition cost of a minimum 75 year ground lease for the site on which affordable senior housing will be built. As with every Town-sponsored housing project, the Town's investment leverages significant public and private resources – including low income housing tax credits, state-controlled resources, private funds and developer equity.

In FY 2018, the Town provided the Brookline Housing Authority with access to \$400,000 in revolving loan funds via the Brookline Housing Trust. Funds advanced and outstanding under loan terms shall not exceed a total of \$400,000 at any given time. The loan will be used to fund pre-development expenses related to redevelopment projects at the following properties: O'Shea, 61 Park Street; Morse Apartments, 90 Longwood Avenue; Sussman, 50 Pleasant Street; Kickham, 190 Harvard Street; Walnut/High, 22 High Street and 4-42 Walnut Avenue; and Colonel Floyd, 32 Marion Street. Pre-development expenses for each project shall be due and payable at the closing of that specific project's construction financing. It is expected that the Town/BHA and partnership funds will support predevelopment activities associated with the redevelopment of the BHA's federal portfolio under its recently approved RAD application, which will lead to the rehabilitation of hundreds of affordable units and, potentially, the creation of new affordable units.

Historically, requests from public service agencies for CDBG funding are two to three times

more than the Town can fund given the fifteen percent cap on public services. Nevertheless, time and again, agencies have met these funding challenges by leveraging resources for their programs, which in FY 2018 was at a 4 to 1 ratio. CDBG funding allocated for public services in FY 2018 was \$199,061, with upwards of \$800,000 expended as matching funds for public services.

For the Gateway East project, the Town's commitment of prior and current year CDBG funding for the acquisition of permanent and temporary easements was matched by Town funds. In May 2018, Brookline Town Meeting voted to approve a commitment of \$500,000 in Town dollars for the project; \$250,000 was approved to be used for right-of-way acquisition costs and an additional \$250,000 was allocated to bridge the gap toward the Town's \$1.0 million construction match to the Massachusetts Department of Transportation. The Town's match was combined with a previously obtained \$750,000 private sector contribution, and the \$1.0 million match will ultimately leverage upwards of \$6.8 million from the Commonwealth of MA for construction.

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	0	0
Number of households supported through Rehab of Existing Units	86	86
Number of households supported through Acquisition of Existing Units	0	0
Total	86	86

Table 6 – Number of Households Supported

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

Goals and projections do not always align with the realities of housing development and rehabilitation projects. There are instances, such as in the JCHE project, where Town-controlled funding is committed early on and where the development horizon of the project is years after the Town's initial commitment. This occurs because developers often have to wait in line for scarce public funds after demonstrating that the Town has committed funding to their project. Therefore, there are routinely gaps between when the Town commits funds and when the project is actually built. Overall, however,

with the assistance of CDBG funds, the Town was able to meet other affordable housing goals in the nearer term, such as through capital projects undertaken by the Brookline Housing Authority.

Affordable Housing-New: As noted, the Town continued to work with its non-profit grantee Jewish Community Housing for the Elderly (JCHE) in FY18 to obtain state funding needed to build its 62-unit elderly development in the heart of the Coolidge Corner Neighborhood. State Funds and federal Low Income Housing Tax Credits were awarded in July of 2018 and closing on the project financing is expected to be completed by early 2019, with a construction start in the spring of 2019.

Trustman project: As noted, in FY18 Brookline completed its rehabilitation project at the Brookline Housing Authority's Trustman apartments. The project accomplished a moderate rehabilitation of an 86-unit occupied state-financed public housing development. The HOME program financed overall improvements such as the renovation of the community room in the St. Paul Street building and the replacement of the roof, gutters/downspouts and exterior doors at the Amory Street building. The renovation was completed in July 2018. Other BHA projects are discussed more in CR-30.

Affordable Housing- Inclusionary Rental: The Town continues to serve income-qualified renters by working with developers of rental properties obligated to provide units under Section 4.08 of the Town's Inclusionary Zoning by-law, or through requirements of Chapter 40B. At other times, the Town negotiates with developers for contributions to the Town's Housing Trust for developers who do not build affordable units on site. Housing unit yield can be less than projected if a developer opts for a cash contribution in lieu of on site units.

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, Housing Division staff manage the resale process, including identifying new eligible buyers through affirmative marketing and lottery. The number of resale opportunities can vary from year to year and is difficult to estimate. When opportunities occur, Brookline utilizes an extensive list of outreach methods required for affirmatively marketing new affordable units to ensure that persons in the housing market who are not likely to apply for housing in Brookline have access to the information. In FY18, a total of nine affordable units were resold to income-eligible buyers.

No opportunities for new homebuyer assistance were available in this fiscal year. Brookline's barrier to successfully administering a First Time Homebuyer program is that the demand for homebuyer assistance among qualifying homebuyers and the high-priced real estate market often precludes potential homeowners from finding an appropriately priced home.

Discuss how these outcomes will impact future annual action plans.

Discuss how these outcomes will impact future annual action plans: Several projects are currently moving forward, including an affordable senior housing development sponsored by Jewish Community Housing for the Elderly and the Brookline Housing Authority’s redevelopment of two large, state-owned public housing projects serving low-income families.

As noted, JCHE, an area non-profit with a strong track record in providing housing for low-income seniors, received a approval under the state's 40B Comprehensive Permit Law to build 62 units of rental housing serving low-income seniors. The project has secured a preliminary \$2.5 million dollar commitment from the Town and the sponsor will be working with the Town to leverage other public sources and private financing needed to support this important development project over the next several years. Funding commitments to projects that take a number of years to move to closing often prohibit the Town's ability to fund new projects, affecting yield projections.

In addition, because of market conditions, the Town is experiencing tremendous development pressure -- with a number of developers planning to build additional housing units. There are twelve Ch 40B developments before the Town in various stages ranging from early planning to final permitting. The Town will have at least three projects to administer under Inclusionary Zoning in addition to the numerous 40B development proposals, all of which will produce between 15 and 25 percent affordable units. These projects could produce a significant number of affordable units for the Town. As noted, theTown is permitting a number of 40B proposals, which means that the total number of affordable units in the pipeline could significantly surpass the projections in the Five Year Consolidated Plan for this reason.

In order to meet the needs of seniors, the Brookline Select Board appointed the *Kent/Station Street Affordable Senior Housing Committee* to explore the feasibility of redeveloping a Town-owned parking lot as the site as affordable senior housing. Part of the Committee’s focus has been to determine the feasibility of retaining the existing public parking spaces and to determine if requiring a developer to replace the parking allows for viable project. The Committee met five times in FY 18 to review available information and data relevant to the potential for development of the site, including site history and zoning limitations and to establish goals for development on the site. The Kent Street Committee recently received responses to a Request for Information (RFI) that the Town issued, which provided guidance on how best to proceed with facilitating a redevelopment on the site that is financially feasible and meets the Town’s goals. After a review of these responses and after further discussion among the Committee and the neighborhood, the Committee is developing a Request for Proposals (RFP) that could promote the redevelopment of the site as affordable senior housing, potentially adding to the Town’s supply of affordable housing in the future.

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 Households Served	CDBG Actual	HOME Actual
Extremely Low-income	288	0

Low-income	39	0
Moderate-income	17	0
Total	344	0

Table 7 – Number of Households Served

Narrative Information

A number of LMI persons served through the CDBG program reside in developments owned and operated by the Brookline Housing Authority. The accomplishments of the BHA are detailed in section CR-30.

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

Midway through FY18, the City of Newton, lead agent of the former Brookline-Newton-Waltham-Watertown Continuum of Care (BNWW CoC), continued its partnership with the MA Balance of State (BoS) CoC and the U.S Department of Housing and Urban Development. The merger has provided an opportunity to capitalize on existing administrative resources and, subsequently, former BNWW CoC agencies integrated within the BoS Coordinated Entry System.

The BoS-Coordinated Entry System provides a mechanism for housing the most vulnerable persons first, effectively focusing resources on those with the greatest need. Each provider within the CoC is able to conduct a comprehensive assessment of an individual, make the appropriate referral(s) to efficiently connect them with safe housing and/or the appropriate services, design individualized strategies accordingly and better understand homelessness in the Continuum and across the Commonwealth.

Addressing the emergency shelter and transitional housing needs of homeless persons

In FY18, the CoC utilized ESG funds for various shelter services, including those for survivors of domestic violence, and men's and women's overnight shelters. Pine Street Inn runs several projects within the CoC and has an experienced outreach team that engages those choosing not to utilize a shelter and provides the individuals with referral information, food, clothing, hygiene products, blankets, etc.

The need for emergency assistance remains present in the CoC. An additional 327 individuals were counted in the BNWW region during the 2017 Point-in-Time (PIT) Census, with 293 individuals housed in DHCD-funded Emergency Assistance (EA) motel overflow beds. The continuum found no unsheltered homeless persons on the night of the count in Brookline on the night of the count (1/31/18). On that same night there were 2 formerly homeless people in rapid rehousing in Brookline, 11 in transitional housing and 93 in Permanent Housing situations.

Although there is a clear need and benefit of providing the shelter services, the BoS continues to support programs that create housing stability and economic mobility as a means to end the need for shelters. In FY18 (FFY17), the Brookline Community Mental Health Center was awarded ESG funds to provide homeless prevention, rapidrehousing,street outreach, and shelter services to individuals and families that were homeless or at risk of homelessness. The BCMHC operates both Homelessness Prevention and Rapid Re-Housing Programs, providing case management and/or financial assistance to individuals and families who are homeless or at high risk of eviction and who meet income guidelines and who live in Brookline, Newton, Watertown and Waltham. In the last year, BCMHC served 75

individuals in its Homelessness Prevention Program and 10 individuals in Rapid Re-Housing.

- BCMHC operates a rolling stock Transitional Housing (TH) program in partnership with the Brookline Housing Authority. There are 17 set aside units for homeless people.
- BCMHC operates a TH program for 4 unaccompanied homeless young adults.
- BCMHC operates an Emergency Solutions Grant (ESG) rapid Rehousing (RRH) program funded through the Commonwealth's ESG disbursement. The agency serves about two people at any given time.
- BCMHC operates a rolling stock Transitional Housing (TH) program in partnership with the Brookline Housing Authority. There are 17 set aside units for homeless people.
- BCMHC operates a TH program for 4 unaccompanied homeless young adults.
- BCMHC operates an Emergency Solutions Grant (ESG) rapid Rehousing (RRH) program funded through the Commonwealth's ESG disbursement. The agency serves about two people at any given time.

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

Following the previous merger of the BNWW CoC with the BoS CoC, efforts were quickly undertaken to ensure integration into the BoS Coordinated Entry System. Comprised of over 80 communities, the BoS provided the BNWW CoC with access to the many agencies already established within the BoS. The merger effectively maximizes and expands existing regional resources to better connect at-risk individuals and families with information, referrals and assistance.

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. At the local level, the Brookline Community Mental Health Center provided case management, referral and financial assistance, as noted above. BCMHC has also 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.

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

Brookline worked to implement its Housing Production Plan (HPP) to exceed the Chapter 40B 10 percent goal of affordable housing stock. In FY 2018, Town staff worked with the Selectmen-appointed Kent Street/Station Street Committee. The Committee is looking at the feasibility of reusing a Town-owned parking lot for affordable senior housing. The Committee met five times over the winter, spring and summer to discuss the reuse of the site and planning is ongoing into FY 2019.

Strategies to retain and possibly increase lodging house stock in Brookline (often SROs), occupied by very low-income persons will continue to be explored through partnerships with Pine Street Inn, Caritas, and Communities to End Homelessness. As with the Pine Street Inn's Beals Street project, the Town's goal is to purchase and renovate lodging houses in the pursuit of creating permanently affordable housing.

Collaboration continued with McKinney-Vento local educational authorities and school districts during FY18. 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 prevention intervention.

To assure that homeless veterans have better access to services and housing to , the New England Center for Homeless Veterans has assigned its Housing Stabilization Operations Coordinator to the BNWW region. The coordinator works with local providers to identify the few homeless veterans in the BNWW region to ensure they are connected to VA services.

- HEARTH operates the Ruth Cowin House Permanent Housing (PH) Program which has 8 units for formerly homeless elders.
- Pine Street Inn operates a PH at 1754 Beacon Street for 13 formerly homeless persons.
- Pine Street Inn operates a PH at 51-57 Beals Street for 30 formerly homeless persons.
- Pine Street Inn operates the Brookline Rental Assistance for the Chronically Homeless PH in partnership with the Brookline Housing Authority. The project is designed to serve 4 persons.
- Pine Street Inn operates Jenks House PH at 1043-1045 Beacon Street for 24 formerly homeless persons.
- Pine Street Inn operates the Sarah Wallace House PH at 1017 Beacon Street for 16 formerly homeless persons.
- VinFen operates the Brookline Supported Housing Leasing PH for 2 formerly homeless persons.

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. The BHA was able in FY 2018 to complete the following capital improvements:

- Boiler and storage tank replacement at Kickham Apts. (CDBG funding)
- DHW heater replacement at Morse Apts. (CDBG funding)
- Trustman Community room and office renovations (MA DHCD & HOME funding)
- Boiler & A/C replacement at Kent Street Apts. (MA DHCD/DMH funding)
- Exterior painting at Kent Street Apts. (MA DHCD/DMH funding)
- Trash compactor replacement at Morse and Walnut Street Apts. (HUD CFP funding)
- Emergency Generator replacement at Walnut Street Apts. (HUD CFP funding)
- Water heater replacement at Colonel Floyd Apts. (HUD CFP funding)

The BHA is always looking at ways or the means to undertake resident services that will strengthen the lives of its residents. In FY 2018, the BHA undertook the following initiatives to continue their investment in the residents of their properties:

- Provided technology access and education through the provision of computer classes sponsored by the national nonprofit Tech Goes Home;
- Expanded family service coordination to the Egmont St. and Trustman family housing development through the Brookline Community Mental Health Center;
- Developed an afterschool homework and literacy support program at High St. Veterans Family Learning Center;
- Created and distributed a resident services newsletter in both English and Spanish;
- Provided free English classes at several family and senior properties, with support from CDBG and other funders;
- Citizenship program in collaboration with Project Citizenship;
- In collaboration with the Allston Brighton Community Financial Management program, the BHA expanded its tax preparation and financial counseling service to serve residents at its properties year-round;
- 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

- community lunch at the Morse Apartments (90 Longwood Avenue);
- Partnered with the Brookline Food Pantry to maintain the food distribution site at the Egmont Street Veterans development;
 - In collaboration with the Greater Boston Food Bank (GBFB), the BHA continued distribution of food to its senior citizens under the GBFB's Commodity Food Distribution Program;
 - Continued work with the Brookline Early Education Program (BEEP) and Brookline Parent Child Home Program (PCHP);
 - 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;
 - Supported the creation of a community mural at the Egmont Community Room, in collaboration with the Egmont Tenants Association and the Brookline Arts Center; and
 - Supported the development of a Women's Employment Network along with Women and Girls Thriving in Brookline.

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. The BHA encourages the president to hold various meetings throughout the year to foster resident participation. At the BHA Board of Commissioners meetings, the TWTA president and/or other association officers represent the views of the resident population as a whole. The Resident Association was established in the 1960's to support positive change within the Housing Authority. This association has supported the BHA's efforts to create and maintain the highest quality of housing for the residents it serves, as well as strengthen social service programming and self-sufficiency 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. Under the Open Meeting Law, all residents are welcome to attend a variety of BHA meetings to remain informed and share individual viewpoints. In 2018 the Egmont Street Veterans Housing Development resident association worked with the BHA, the Brookline Arts Center, and other community partners to complete the installation of a permanent mural that celebrates diversity in our community.

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 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 provide affordable units as part of market-rate projects as required in section 4.08 of its Zoning By-Law through inclusionary zoning. 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 Brookline Housing Trust in lieu of such units. Three projects were approved under the Town's Inclusionary Zoning By-law that, due to the size of the projects, will provide funding for the Town's Affordable Housing Trust Fund in lieu of units. As in any affordable housing project, the Town will continue to work with the developers to ensure that units are affirmatively marketed to income-eligible households.

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 through a residential exemption. The residential exemption is a dollar amount of value that is exempt from taxation. For example, in FY2018, a qualified homeowner eligible for a residential exemption will have \$246,77 deducted from the property's assessed value for purposes of calculating the tax bill. 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.

During the fiscal year, staff maintained their support for working with developers to meet the needs of the underserved. With Town assistance, Jewish Community Housing for the Elderly (JCHE), a mission based housing developer, JCHE received a funding commitment from the Massachusetts Department of Housing and Community Development and will move toward closing in FY 19. Housing and Community

Development staff also worked with the Brookline Housing Authority to assure the preservation of its housing stock through the provision of CDBG and HOME funds for capital improvements, and to access project-based subsidies for projects under development. Starting in FY18 and continuing into FY 19 and beyond, Staff will assist with the BHA's multi-year Strategic Preservation Initiative to take advantage of HUD's Rental Assistance Demonstration Program as well as federal and state tax credits and state and local subsidies to rehabilitate and preserve nearly 500 units of affordable public housing in six different properties.

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.

According to the Massachusetts Department of Public Health Childhood Lead Poisoning Prevention Program, 1,427 Brookline children under the age of six were screened for lead poisoning during the period of 1/1/16 to 12/31/16. Of that number, two were confirmed to have elevated lead poisoning levels over the 10 micrograms per deciliter limit established by the State Lead law. This is significant given that 88 percent of the Town's housing stock was built before 1978.

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 (2 inquiries in FY17), 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.

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

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 supports a number of programs through the CDBG program, particularly public services aimed at benefitting low-income households. 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 programs needed to meet the ever-growing need of very-low income households to help them address quality of life issues.

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 a 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 a number of Town departments, including the Health Department, which enforces health and sanitary codes and provides oversight in the area of lead paint and asbestos issues, as well as permitting for lodging houses. Staff works with the Council on Aging to explore housing models for meeting the needs of Brookline's aging population. Collaboration continues with the Brookline Community Mental Health Center, a stakeholder in the former Brookline-Newton-Waltham-Watertown (BNWW) Continuum of Care (C of C) before the move to balance-of-state. As a recipient of Emergency Solutions Grant (ESG) funding, BCMHC provides services to the four former Continuum of Care communities 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.

Housing and Community Development Staff continue to collaborate and liaise with the former BNWW C of C communities in order to inform 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 a limited pool of ever-shrinking resources available to these and other agencies, the most efficient way to meet the on-going needs of different populations is to foster collaboration among public, private, and social service agencies. Subrecipients of the grant are encouraged to share their respective expertise to benefit their peers, and there is an ongoing history of regular meetings among Town agencies to discuss collaboration and coordination of resources.

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

With Town Meeting approval, The Office of Diversity, Inclusion and Community Relations (ODICR) in conjunction with the Commission for Diversity, Inclusion and Community Relations (CDICR) revised its governing by-law in November 2016, including its complaint procedure.

An on-line complaint form includes the capacity to field complaints for 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 summed; 3) Data can be analyzed for trends and intervention efficacy; 4) Complaint form is more user friendly; and 5) System provides the capacity for oversight while limiting access to a complainant's private information.

Changes to the governing by-law address fair housing in order 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 need for increased supportive housing for persons with mental and 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.

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: The Town's HOME-funded projects in Brookline have fewer than 25 units and an on-site inspection is required every two years. Housing staff completed three Housing Quality Standards (HQS) HQS inspections in FY 2018. Tenant re-certifications are done on an annual basis, and took place in fiscal year 2018 as well.

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 an 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, 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 Town offers technical assistance to subrecipients in the first quarter of the fiscal year and as needed over the course of the Year. The Town monitors recipients early within the third quarter of the program fiscal year. If risk analyses dictate the on-going program review is necessary, ongoing monitoring is undertaken. After offering technical assistance early in the fall of 2017, there were no programs deemed to be at risk and no remediation plans were implemented.

Initial technical assistance meetings with subrecipients helps staff to evaluate programs and to identify issues to determine if ongoing technical assistance is needed. These initial meetings help expedite monitoring when it occurs later in the fiscal year, particularly with public service subrecipients, who are 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 communication 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 recipients in electronic copy. Staff meet and discuss/clarify these requirements with project managers as

needed.

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.

Program regulations mandate citizen participation throughout the fiscal year as well as notification on specific documents or actions. A legal ad was placed in the September 6, 2018 edition of the **Brookline TAB** to inform members of the Brookline community of the opportunity to comment on the FY 2018 Consolidated Annual Performance and Evaluation Plan (CAPER). The **TAB** is available for free in print and online to all residents of the Town. Beginning September 6 to September 20, 2018, the term of the 15 day comment period for this report. No comments were received over the course of the 15 day period. This document was available in Brookline Town Hall at the Planning and Community Development Office, the Brookline Public Library and on the Town's web site for review.

Persons with disabilities who need either auxiliary aids and services for effective communication, written materials in alternative formats, or reasonable modifications in policies and procedures in order to access programs and activities of the Town of Brookline are invited to make their needs and preferences known to the Town's ADA Coordinator. All meeting notices posted on the Town web site and the Legal Notice posted in the ***Brookline Tab*** provide contact information to the Town's Office of Diversity, Inclusion and Community Relations.

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 2017 (FY 2018) there was no necessity to change program objectives slated the Town's latest Five Year Plan (2016-2020) and/or Annual Action Plan for FY 2018.

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.

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 2017 (FY 2018) there was no necessity to change program objectives slated the Town's latest Five Year Plan (2016-2020) and/or Annual Action Plan for FY 2018.

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.

Attachment

PR 26 - FFY 2017 (FY2018)

	Office of Community Planning and Development	DATE:	09-27-18
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	Program Year 2017 BROOKLINE, MA		

PART I: SUMMARY OF CDBG RESOURCES

01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	1,596,434.53
02 ENTITLEMENT GRANT	1,327,077.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	3,999.96
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)	2,927,511.49

PART II: SUMMARY OF CDBG EXPENDITURES

09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	1,247,531.55
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	0.00
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	1,247,531.55
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	230,198.14
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)	1,477,729.69
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	1,449,781.80

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	209,927.92
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	906,571.01
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	0.00
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	1,116,498.93
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	89.50%

LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS

23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: 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	196,949.03
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)	196,949.03
32 ENTITLEMENT GRANT	1,327,077.00
33 PRIOR YEAR PROGRAM INCOME	156,793.73
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	0.00
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	1,483,870.73
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	13.27%

PART V: PLANNING AND ADMINISTRATION (PA) CAP

37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	230,198.14
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)	230,198.14
42 ENTITLEMENT GRANT	1,327,077.00
43 CURRENT YEAR PROGRAM INCOME	3,999.96
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	0.00
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	1,331,076.96
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	17.29%



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
2015	4	641	Energy Efficiency, Resident Security Projects	14C	LMH	\$174,571.36
2016	3	630	Resident Security, Playgrounds, and Capital Improvements Project	14C	LMH	\$35,056.56
2017	3	652	Resident Security, Playgrounds, and Capital Improvements Project	14C	LMH	\$131,032.62
				14C	Matrix Code	\$340,660.54
2016	4	631	Housing Division	14J	LMH	\$300.00
				14J	Matrix Code	\$300.00
Total						\$340,960.54

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
2016	6	632	6108278	Gateway East: Right-of Way Acquisition	01	LMA	\$60.00
2016	6	632	6125713	Gateway East: Right-of Way Acquisition	01	LMA	\$2,043.00
2016	6	632	6157134	Gateway East: Right-of Way Acquisition	01	LMA	\$90,014.84
					01	Matrix Code	\$92,117.84
2015	7	627	6081018	Brookline Avenue Playground Landscape Improvements	03F	LMA	\$150,000.00
					03F	Matrix Code	\$150,000.00
2008	3	483	6082324	GATEWAY EAST ENGINEERING	03K	LMA	\$1,162.76
2008	3	483	6094128	GATEWAY EAST ENGINEERING	03K	LMA	\$95,314.77
					03K	Matrix Code	\$96,477.53
2014	1	611	6081018	Gateway East Pedestrian Bridge Demolition	04	LMA	\$5,518.12
2014	1	611	6094128	Gateway East Pedestrian Bridge Demolition	04	LMA	\$9,350.09
2014	1	611	6125713	Gateway East Pedestrian Bridge Demolition	04	LMA	\$2,857.50
2014	1	611	6166594	Gateway East Pedestrian Bridge Demolition	04	LMA	\$107,620.51
2014	1	611	6167284	Gateway East Pedestrian Bridge Demolition	04	LMA	\$471.68
2014	1	611	6167694	Gateway East Pedestrian Bridge Demolition	04	LMA	\$18,000.00
					04	Matrix Code	\$143,817.90
2017	9	646	6094128	Brookline Elder Taxi Service	05A	LMC	\$6,235.05
2017	9	646	6099811	Brookline Elder Taxi Service	05A	LMC	\$10,033.00
2017	9	646	6108278	Brookline Elder Taxi Service	05A	LMC	\$1,458.60
2017	9	646	6119300	Brookline Elder Taxi Service	05A	LMC	\$1,698.60
2017	9	646	6125713	Brookline Elder Taxi Service	05A	LMC	\$4,926.58
2017	9	646	6137584	Brookline Elder Taxi Service	05A	LMC	\$3,533.25
2017	9	646	6147954	Brookline Elder Taxi Service	05A	LMC	\$1,459.60
2017	9	646	6157134	Brookline Elder Taxi Service	05A	LMC	\$3,608.12
2017	9	646	6166594	Brookline Elder Taxi Service	05A	LMC	\$9,410.15
2017	9	646	6167284	Brookline Elder Taxi Service	05A	LMC	\$818.05
					05A	Matrix Code	\$43,181.00
2017	11	649	6125713	Next Steps Program	05H	LMC	\$8,140.00
2017	13	648	6125713	Brookline Learning Project	05H	LMC	\$8,140.00
2017	14	643	6108278	Youth Training Program	05H	LMC	\$49,183.37
2017	14	643	6157134	Youth Training Program	05H	LMC	\$683.10
2017	14	643	6174290	Youth Training Program	05H	LMC	\$2,221.56
					05H	Matrix Code	\$68,368.03
2017	12	647	6125713	Parent Child Home Program	05L	LMC	\$5,000.00
2017	12	647	6166594	Parent Child Home Program	05L	LMC	\$5,000.00
					05L	Matrix Code	\$10,000.00
2017	7	650	6108278	BCMHC Adolescent Outreach Program	05O	LMC	\$24,150.00
2017	7	650	6125713	BCMHC Adolescent Outreach Program	05O	LMC	\$12,040.00



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Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	7	650	6157134	BCMHC Adolescent Outreach Program	050	LMC	\$4,510.00
2017	8	645	6108278	Comprehensive Services For Children and Families	050	LMC	\$14,210.00
2017	8	645	6125713	Comprehensive Services For Children and Families	050	LMC	\$11,830.00
2017	8	645	6157134	Comprehensive Services For Children and Families	050	LMC	\$8,660.00
					050	Matrix Code	\$75,400.00
2017	4	644	6094128	Housing Division	14J	LMH	\$74,539.92
2017	4	644	6099811	Housing Division	14J	LMH	\$14,822.72
2017	4	644	6108278	Housing Division	14J	LMH	\$22,711.97
2017	4	644	6119300	Housing Division	14J	LMH	\$25,360.19
2017	4	644	6125713	Housing Division	14J	LMH	\$945.42
2017	4	644	6137584	Housing Division	14J	LMH	\$28,246.18
2017	4	644	6147954	Housing Division	14J	LMH	\$18,749.43
2017	4	644	6157134	Housing Division	14J	LMH	\$12,383.97
2017	4	644	6166594	Housing Division	14J	LMH	\$26,347.88
2017	4	644	6167284	Housing Division	14J	LMH	\$3,100.71
2017	4	644	6174290	Housing Division	14J	LMH	\$0.32
					14J	Matrix Code	\$227,208.71
Total							\$906,571.01

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
2017	9	646	6094128	Brookline Elder Taxi Service	05A	LMC	\$6,235.05
2017	9	646	6099811	Brookline Elder Taxi Service	05A	LMC	\$10,033.00
2017	9	646	6108278	Brookline Elder Taxi Service	05A	LMC	\$1,458.60
2017	9	646	6119300	Brookline Elder Taxi Service	05A	LMC	\$1,698.60
2017	9	646	6125713	Brookline Elder Taxi Service	05A	LMC	\$4,926.58
2017	9	646	6137584	Brookline Elder Taxi Service	05A	LMC	\$3,533.25
2017	9	646	6147954	Brookline Elder Taxi Service	05A	LMC	\$1,459.60
2017	9	646	6157134	Brookline Elder Taxi Service	05A	LMC	\$3,608.12
2017	9	646	6166594	Brookline Elder Taxi Service	05A	LMC	\$9,410.15
2017	9	646	6167284	Brookline Elder Taxi Service	05A	LMC	\$618.05
					05A	Matrix Code	\$43,181.00
2017	11	649	6125713	Next Steps Program	05H	LMC	\$8,140.00
2017	13	648	6125713	Brookline Learning Project	05H	LMC	\$8,140.00
2017	14	643	6108278	Youth Training Program	05H	LMC	\$49,183.37
2017	14	643	6157134	Youth Training Program	05H	LMC	\$683.10
2017	14	643	6174290	Youth Training Program	05H	LMC	\$2,221.56
					05H	Matrix Code	\$68,368.03
2017	12	647	6125713	Parent Child Home Program	05L	LMC	\$5,000.00
2017	12	647	6166594	Parent Child Home Program	05L	LMC	\$5,000.00
					05L	Matrix Code	\$10,000.00
2017	7	650	6108278	BCMHC Adolescent Outreach Program	050	LMC	\$24,150.00
2017	7	650	6125713	BCMHC Adolescent Outreach Program	050	LMC	\$12,040.00
2017	7	650	6157134	BCMHC Adolescent Outreach Program	050	LMC	\$4,510.00
2017	8	645	6108278	Comprehensive Services For Children and Families	050	LMC	\$14,210.00
2017	8	645	6125713	Comprehensive Services For Children and Families	050	LMC	\$11,830.00
2017	8	645	6157134	Comprehensive Services For Children and Families	050	LMC	\$8,660.00
					050	Matrix Code	\$75,400.00
Total							\$196,949.03

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



Office of Community Planning and Development
 U.S. Department of Housing and Urban Development
 Integrated Disbursement and Information System
 PR26 - CDBG Financial Summary Report
 Program Year 2017
 BROOKLINE, MA

DATE: 09-27-18
 TIME: 16:12
 PAGE: 4

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2017	2	640	6094128	Comprehensive Planning	20		\$10,531.60
2017	2	640	6099811	Comprehensive Planning	20		\$1,813.24
2017	2	640	6108278	Comprehensive Planning	20		\$2,553.66
2017	2	640	6119300	Comprehensive Planning	20		\$3,404.07
2017	2	640	6125713	Comprehensive Planning	20		\$2,183.45
2017	2	640	6137584	Comprehensive Planning	20		\$3,243.94
2017	2	640	6147954	Comprehensive Planning	20		\$2,917.57
2017	2	640	6157134	Comprehensive Planning	20		\$1,813.24
2017	2	640	6166594	Comprehensive Planning	20		\$3,754.26
2017	2	640	6167284	Comprehensive Planning	20		\$291.31
					20	Matrix Code	\$32,506.34
2017	1	642	6094128	CD Grant Administration	21A		\$61,895.17
2017	1	642	6099811	CD Grant Administration	21A		\$13,444.49
2017	1	642	6108278	CD Grant Administration	21A		\$19,208.08
2017	1	642	6119300	CD Grant Administration	21A		\$17,460.46
2017	1	642	6125713	CD Grant Administration	21A		\$12,474.17
2017	1	642	6137584	CD Grant Administration	21A		\$25,055.48
2017	1	642	6147954	CD Grant Administration	21A		\$12,231.34
2017	1	642	6157134	CD Grant Administration	21A		\$10,741.43
2017	1	642	6166594	CD Grant Administration	21A		\$22,401.58
2017	1	642	6167284	CD Grant Administration	21A		\$2,735.81
2017	1	642	6174290	CD Grant Administration	21A		\$43.79
					21A	Matrix Code	\$197,691.80
Total							\$230,198.14

Section 3

9/26/2018

Section 3 Form 6002 Agency Summary



HUD.DCV

U.S. Department of Housing and Urban Development
Secretary Ben Carson



Section 3 Summary Annual Reporting System - Form 6002

[INSTRUCTIONS](#) [FAQ](#) [CONTACT US](#) [LOGOUT](#)

OMB Approval No. 2528-0043 (exp. 10/30/2018)

TOWN OF BROOKLINE COMM DEV PROGRAM (04-600103)



Notice

Date: 11/7/17
Subject: HUD Section 3 Expected Report
[Read notice](#)

Expected Reports:

Start	Period	Program Area	Amount
➔	10/01/2015-06/30/2017	Community Devel Block Grants (CDBG)	\$869,192.59
➔	Start other report		

In Progress Reports:

Program	Report ID	Period	Program Area	Amount	Last view	Index
No reports currently in progress.						

Section 3 Program Areas with unreported disbursements

Program	SEFARS Report Year	Amount
Community Devel Block Grants (CDBG)	2015	\$1,493,612.39
Community Devel Block Grants (CDBG)	2016	\$155,226.39
		of \$1,648,838.78

Submitted Reports:

Show entries

Report ID	Period	Type	Disbursed	Amount	Submitted	Goals	Deliverables
38394	10/01/2017-06/30/2018	FA	Community Devel Block Grants (CDBG)	\$1,241,387.59	09/26/2018	---	
34083	10/01/2016-09/30/2017	FA	Community Devel Block Grants (CDBG)	\$1,068,214.59	01/07/2018	---	
28976	10/01/2015-09/30/2016	FA	Community Devel Block Grants (CDBG)	\$1,204,752.86	10/03/2016	- @ @	
8060	09/30/2013-09/29/2014	PC	ENTITLED CITIES (CCI)	\$1,628,847.63	12/09/2013	--- @ ---	
8054	09/30/2014-09/29/2015	PC	ENTITLED CITIES (CCI)	\$1,090,507.02	12/09/2013	@ @ @	

Showing 1 to 5 of 5 entries

[Previous](#) [Next](#)

U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 709-1112 TTY: (202) 709-1465
v.11



HUD

U.S. Department of Housing and Urban Development
 Department of Justice



Section 3 Summary Annual Reporting System - Form 60002

INSTRUCTIONS FAQ CONTACT US LOGOUT

OMB Approval No. 2528-0045 (exp. 11/30/2018)

TOWN OF BROOKLINE COMM DEV PROGRAM (04 6001102)

Expected Reports:

Start	End	Program Area	Amount
No expected reports.			

Start of report

In Progress Reports:

Program	Report ID	Period	Program Area	Amount	Last Hour	Delete
No reports currently in progress.						

Section 3 Program Areas with unreported disbursements

Program	SPDAYS	Report Year	Amount
Community Devel Block Grants (CDB1)		2013	\$1,493,612.39
Community Devel Block Grants (CDB1)		2014	\$155,726.39
			of \$1,918,967.25

Submitted Reports:

Show entries

Report ID	Period	Type	Coverage	Amount	Submitted	Graph	Unlink / Delete
38395	10/01/2016-06/30/2017	PA	Community Devel Block Grants (CDB1)	\$69,167.58	09/26/2018	---	
38394	10/01/2017-06/30/2018	PA	Community Devel Block Grants (CDB1)	\$1,241,387.55	09/26/2018	---	
34953	10/01/2016-09/30/2017	PA	Community Devel Block Grants (CDB1)	\$1,068,214.59	01/02/2018	---	
20476	10/01/2015-09/30/2015	PA	Community Devel Block Grants (CDB1)	\$1,204,752.66	10/03/2016	- @ *	
8060	09/30/2013-09/29/2014	PC	EMILY'S LISTES (EC1)	\$1,928,647.63	12/09/2015	- @ -	
8054	09/30/2014-09/29/2015	PC	EMILY'S LISTES (EC1)	\$1,000,567.02	12/09/2015	✓ @ *	

Showing 1 to 6 of 6 entries Previous 1 Next

U.S. Department of Housing and Urban Development
 451 7th Street S.W., Washington, DC 20410
 Telephone: (202) 705-1112 TTY: (202) 705-1106
 www.hud.gov

CAPER Legal AD

BROOKLINE CAN CELEBRATES BROOKLINE AGE-FRIENDLY BUSINESSES

BUSINESSES: 5-7 p.m., Brookline Senior Center, 81 Winchester St., Brookline. Free. RSVP: info@BrooklineCAN.org; 617-730-2777. Matt Weiss, host of the "Age-Friendly Cities" TV show, will moderate a panel of business leaders, comprised of Kathy Taftman, of Coolidge Corner Theater; David Leschinsky, of Eureka Pizzeria; Kyle Perzonoski, of Brookline Bank; and Paul Sauer, of the Brookline Economic Development Advisory Board. The panelists will discuss ways that businesses throughout Brookline are embracing age-friendly features that make businesses attractive to older people and that are welcomed by customers of all ages.

Friday, Sept. 14

MARK TAVENNER PERFORMS

MANAGE: 7:30-1:30 p.m., Wingate at Chestnut Hill, 615 Heath St., Chestnut Hill. Free; space limited. For information or RSVP: 617-243-0990. Musician Mark Tavenner will present his energetic, interactive performance style. He frequently performs classic sing-alongs and standards.

Saturday, Sept. 15

SWEAT AND SURRENDER -- FLOW INTO BLISS

6-8 p.m., Coolidge Corner Theatre, 290 Harvard St., Brookline. This yoga workshop, led by Alex Bauermeister, will lead students through one hour of embodied flow, followed by an hour of meditative restoration. Cost: \$25-30. by Sept. 8.

Tuesday, Sept. 18

"THE GOLDEN AGE OF CROWNERS"

1:30 p.m., Wingate Residences at Boylston Place, 615 Heath St., Chestnut Hill. Free; space limited. For information or RSVP: 617-244-6400. Lecture and music anchored Franking will discuss the impact and legacy of crowners.

Wednesday, Sept. 19

The restaurant will not serve alcohol. This location was formerly occupied by Clover. Former hours of operation were Mon-Fri 7am-9pm and Sat-Sun 8am-9pm.

By Order of the Select Board

Math A. Kieckhefer
Town Administrator

ADM13723348
Brookline, MA 02445

CVS STORE TO LEGAL NOTICE TOWN OF BROOKLINE NOISE CONTROL BYLAW WAIVER

A request has been received from CVS Store #444, 1822 Beacon Street, Brookline, for a waiver of the Town's Noise Control Bylaw, allowing them to work from 13pm-7:30pm on Tuesday, October 16, 2018, (rain date of October 17, 2018). Scope of work includes: remove ADA access at door entrance, remove existing substituted door and frame, remove existing concrete 2'-3" to reduce entrance slope, pour new concrete to meet ADA access requirements and re-install existing automated door and frame.

Public Hearing to be held in the Select Board's Hearing Room, 8th Floor, Town Hall, 388 Washington Street, Brookline, Massachusetts, on Tuesday, September 25, 2018 at approximately 7:45 P.M.

By Order of the Select Board

Math A. Kieckhefer
Town Administrator

ADM 13722956
Brookline, MA 02445

CAPER LEGAL NOTICE

CD03 Consolidated Annual Performance Evaluation Report (CAPER)

The Town of Brookline has prepared a draft of its fiscal year 2018 Community Development Block Grant (CDBG) Consolidated Annual Performance and Evaluation Report (CAPER). This report is available for comment and review on Thursday, September 6, 2018 in the Department of Planning and Community Development Office, Brookline Town Hall, Room 309, 388 Washington Street, Brookline, MA 02445. Comments on this report should be submitted within 30 days of this publication or no later than Friday, September 21, 2018. Any questions or comments on the CAPER may be directed to Ewald, Linda Smith, 617-730-9131 or to the aforementioned address.

The Town of Brookline does not discriminate in its programs or activities on the basis of disability or handicap or any other characteristics protected under applicable federal, state or local law. Individuals who are in need of auxiliary aids for effective communication in Town programs or activities may make their needs known by contacting the Town's ADA Compliance Officer, Assistive Listening Devices are available at the Public Safety Building for public use at Town of Brookline meetings and events. Those who need effective communication services should dial 711 and ask the operator to dial the Town's ADA Compliance Officer. If you have any questions regarding the Notice of the Assistive Listening Device, please contact David Kovacs at 617-730-2840 or at dtkovacs@brookline.com

ADM13723096
Brookline, MA 02445

LEGAL NOTICE Commonwealth of Massachusetts The Trial Court

Proceedings any questions, contact the Clerk of the Associate Justice, District Court, Room 3000, 100 State St., Boston, MA 02109-1000 or at clerk@judicial.state.ma.us

Jesse Geller, Chair
Christopher Massey,
Mark Zinoff

ADM13722876
Brookline, MA 02445

LEGAL NOTICE Commonwealth of Massachusetts The Trial Court Probate and Family Court

Northford Probate and Family Court
12 Shawmut Road
Canton, MA 02021
(781) 880-1200
District No. MC1172792EA

CITATION ON PETITION FOR ALLOWANCE OF ACCOUNT

In the matter of: **Ellie H. Rowland**

Date of Death: 04/02/2018

To all interested persons:

A Petition has been filed by Cambridge Trust Company, Cambridge, MA, requesting allowance of the Final and Final Account of Personal Representative and a copy of said Petition is attached to this notice.

You have the right to object to the Petition or to the Final Account of the Personal Representative at the Court. You have a right to object to this proceeding. To do so, you or your attorney must file a written appearance and objection to this Court, before 10:00 a.m. on 09/25/2018.

This is NOT a hearing date, but a deadline by which you must file a written appearance and objection if you object to this proceeding. If you fail to file a timely written appearance and objection followed by an Affidavit of Objections within thirty (30) days of the return date, action may be taken without further notice to you.

With: Hon. Patricia Gotman, First Justice of this Court.

Date: August 22, 2018

Patricia W. McDermott,
Clerk of Probate

ADM13722957
Brookline, MA 02445

BOARD OF APPEALS LEGAL NOTICE TOWN OF BROOKLINE BOARD OF APPEALS (Office of Hearing)

Pursuant to M.G.L. c. 214A, the Board of Appeals will conduct a public hearing at: 388 Washington Street, Brookline, at a special session on: **125 TAPPAN STREET, BROOKLINE, MA 02445 - WALKER DRIVEWAY IN 2018 B-7 SINGLE-FAMILY OR 08/31/2018 at 7:35 PM in the 8th Floor Select Board's Hearing Room (Petitioner/Owner: James Ledge, District 12**

The Board of Appeals will curbside witness and/or sign-off permits for the following set back: **2018 B-7, Lane, and any additional zoning violations** on the above.

2018 B-7 - DESIGN OF ALL OFF-STREET PARKING FACILITIES, 2018 B-7 - DESIGN OF ALL OFF-STREET PARKING FACILITIES, 2018 B-7 - DESIGN OF ALL OFF-STREET PARKING FACILITIES

Any additional relief the Board may find necessary.

Hearings may be continued by the