

Town of Brookline

FYs 2021 - 2025

Five Year Consolidated Plan



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Prepared by:

Department of Planning and Community Development

May 15, 2020

Executive Summary

ES-05 Executive Summary – 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year, the Town of Brookline receives annual funding from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant Program (CDBG). Brookline is an entitlement community and receives funds directly from HUD to help serve the needs of the Town's low to moderate income residents. Under HUD requirements, The Town must submit a Five Year Consolidated Plan which includes a Strategic Plan to help outline housing and non-housing community development needs and the strategies to address them. This Consolidated Plan is for program years 2021-2025. The first Action Plan for this period will commence on July 1, 2020 upon grant approval. The Town does receive a HOME funding allocation, but the funding is administered separately through the WestMetro Home Consortium with the City of Newton acting as the lead entity.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Town of Brookline engaged a variety of stakeholders past and future anticipated, residents, neighboring communities and agencies to gain public input into the planning process to develop the Consolidated Plan for its submission to HUD.

Objectives identified in the citizen participation process will continue to align with the Department of Housing and Urban Development's (HUD) National Objectives of the Community Development Block Grant program to provide decent housing, a suitable living environment, and economic opportunities for low- and moderate-income persons.

The Town's goals and objectives are identified as follows: **Affordable Housing** – Rental, Rehab Rental, New Construction, Rental Preservation, and the Acquisition of Existing Units. / **Homelessness Prevention / Fair Housing / Public Services / Public Facilities and Public Improvements /and Economic Development**

3. Evaluation of past performance

Staff compared proposed and actual outcomes for the 2016-2020 Consolidated Plan. In the affordable housing category, the actual number of rental units anticipated to be renovated exceeded projections since the Brookline Housing Authority was able to undertake a number of projects under its capital program, for which CDBG funds were a major source. For new housing

development, acquisition of a ground lease, permitting, design review and construction of rental units is underway, even if project completion will lag into the current Consolidated Plan and will not be completed in prior to activity period detailed in the 2016-2020 Consolidated Plan. Other

Public Facilities:

An area where the plan meets or exceeds goals is in the area of public services/programs. Most agencies who have received funds have had success year after year over the course of the Consolidated Plan in leveraging resources at least 2 to 1 ratio. Subrecipients have become adept at recognizing the needs of their constituents within the context of limited funding pool and increased competition by agencies for the same funding. The Town annually commits the maximum to public service programs not only for resources they bring to the table, but for the needed services they provide. When renewing public service applications, the Town does take into consideration additional resources the agencies are able to leverage for their programs.

4. Summary of citizen participation process and consultation process

Through a variety of methods, which included surveys, public meetings, public hearings, attendance at a public event, and one-on-one meetings with local stakeholders, the Town solicited information and public input as part of the citizen process to help identify priority needs. Through the survey, which had 476 responses, citizens were asked to identify priority needs in the program areas of affordable housing, public facilities, public services, and economic development. Also, the Planning Staff attended a public town event to solicit and invite further input on the Consolidated Plan process and communicated with approximately 300 individuals. For consultations, staff met with 23 different organizations serving multiple needs in the Town to become better informed on what these organizations are currently doing, emerging trends in the community, and current and future needs. A Public Hearing was also held as a way to review current needs and proposed goals and to gain input from the public.

5. Summary of public comments

The Town received a number of public comments. A summary of comments are included in this document. PR-15 summarizes all public comments in this Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

To date, all comments expressed through the survey, meetings and consultations have been accepted.

7. Summary

As required as part of the Consolidated Plan process, the Town of Brookline examined the past performance related to the use of CDBG funding to meet the community's needs and conducted an assessment of the Town's current Housing and Non-Housing Community Development needs. The needs assessment was conducted through the examination of a variety of sources including the examination of a variety of sources including the American Community Survey (ACS), Comprehensive Housing Affordability Strategy (CHAS), local and regional resources and studies, as well as consultations with citizens and stakeholders through a survey, public event, and meetings – both public and one-on-one. All information and comments have been taken into consideration for the Consolidated Plan's identification of needs. The following identification of goals and strategies have been created to address stated needs during the next five years. The Strategic Plan outlines the goals and strategies that will guide the activities to be funded over this same five-year period.

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The Process

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BROOKLINE	
CDBG Administrator	BROOKLINE	Department of Planning and Community Development
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1– Responsible Agencies

Narrative

The Town of Brookline’s Department of Planning and Community Development’s Community Planning Division is the entity charged with managing the Town’s CDBG entitlement funds and therefore implements the Action Plan, CAPER, and Consolidated Plan. This division works with other divisions within the Department of Planning, other Town departments, committees and Town agencies to administer projects and public services funded from both CDBG and HOME funds. The broad goal of the Community Planning Division is to work with many stakeholders in the Town to identify community needs and to steer funding toward programs and activities that enhance the lives of low- and moderate-income residents. These programs and activities serve the community through the preservation and creation of affordable housing, infrastructure improvements and community facilities, economic development, and through support for social services agencies, whose services improve residents’ quality of life and provide a foundation to succeed in the their daily lives.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

1. Introduction

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Town of Brookline met with many local organizations, service providers, government agencies, and Town departments which provide direct support to the Town’s low- to moderate-income population to assist in identifying needs and goals for the Consolidated Plan. The Town also consulted many residents and local committees to gain further input. This was completed by attending and holding multiple community meetings, attending public events, and a wide-spread community survey. The town also consulted multiple Town and State reports and studies on a variety of subjects and data sets such as the American Community Survey.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

CONTINUUM HAS MOVED TO BALANCE OF STATE SINCE PRIOR CON PLAN

Brookline was a member of the Brookline-Newton-Waltham-Watertown Homelessness Continuum of Care (CoC), a regional planning body that coordinates housing and services funding for homeless families and individuals. While the consortium adopted a Ten Year Plan to End Homelessness and participated with other Massachusetts CoCs to address the needs of the homeless, the CoC approved a merger with the Balance of State in December 2016. Balance of State means the four communities will become part of a larger CoC managed by the Massachusetts Department of Housing and Community Development (MA DHCD).

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

CONTINUUM HAS MOVED TO BALANCE OF STATE SINCE PRIOR CON PLAN

Although MA DHCD is the overseer of ESG funds, the City of Newton administers the use of ESG funds at the regional level. The Town coordinates with past BNWW CoC members related to ongoing projects,

activities and funding priorities in order to continue advocacy for agencies that serve the local municipalities as well as the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	BROOKLINE HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department held a group meeting with staff from the Brookline Housing Authority. The anticipated outcomes will help us address the needs of residents in the BHA both in the short-term and long-term. In regards to both public services and investments on BHA construction projects.
2	Agency/Group/Organization	BROOKLINE COUNCIL ON AGING
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Employment Non-Housing Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment public services relative to health and other aging needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff held a meeting with staff from the Brookline Council on Aging, as they provide services to low- and moderate-income seniors in the Town. The meeting focused on both community development and housing needs for seniors. The outcome is better understandings of the needs for seniors in the Town which will help decision makers understand priority projects and services for seniors in the future.

3	Agency/Group/Organization	BROOKLINE HOUSING ADVISORY BOARD
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Fair Housing
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Advisory Board is appointed by the Board of Selectmen and charged with making recommendations on housing policy for the Town. Community Planning staff attended a Housing Advisory Board public meeting to consult with members and Town residents on the Town's housing needs.
4	Agency/Group/Organization	BROOKLINE COMMISSION ON DIVERSITY, INCLUSION AND COMMUNITY RELATION'S FAIR HOUSING SUBCOMMITTEE
	Agency/Group/Organization Type	Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department met with members of the Brookline Commission on Diversity, Inclusion's Fair Housing Subcommittee at a public meeting on Fair Housing. The group discussed both housing, with a focus on fair housing, and other community development needs. The anticipated outcomes include information to both help guide the priorities for the Consolidated Plan and to strengthen our strategy toward both housing and community development needs in the Town.
5	Agency/Group/Organization	BROOKLINE CENTER FOR COMMUNITY MENTAL HEALTH
	Agency/Group/Organization Type	Services-homeless Services-Health Services-Education Mental Health

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Mental Health Needs</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>Staff from the Brookline Planning Department attended a group meeting with staff members from the Brookline Center for Community Mental Health to discuss homelessness, affordable housing, and public service needs in the Town. The outcome is a better understanding of the needs of the Town’s most vulnerable residents, which helps to form the goals and priorities in the Consolidated Plan and to the identify strategies to overcome needs and issues of the populations the center serves.</p>
<p>6</p>	<p>Agency/Group/Organization</p>	<p>CITY OF NEWTON PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT</p>
	<p>Agency/Group/Organization Type</p>	<p>Other government - Local Planning organization</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Housing Community Development</p>
	<p>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Newton is the participating jurisdiction for the West Metro HOME consortium and a neighboring community to Brookline. Staff from the Brookline Planning Department regularly communicate and consult on projects with the City of Newton. The anticipated outcomes of consultation is cohesive administration of HOME and housing needs, greater outreach to stakeholders, non-housing community development needs, and highest use of all funding available to all communities to meet affordable housing needs.</p>

7	Agency/Group/Organization	CENTER COMMUNITIES OF BROOKLINE
	Agency/Group/Organization Type	Housing Services-Elderly Persons Property Manager
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department attended a group meeting with staff from Center Communities, a local senior affordable housing developer. The outcome of the consultation is a better understanding of affordable housing needs in the Town facing seniors, social service needs for seniors, and infrastructure issues in the Town. This information assists to assess the major needs and informs goal-setting for the Consolidated Plan and.
8	Agency/Group/Organization	PINE STREET INN, INC.
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department held a meeting with staff from Pine Street Inn to discuss the development of affordable housing needs for individuals who are very low-income and for homeless individuals and families. Also, there was discussion on public service needs for homeless individuals. The outcome of the consultation included information on how new development or rehab of existing housing can support the formerly homeless and what types of public services the Town could focus on to assist the homeless.

9	Agency/Group/Organization	BROOKLINE COMMUNITY FOUNDATION
	Agency/Group/Organization Type	Community Organization Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department held a one-on one meeting with staff from the Brookline Community Foundation to learn more about their programs and priorities for funding and to also better understand both the housing and non-housing community development needs in the Town. The outcome was a more thorough knowledge of the housing and community development needs in Brookline, a better understanding of organizations in Brookline doing similar work and how these organizations could collaborate on future projects in the Town.
10	Agency/Group/Organization	BROOKLINE HEALTH DEPARTMENT
	Agency/Group/Organization Type	Services-Health Town Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	This Town department was consulted on lead-paint issues as it relates to housing availability, affordability, and needs of town residents. The outcome of consultation includes methods to better identify lead paint and educating the public, landlords, and tenants of rights, as well as fair housing.
11	Agency/Group/Organization	BROOKLINE IMPROVEMENT COALITION
	Agency/Group/Organization Type	Services-homeless Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department met with staff from the Brookline Improvement Coalition, a local affordable housing developer, manager and advocate for affordable housing. The outcome of the consultation includes a better understanding of affordable housing needs, especially among residents who are very low-income and formerly homeless individuals. This consultation helped strategize our goals and priorities in the Consolidated Plan.
12	Agency/Group/Organization	TOWN OF BROOKLINE COMMISSION ON DISABILITY
	Agency/Group/Organization Type	Services-Persons with Disabilities Housing Non-Housing Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Department of Planning attended a public meeting hosted by the Town of Brookline Commission on Disability. This group included professionals working in fields which service the disabled community, and are members of the disabled community in Town. The anticipated outcome is a better understanding of the needs of persons with disabilities and how federal funds can be utilized to meet these needs. Also, this consultation allowed us to better understand how other departments and organizations in the Town could be utilized to meet the needs of the disabled community.
13	Agency/Group/Organization	BROOKLINE AGE FRIENDLY COMMITTEE
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Employment Non-Housing Community Development Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Brookline Planning Department met with members of the Brookline Age Friendly Committee, a group of senior Town residents who work to improve the lives of senior citizens in the Town. This consultation discussed issues and needs for seniors in Brookline concerning affordable housing, homelessness and public services. The outcome of the meeting provided was a clearer understanding of the priority needs that seniors face in the community and what projects are priorities for their well-being.
14.	Agency/Group/Organization	COMCAST
	Agency/Group/Organization Type	Private Company
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Comcast is one of two cable providers in the Town. Staff from the Department of Planning met with a member of the Comcast Government Relation's team to discuss broadband needs in the Town, especially in regards to low-income residents. The outcome was a better understanding of broadband access in Brookline, but more notably, learning more about the Internet Essential Program which is geared toward low-income residents. Staff has a better understanding how Comcast is attempting to meet the needs of local low-income residents and how we can collaborate in the future to bring more low-income residents online inexpensively.
15.	Agency/Group/Organization	RCN CABLE
	Agency/Group/Organization Type	Private Company

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Housing Community Development Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	RCN is one of two cable providers in the Town. Staff from the Department of Planning communicated with a member of the RCN staff to discuss broadband needs in the Town, especially in regards to low-income residents. The anticipated outcome was a better understanding of broadband access in Brookline and how low-income residents have access to internet. RCN is the main internet provider for the Brookline Housing Authority, the largest affordable housing property owner in Brookline, and that RCN is one of two cable providers in Brookline providing competition.
16.	Agency/Group/Organization	STEPS TO SUCCESS, INC.
	Agency/Group/Organization Type	Youth Services
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Department Planning met with staff from Steps to Success, Inc. to discuss the needs of low- to moderate-income youth issues in the Town of Brookline. The outcome is a better understanding of needs for low-income youth, especially youth residing in the Brookline Housing Authority, and issues they face. The consultation provided us with a clearer picture of issues that face local youth and programs and services which could be better utilized to help their needs.
17.	Agency/Group/Organization	BROOKLINE TEEN CENTER
	Agency/Group/Organization Type	Youth Services

	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs Assessment Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Department Planning met with staff and board members from the Brookline Teen Center. The outcome of the consultation is better understanding of the organization and the needs of low- and moderate-income youth in Brookline, especially youth residing in the Brookline Housing Authority, and issues they face. The consultation provided us with a clearer picture of issues that local youth face and what programs and services offered by BTC meet their needs.
18.	Agency/Group/Organization	THE VILLAGE WORKS
	Agency/Group/Organization Type	Local Business
	What section of the Plan was addressed by Consultation?	Economic Development Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Planning Department met with staff from The Village Works, a co-working space located in the Brookline Village commercial area – which is an close to an area with a high LMI population. This meeting was held to gain a better picture of micro-enterprise and economic development needs in the Town and to understand if there is a demonstrated need expressed by low- and moderate-income residents. The outcome is a better understanding of economic development, work-training, and micro-enterprise needs in the Town.
19.	Agency/Group/Organization	TOWN OF BROOKLINE BUILDING DEPARTMENT
	Agency/Group/Organization Type	Town Department Public Infrastructure / Facilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Planning Department met with staff from the Town of Brookline Building Department to discuss public building needs and accessibility. The anticipated outcome of this consultation is a better understanding of accessibility needs in the Town buildings and the potential for future projects.
20.	Agency/Group/Organization	TOWN OF BROOKLINE PARKS AND OPEN SPACE
	Agency/Group/Organization Type	Town Department Public Infrastructure / Facilities Open Space
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Department Planning Department met with staff from the Parks and Open Space division. This consultation identified public infrastructure and open space needs in the Town. The outcome is a better understanding of infrastructure and open space projects, some of which may be appropriate for CDBG funds in the next five years.
21.	Agency/Group/Organization	METROPOLITAN AREA PLANNING COUNCIL
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Department Planning consulted with the Metropolitan Area Planning Council to discuss regional non-housing community development needs and climate resiliency. The outcome is a better understanding of regional priorities and also climate resiliency measures to be taken in the Town, along with future issues the region faces.
22.	Agency/Group/Organization	MASSACHUSETTS HOUSING PARTNERSHIP
	Agency/Group/Organization Type	Regional Organization

	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Staff from the Planning Department met with staff from the Massachusetts Housing Partnership to discuss regional housing needs. The outcome is a better understanding of these needs and how the Town can help meet both Town and regional housing production needs. This information was helpful in forming priorities and goals for the Consolidated Plan.
23.	Agency/Group/Organization	BLUEBIKES
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The Town of Brookline is part of the Bluebikes regional bike share program. The Planning Department regularly consults and meets with regional communities and the system operator on alternative transportation needs with a focus on bringing more service to low- and moderate-income residents. The outcome is a better understanding of how inexpensive regional micro mobility can provide low-income residents an viable transportation mode and how to best make these services available to income-eligible populations.

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Table 2– Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All entities that participated in the planning and execution of the last Five-Year Consolidated Plan were consulted. Other organizations with which the Town has created relationships or has been involved with in projects with were consulted to bring fresh perspectives.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Table 3– Other local / regional / federal planning efforts

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
MAPC Metro Boston 2030 Population and Housing Demand Projections	Metropolitan Area Planning Council	This Plan assisted our strategic plan in identifying regional trends and helped to formulate goals to increase the affordable housing stock in the Town.
Town of Brookline Housing Production Plan	The Town of Brookline	The goals of the strategic plan and of this plan overlap in helping to spur new affordable housing and preservation projects in the Town.
Massachusetts State Plan to End Youth Homelessness	Massachusetts Executive Office of Health and Human Services	The goals of the strategic plan and this report overlap in informing the provision of public services and affordable housing to help keep people out of homelessness.
Town of Brookline Climate Vulnerability Assessment and Action Plan	Metropolitan Area Planning Council	This study focused on climate-resiliency for the region and the Town of Brookline. This reports helped form goals for funding more public services, economic development opportunities and affordable housing development which could lessen the impacts for the Town’s low- to moderate-income residents should there be a natural disaster or due to the increased effects of climate change.
Brookline Comprehensive Plan	Town of Brookline Planning and Community Development Office	The Plan sets priorities and identifies short and long-term planning strategies to benefit all residents. Many of these goals overlap with program goals of creating suitable living environments and adequate housing for low- and moderate-income persons.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Town of Brookline Strategic Asset Plan	Town of Brookline	This plan assisted our goals in identifying potential parcels appropriate for affordable housing development and a process for determining reuse priorities.
Town of Brookline Major Parcels Study	Town of Brookline	This report is complementary to the SAP in terms of identifying potential parcels appropriate for affordable housing development and a process for determining reuse priorities.
Out of School Time Report	Brookline Community Foundation	This report focuses on low-income youth. Our goals overlap with the goals in this report in providing public services and economic development options focused on youth.
Understanding Brookline: Emerging Trends and Changing Needs	Brookline Community Foundation	This report provided information on demographic trends, especially in regards to low and moderate income residents. Our goals fit with the goals of this report in providing additional public services and affordable housing options.
Understanding Brookline: A Report on Poverty	Brookline Community Foundation	This report provides demographics and the issues facing residents in poverty in Brookline. Our goals provided necessary resources to assist residents in overcoming poverty.
Brookline Open Space Plan	Department of Parks and Open Space, Town of Brookline	This plan identifies gaps in public infrastructure that hamper the mobility of pedestrians and bicyclists due to vehicle volume and lack of an adequate crossings. Our goals are to improve public infrastructure where eligible to meet mobility needs.
Analysis of Impediments to Fair Housing Choice	WestMetro Home Consortium and MAPC	MAPC will produce a Regional AI for the WestMetro HOME Consortium, which includes Brookline and twelve other communities. It will incorporate input on fair housing issues and actions to remove impediments to fair housing choice from stakeholders in local and regional organizations and government agencies.

Table 4– Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The Town of Brookline participates in the West Metro HOME Consortium which involves twelve additional cities and towns in the region. The Town is also a member of the Bluebikes regional bikeshare system and regularly consults with four surrounding

communities on issues and projects concerning the bikeshare system and on regional transportation issues. In addition because of funding, either allocated directly or sought out from other public funders, the Town engages in on-going dialogue with other public entities, such as the Brookline Housing Authority, the Metropolitan Area Planning Council, the Boston Region MPO, the Massachusetts Department of Transportation. Also, the Town, because of its formula allocations, must cooperate and coordinate how grants are allocated, as well, as identifying how implementation of the Coordinated Plan and others interface.

In addition, the Department of Planning and Community Development, through its Community Planning Division, works closely with a number of Town commissions, boards, and committee in implementing the Consolidated Plan. These include, but are not limited to, engaging with public and assisted housing providers, private and government health, mental health, foundations, and service agencies aimed at enhancing efforts.

Narrative

The Town worked with numerous social service and housing agencies in the development of the Consolidated Plan. Coordination was completed through smaller meetings. Housing providers, social service providers, private housing professionals, social service agencies, regional organizations and other local funders were consulted in the development of the Consolidated Plan.

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PR-15 Citizen Participation - 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

For the 2021-2025 Consolidated Plan, the Town of Brookline implemented a very transparent planning process and increased its efforts to broaden citizen participation. Citizen participation efforts included a town-wide survey, multiple public meetings, consultations with a wide variety of organizations, attendance at public events, and meeting with other Town departments. The process began in Summer 2019, where the Department of Planning issued a town-wide survey to address needs in the Consolidated Plan. From August to the end of September, the survey drew 476 responses. It was available both in electric form and a paper copy. The survey provided citizens, business owners, and others who work or travel to Brookline on a regular basis an opportunity to provide their opinions on the highest needs in both housing and non-housing community development in the Town. Staff also attended the Brookline Day celebration in two consecutive years and created a booth to both promote the survey, but to also have informal conversations with residents on different needs in the Towns. The Town used was also a chart which invited residents to provide their thoughts and opinions. Overall, Staff spoke with approximately 300 individuals this day.

During this time, the Department of Planning also met individually with 23 different organizations, Town Departments and Commissions to gain a better understanding on needs and goals in the Town on an assortment of subjects relevant to the Consolidated Plan. These meetings provided the Department of Planning to understand the different needs in the Town, emerging trends, and also what projects and goals are the focus on organizations, departments and commissions doing similar work.

Since the Town of Brookline is one of thirteen members of the West Metro HOME Consortium, with the City of Newton as the lead, planning and execution of HOME material pertinent to the Consortium's Consolidated Plan was developed in advance of the Town's given the size and scale of material to be derived.

The Department of Planning also participated in four public meetings with the point of discussing topics relevant to the needs assessment in the Consolidated Plan. This included general conversation on Town needs, senior citizens, persons with disabilities, and fair housing. Overall, attendance from the public meetings was over 50 individuals.

To advertise these outreach tools, the process included heavy use of social media accounts, utilizing the Town's listserves which reach thousands of residents and Towns, flyers, website updates, and newspaper ads.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	General (with a focus on housing stakeholders)	There were 25 people that attended this meeting held at the Housing Advisory Board meeting. This meeting also had a number of members from the public. Staff from the Department of Planning provided an overview of the outreach process for the Consolidated Plan and a summary of needs identified.	Members of the Housing Advisory and the public discussed both housing and non-housing issues in the Town and discussed that focusing on affordable housing for families should also be a priority	There were no comments not accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
2	Public Meeting	Elderly Residents	20 individuals, which included residents and practitioners who are either Town senior residents, or who work with seniors provided their thoughts on both housing and non-housing needs for senior citizens. Staff from the Department of Planning provided an overview of both HOME and CDBG, and also the process for the Consolidated Plan.	Attendees at the meeting provided support for additional senior housing, preferably housing with supportive services. The attendees also discussed the transportation and infrastructure needs in the Town.	There were no comments not accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Persons with Disabilities / Non-targeted / Minorities / Non-English Speakers	Six individuals attended this meeting which was part of the Brookline Commission on Diversity, Inclusion and Community Relation's Fair Housing Subcommittee meeting. Staff from the Department of Planning provided an overview of CDBG and HOME and the Consolidated Plan process. Also, Staff provided attendees a summary of comments at that time received on both non-housing and housing needs in the Town.	Attendees provided input on the needs for increased affordable housing, inexpensive or free childcare, and arts programming for low-income youth.	There were none not accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Persons with disabilities	There were 15 individuals present at this meeting which was hosted by the Town of Brookline Commission on Disability. Attendees were both disabled residents, and also practitioners who work the disabled community. Staff from the Department of Planning provided an overview of CDBG, HOME and the Consolidated Plan process.	Attendees provided input on the needs for increased affordable and accessible housing that will provide disabled residents the opportunity to age-in-place. Discussion also focused on improved transportation and infrastructure in the Town.	There were none not accepted.	
5.	Public Hearing	Non-targeted/broad community	Date of meeting to be January 28th		There were no comments not accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6.	Public Event	Non-targeted/broad community	The Department of Planning hosted a table at the Brookline Day Event. Staff spoke with approximately 300 individuals and invited them to take the public survey and also provide feedback on the Town's highest non-housing and housing priorities	Overall, attendees stated that affordable housing was the highest priority for funding, followed by public services, economic development and then public facilities.	There were no comments not accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
7.	Internet Outreach / Public Survey	Non-targets broad community / minorities / residents of public and assisted housing	A public survey was issued by the Department of Planning from August to September 2019. There were 476 survey respondents. The survey was available both electronically and by paper.	Respondents rated affordable housing as the most important funding activity. Within affordable housing, an emphasis was placed on creating affordable housing for low-income residents and moderate-income residents, families and seniors. Respondents also provided input on transportation, infrastructure and social service needs in the Town	There were no comments not accepted.	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8.	Newspaper Ad	Minorities/Persons with Disabilities/Non-targeted/ broad community/ residents of public and assisted housing	A newspaper ad inviting citizens to the public hearing and to share their thoughts on the Consolidated plan was issued by the Department of Planning.	NONE SO FAR		

Table 5– Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Town of Brookline conducted a needs assessment for both housing and non-housing community development needs beginning in August, 2019 through December, 2019, as required by the Department of Housing and Urban Development. As part of this process, the Town obtained data for the Needs Assessment from federal, town and local reports and plans, publically available data, a Town-wide survey, public meetings, public events, and consultations with a multitude of stakeholders. The collection of data and input that the Town received allowed us to develop a number of housing and non-housing needs in the Town which helped us summarize the priority needs which serve as the basis for the Goals and Objectives of the Strategic Plan of the Consolidated Plan, and the criteria for which the Town will utilize in making decisions regarding the selection of activities for funding over the next five-year period. Through this process, The Town has identified priority needs in affordable housing, public services, public facilities, and economic development. Priority needs will be further addressed in the following section.

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NA-50 Non-Housing Community Development Needs - 91.415, 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The Town has a number of needs for Public Facilities in the planning period of FY 2021-2025. Public facilities such as the senior center, parks, playgrounds, and recreational facilities serve as focal points and play a large role in uniting the community. The Town of Brookline will continue to work to invest in public facilities and also focus on facilities that serve low/moderate income persons/households and special needs populations. In addition, projects which improve access to public services for persons with disabilities through the removal of architectural or physical barriers, or improved access design, will also be evaluated and verified for regulatory compliance and prioritized according to need.

How were these needs determined?

Public facilities needs were determined through multiple ways. First, information was obtained from citizens through public meetings and a widely circulated survey. Also, in consultations with multiple organizations and town departments, and a review of Town plans, public facilities needs were determined.

Describe the jurisdiction's need for Public Improvements:

The Town on Brookline's needs for public improvements includes the need for enhanced sidewalks, street crossings, lighting, trees and public seating which can make the Town more walkable, especially for the growing senior population. Also, there are needs for parks and playgrounds improvements with a greater focus on accessibility improvements. Street improvements are also a priority for the Town, focusing on creating streets with better bicycle and pedestrian accommodation to support growing alternative transportation options.

How were these needs determined?

These needs were determined by identifying census blocks which entitlement funds can be used based on ACS data as well as information obtained from Town department recommendations based on current plans (Open Space and Recreation), current CDBG projects which have additional needs (Gateway East), a public survey, and meetings with stakeholders, citizens, and other Town departments.

Describe the jurisdiction's need for Public Services:

The need for public services in Brookline is very high. With the 15% cap on public service funding, it's been noted by many that more funds could be utilized to provide services for residents on a multitude of issues. The Town's public service needs include the services for

youth, seniors, people with mental disabilities, accessibility, immigrants, those experiencing homelessness, experiencing domestic violence, those who seek employment training, literacy skills and placement, and for food security.

How were these needs determined?

The needs for public services were determined through the public survey, public meetings, and consultations with local organizations, Town departments and the Brookline Housing Authority.

Based on the needs analysis above, describe the State's needs in Colonias

N/A

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Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to a 2019 Boston Foundation's Greater Boston Housing Report Card, Brookline is outperforming Greater Boston in housing diversity, but underperforming in affordability and production. The limited supply of new housing makes the existing housing inventory extremely expensive, and unaffordable. Brookline does not have enough housing affordable to low- and moderate-income households. With some of the most high housing development costs in the Commonwealth, a vast portion of low-moderate income renters (20% of all Brookline households) are paying more than 30% of their income toward rent, with 2/3 of these paying more than 50% of their income toward rents. Higher housing costs tend to price people out of Brookline, posing a threat to the community's social diversity, culture, and economic development.

The trend will continue as the market is attractive to target populations with significant income to afford Brookline housing prices. Only 9.34 percent of the Town's housing inventory is subsidized, compared to a regional average of 7.9 percent. Although major efforts and initiatives are in place to expand the supply of affordable housing, more needs to be done at the State level.

- The high cost of housing in Brookline, and the existing barriers to access affordable housing due to market forces lead to instability and increased risk of homelessness. Brookline rents are among the most expensive in the Commonwealth; the average reported rent for a one-bedroom unit in Brookline is currently \$2,100 - \$2,500 and \$2,800 - \$3,100 for a two-bedroom unit; The high cost of housing continues to displace existing residents, including seniors on fixed incomes and municipal employees.
- Low and moderate income households (those earning less 80% of AMI) are affected most significantly by the lack of affordable housing
- According to the CHAS, 8,515 households in Brookline have low or moderate income - below 80% of AMI- (about 34 percent), about one in every three households.
- Over a quarter (24%) of all Brookline households spend more than 30 percent of their monthly income towards housing costs and nearly one-fifth (18 percent) of all Brookline households pay more than 50% of household incomes toward housing costs.
- Low income renters, a population of almost one-fifth of all Brookline households, are severely cost burdened by paying more of 50 percent of their income towards housing costs.
- While a number of low and moderate income renters seem high, these cost burdens affect both low income renters as well as homeowners.
- Low to moderate income small families with children are the population most vulnerable to be at-risk of homelessness in Brookline, with an urgent need for affordable housing, along with the elderly and people with disabilities.

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MA-45 Non-Housing Community Development Assets - 91.410, 91.210(f)

Introduction

Brookline is fortunate to have a number of public and private non-housing community development assets. All residents of the Town have access to a substantial and diverse park system which consists of both small neighborhood playgrounds to large historic landscapes and natural areas. Residents are also able to enjoy the legacy of Frederick Laws Olmsted with easy access to walking and bicycle paths through parts of the *Emerald Necklace*. Many public facilities, such as the public library system and senior center, offer many programs and services to the Town’s residents. The Town has access to three MBTA Green Line Trolley lines which traverse the Town and a regional public bus system which offers easy access for residents to major employment centers, transportation hubs, and other recreational opportunities in the immediate region. The Town also offers a public bike share program, Bluebikes, which is in a partnership with Boston, Cambridge, Somerville and Everett and offers affordable shared bikes for quick trips throughout the Metro Boston region. A new public electric scooter program has also offered an alternative transportation option. To accompany the growing need for bicycle and scooter transportation, the Town has been increasing the number of bike lanes on its public roads. New construction on public roads also offers better pedestrian walkways and safer pedestrian friendly intersections.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	13	0	0	0	0
Arts, Entertainment, Accommodations	2,541	0	9	0	0
Construction	322	0	1	0	0
Education and Health Care Services	10,193	0	37	0	0
Finance, Insurance, and Real Estate	2,784	0	10	0	0
Information	1,148	0	4	0	0
Manufacturing	793	0	3	0	0
Other Services	922	0	3	0	0
Professional, Scientific, Management Services	5,009	0	18	0	0
Public Administration	0	0	0	0	0
Retail Trade	1,659	0	6	0	0
Transportation and Warehousing	258	0	1	0	0

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	626	0	2	0	0
Total	26,268	0	--	--	--

Table 6 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	33,660
Civilian Employed Population 16 years and over	31,810
Unemployment Rate	5.49
Unemployment Rate for Ages 16-24	31.12
Unemployment Rate for Ages 25-65	3.27

Table 7 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	15,140
Farming, fisheries and forestry occupations	810
Service	1,395
Sales and office	4,570
Construction, extraction, maintenance and repair	330
Production, transportation and material moving	310

Table 8 - Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	14,420	50%
30-59 Minutes	12,735	44%
60 or More Minutes	1,920	7%
Total	29,075	100%

Table 9 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	180	85	455
High school graduate (includes equivalency)	860	75	590
Some college or Associate's degree	1,710	125	760
Bachelor's degree or higher	22,070	750	4,100

Table 10 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	4	74	50	220	435
9th to 12th grade, no diploma	185	190	23	165	215
High school graduate, GED, or alternative	730	360	510	655	1,360
Some college, no degree	4,135	610	450	850	785

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Associate's degree	80	90	175	430	230
Bachelor's degree	2,185	4,555	1,715	3,395	1,805
Graduate or professional degree	185	5,765	4,455	7,040	4,085

Table 11 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	26,667
High school graduate (includes equivalency)	30,195
Some college or Associate's degree	40,927
Bachelor's degree	58,814
Graduate or professional degree	75,782

Table 12 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Based on the Business Activity table, the top business sectors for employment in Brookline are Education and Health Care Services at 37%, Professional, Scientific, Management Services at 18%, Finance , Insurance, and Real Estate at 10%, Arts, Entertainment, Accommodations at 9% and the Retail Trade at 6%. The remaining sectors are represented, however, they do not account for significant percentages of the Brookline labor force.

Describe the workforce and infrastructure needs of the business community:

Overall, residents of Brookline are well-educated and earn high-wages. Many residents work in employment fields which require high skills and pay higher-than-average salaries. According to the 2011-2015 American Community Survey, of those who over the age of 25, 28% holds a bachelor's degree and 53% of the population holds a graduate degree which 81% of the total population over the age of 25 holding a four-degree and higher. Only 3.3% of the population age 25 or over have not earned a high school diploma. Brookline is one the highest educated communities in Massachusetts.

As a result of a high-level of educational attainment in the Town, incomes are generally high for many residents. For example, according to the 2011-2015 ACS, residents with graduate or professional degrees earned \$75,782 in the past 12 months while residents with a bachelor's degree earned \$58,814 during the same period.

For residents that have less than a 9th grade education, and 9th to 12th grade no diploma, the median salary was \$26,667 in the past 12 months acquiring a diploma or GED would at the very least, allow them to get entry level non-skilled jobs. Since poverty is correlated with educational attainment, accessing further education would allow low-income residents to have the skills to attain jobs in the major industries in the immediate region. Also, many residents, including many youth in the Town, may not be on the college track, but need vocational skills to further their careers. There are currently very little options for this type of training in the Town. Two main barriers for many low-income residents accessing further education and training are also the high cost of transportation and also a lack of free or low-cost childcare options. These costs are compounded by the fact that the Town lacks the number of affordable housing units to meet the demand and that for many, over 30% of their income is being spent on housing alone, not including food, healthcare, and other costs.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Boston Children's Hospital at Brookline Place will finish construction in the near future. This facility, which will offer ambulatory-clinic care and offer a mix of medical/general offices and retail and a restaurant directly next to a major MBTA Green Line for the Town and located in a dense neighborhood where there is a concentration of low to moderate income residents. This facility will be a major employment center in the Town.

In 2012, the Town joined the Blue Bikes Public Bike Share network. This public network includes the Cities of Boston, Cambridge, Somerville and Everett. Providing an inexpensive bike sharing program, with income-eligible rates, is allowing all residents, but in particular, low to moderate income residents, economical transit options to travel throughout the region for employment and other reasons. This program makes available an additional low-cost transportation option in the Town. Over the next few years, the program is to expand stations in the Town and expand in, and to, surrounding municipalities.

A new hotel which will open in the near future at 700 Brookline Ave. will offer an 11-story, select-service hotel of approximately 153,500 square feet with 175 standard rooms. This new hotel, located on a former gas station and adjacent to the Brookline Place development, will offer numerous new jobs in a neighborhood with a high concentration of low- to moderate-income residents.

In 2018, Newbury College closed offering a 10 acre campus in the Town's Fisher Hill neighborhood for new development. The site was recently purchased by a national senior living developer and the company is currently working on plans to develop much of the site into a high-end independent rental units, assisted living units, and memory care for seniors. This project will offer a number of new jobs for area residents.

The Town is also exploring a rezoning of the Chestnut Hill Office Park which could allow for new uses and denser development with additional job opportunities.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Overall, Brookline residents are very well-educated and have a diverse set of skills which allows many of them access to high-wage positions. Brookline is very much part of the Greater Boston area and while the Town does not many have large employment centers, it offers easy access to the immediate region and many residents work outside of Brookline in places such as Boston, Cambridge and the Route 128 area. Generally, Brookline residents work in the management, finance, healthcare.

For areas of the Town, mostly in the northeast section, where there are generally higher levels of low to moderate income residents, you find that the educational attainment rates are lower than other areas of the Town. Educational attainment is directly linked with income.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The Town has a number of non-profits and agencies which offer job-training and support providing access to jobs. The Town's CDBG funds support a number of these. The following programs offer these types of services.

- The Next Steps Program through the Brookline Housing Authority offers career/employment/training resources and has a referral program to meet the needs of low income Brookline residents (adults age 18+). Next Steps helps adults to write or revise resumes, find employment, and pursue continuing education opportunities including GED, certificate programs, two- and four-year colleges and job/skills training.
- The Retirement Engagement Alternative Program (REAP) through the Brookline Council on Aging is for Brookline senior residents 55 or 60 and above and is designed for people who wish to remain engaged and active in the community while in retirement or partial retirement through part-time paid or volunteer work in the community. The REAP program provides services such as individual, confidential and free consultation around skills and interests, on-going skills based workshops and training for employment seekers, and employer-employee matching servicing.
- The Brookline Veterans Temporary Employment program provides employment to Brookline military veterans for up to 24 hours a week as they complete educational goals, seek permanent employment and transition to civilian life.
- The Town also has two non-profits offering work-training and guidance for youth not pursuing the college track. Steps to Success, Inc. is going to in the near future offer a program titled Post Secondary Pathways which will serve and provide guidance to 15-20 students that may be choosing to enter the military, attend community college, or enter the workforce. Also, the Brookline Teen Center offers a program titled Youthscapers which is a nonprofit yard-work company. Youthscapers employs high school aged youth who have little to no job experience and who want to develop work skills. Youthscapers provides supported skill development, a fair wage, and real world work experience while providing a valuable service to the community. Teens participating in this program will significantly improve their outlook for obtaining and maintaining future jobs.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

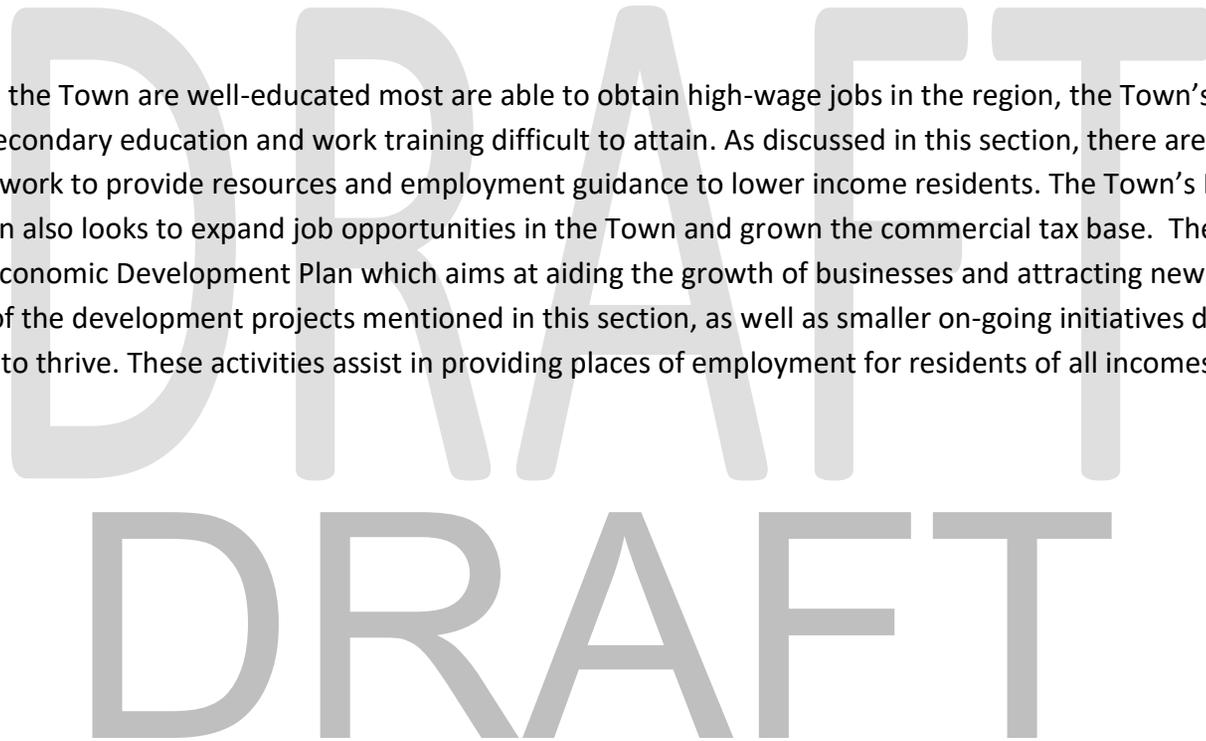
No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

As many residents in the Town are well-educated most are able to obtain high-wage jobs in the region, the Town’s lower income residents may find secondary education and work training difficult to attain. As discussed in this section, there are numerous organizations which work to provide resources and employment guidance to lower income residents. The Town’s Economic Development division also looks to expand job opportunities in the Town and grown the commercial tax base. The division also has created a five-year Economic Development Plan which aims at aiding the growth of businesses and attracting new ones. This plan helped guide many of the development projects mentioned in this section, as well as smaller on-going initiatives designed to help businesses continue to thrive. These activities assist in providing places of employment for residents of all incomes.



MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Brookline does not have any areas where households with multiple housing problems are concentrated. There is a strong need for affordable housing in the Town, with long waiting lists for such units by –individuals, families, seniors, and the disabled. 34% of all Brookline households earn less than area median income and 25% of Town residents pay more than 30% of income toward housing and low-income renters, about 1/5 of the population, pay 50% of income toward housing

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

In the Town of Brookline, there are no neighborhoods or census tracts with a high concentration of minority racial and ethnic groups. The total population of non-whites is 24.7% which shows a slight increase since 2010 and the number of Hispanics has risen only slightly from 5% in 2010 to 5.9%. Overall, racial demographics in the Town have remained relatively stable over the last decade. The census blocks which have higher minority populations are located in the northern section of the Town, bordering the City of Boston. These census blocks tend to have lower household incomes, higher percentages of rental units and a lower percentage of single family homes. Minority populations tend to be concentrated in Brookline Housing Authority properties which are located in the northern section of the Town along with most of the Town's other affordable housing developments.

What are the characteristics of the market in these areas/neighborhoods?

With some of the highest housing costs in the Commonwealth, Brookline has an affordable housing problem. For households with incomes under 80% AMI, they generally pay a very high proportion of income on rent and utilities to live in the Town. This situation is similar to both renters and homeowners.

In areas of the Town which have higher concentrations of low- and moderate-income households, they are generally located in census tracts which include larger Brookline Housing Authority properties, and the remainder of the Town's major affordable housing developments. Currently, the Brookline Housing Authority (BHA) has a waiting list for senior housing of approximately 2,551 households and 6,033 households for family housing. The BHA reports that about 10-20% of these households have a Brookline live/work preference or extreme needs such as fleeing domestic violence, homelessness, facing eviction, or are victims of fire or

natural disasters. These households need to wait a minimum of 24 to 36 months before securing a BHA affordable unit.

Are there any community assets in these areas/neighborhoods?

The Town of Brookline is a highly desirable place to live due to the many community assets it offers residents. The Town is a mix of dense urban neighborhoods and suburban areas. Most of the Town's lower- to moderate-income residents reside in the northern area of the Town which tends to be denser and includes a majority of the Town's amenities and assets.

In one neighborhood with a higher percentage of low- to moderate-income residents, there is easy access to the Emerald Necklace, which is a public park system connecting Boston's Back Bay neighborhood to Brookline, Jamaica Plain and West Roxbury. This park system also includes paved trails which are heavily used by bicyclists for recreation and commuting. Other neighborhoods with higher concentrations of low to moderate income residents include many Town parks and public spaces, many of which have been renovated in recent years and include accessible playground equipment and passive spaces.

These neighborhoods also include great transportation options with easy access to neighboring cities and towns in the region. For residents who own cars, there is Route 9 which connects west to Worcester and Beacon Street which connects to Boston, Newton, and throughout the Town. The MBTA Green Line also offers three trolley lines (B, C, and D) through the Town and connecting residents and visitors to Newton and Boston with easy access to the rest of the region's MBTA system. There is also a robust bus system four lines which help people travel throughout the Town and the region.

One neighborhood with a higher concentration of low- to moderate-income residents abuts the Boston border on Commonwealth Ave and is located next to the Boston University campus. Boston University provides a number of services and opportunities for residents to further their education and gain additional skills.

One other neighborhood surrounding Brookline Village also has a higher concentration of low- to moderate-income residents. This area provides access to green space, shopping and has great transportation access. This neighborhood also is close to the Longwood Medical Area in Boston which has a high concentration of hospitals and research centers such as Brigham and Women's Hospital, Beth Israel Deaconess Hospital, Dana Farber Cancer Center, Children's Hospital, Joslin Diabetes and Harvard Medical School. A new Children' Hospital building is also currently being built in the center of this neighborhood which will offer ambulatory-clinic care and offer a mix of medical/general offices and retail and a restaurant directly next to a major MBTA Green Line station.

Available to all populations, including those of low- and moderate-income are the Main Library and two branches. Two of these facilities are located in or near areas with higher concentration of low- to moderate-income residents.

Are there other strategic opportunities in any of these areas?

Brookline has a high need for affordable housing development. Both preserving and creating affordable housing, especially for renters, is a priority in these neighborhoods. This includes housing for seniors, families and people with physical and mental disabilities. These neighborhoods offer access to services, schools, libraries, transportation, and other amenities desirable for low to moderate income residents.

In the neighborhoods surrounding Brookline Village which have some of the Town's higher concentrations of low- to moderate-income residents, the Children's Hospital development and a new hotel/retail development will provide additional service jobs to area residents and will be complemented by the Gateway East project, which will improve bicycle and pedestrian access in an urban neighborhood, thereby making this neighborhood more livable and increasingly desirable for both housing and economic development.

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

(NEWTON TO PROVIDE A UNIVERSAL ANSWER)

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MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Brookline is not located directly on the ocean or major waterways, but in future years and decades, will be affected by climate change. First, as global temperatures rise in the world, it is expected that in the Charles River Basin, where Brookline is located, projections show an increase in average temperatures and an increasing likelihood of heat waves and days over 90 and 100 degrees each year. Brookline is also directly next to the City of Boston which is located right on the Atlantic Ocean. While Brookline has no coastal shoreline, modeling projects that later in the century, a storm surge could travel from Boston Harbor up to the Muddy River from the Charles River and directly affect Brookline's shoreline. Also, the Boston area is expected to see a 8% increase in annual precipitation, a 16% increase in winter precipitation, and -1% in summer precipitation by 2050. With this, summer droughts may be more common, while expecting larger rain events throughout the rest of the year. Hurricanes may become less frequent during this time, but more intense and with larger rainfalls.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Economic disparities in Brookline are growing. While most of Brookline is wealthier than the Metro Boston area, there are still segments of the population which still struggle to meet their basic needs. More than 1 in 10 of Brookline's residents are living in poverty. Most of these citizens reside in the Northern section of Brookline, which is more dense and urban than neighborhoods to the south. Some of areas of this section of Town will be more prone to flooding disasters than other areas. This densely populated area has more concrete and less trees than other sections of the Town. Therefore, during heat waves, residents in this area of the Town may suffer from urban heat island effects and during heavy rain flooding may occur due to less pervious surfaces. Overall, lower income residents may have limited access to healthcare, and are more susceptible to financial upheaval, which can happen after extreme weather events or natural disasters. Also, lower income residents are more likely to live in substandard housing, and it may be more financially challenging for these buildings to become more resilient to climate change or to be repaired after an event.

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

This section of the Consolidated Plan is the Strategic Plan which as a participating grantee, will guide the Town of Brookline's investment of the Community Development Block Grant (CDBG) and HOME funding for the 2021-2025 planning period. The Town's priority needs were identified through a thorough, open and transparent input process. The goals in this plan were identified from priority needs for both non-housing community development and housing through the public input process. All the priority needs and goals are eligible uses of HUD funding. In order to achieve the goals identified in the Plan and address priority needs, the Town will maximize all resources identified and any sources that become available during this time-period.

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SP-10 Geographic Priorities - 91.415, 91.215(a)(1)

Geographic Area

Table 13 - Geographic Priority Areas

General Allocation Priorities

The Town of Brookline, as defined by HUD is an “exception” community. Therefore, there are no specific areas, neighborhoods or geographic areas to target funds from HUD. However, the Town has a number of low- to moderate-income residents and business owners which need housing, public services and opportunities for personal and economic growth. The Town will continue to work with citizens, local agencies and businesses to stay ahead of the needs and create appropriate strategies to improve the quality of life for the Town’s high-needs residents.

Also, because of demographics in the Town where no areas or whole neighborhoods are majority low- to moderate-income, it precludes specific investment in many of the Town’s numerous larger-scale commercial areas.

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SP-25 Priority Needs - 91.415, 91.215(a)(2)

Priority Needs

Table 14 – Priority Needs Summary

1	Priority Need Name	Affordable Housing - Rental
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affordable Housing - Rehab Rental; 370 Harvard Avenue
	Description	Over half of all households earning less than 80% of area median income pay more than 50% of their incomes towards housing costs- including 25% ALL renters in Brookline.
	Basis for Relative Priority	Meetings with stakeholders, survey results, community meetings, local and state studies, meetings with other Town departments and staff
2	Priority Need Name	Affordable Housing - New Units

	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Individuals Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Affordable Housing- New; Kent/Station Street Parking Lot
	Description	Identify and begin at least one new affordable rental project serving either elderly; families with children, homeless individuals, and/or persons with disabilities.
	Basis for Relative Priority	Meetings with stakeholders, survey results, community meetings, local and state studies, meetings with other Town departments and staff
3	Priority Need Name	Affordable Housing - Rehab Existing
	Priority Level	High

	Population	Extremely Low Low Families with Children Elderly Public Housing Residents Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Affordable Housing - Rental Preservation
	Description	Support preservation efforts at federal and state property owned and operated by the Brookline Housing Authority. Work with the Brookline Housing Authority to facilitate a Rental Assistance demonstration (RAD) program, and to make capital improvements to existing stock.
	Basis for Relative Priority	Meetings with stakeholders, survey results, community meetings, local and state studies, meetings with other Town departments and staff
4	Priority Need Name	Affordable Housing - Acquisition of Existing Units
	Priority Level	Low
	Population	Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	

	Associated Goals	Affordable Housing - Inclusionary Rental Affordable Housing - Inclusionary Homeownership Affordable Housing - Homebuyer Assistance
	Description	
	Basis for Relative Priority	Market analysis, realtors developers, staff, recommendations....
5	Priority Need Name	Homelessness Prevention
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Rural Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	

	Associated Goals	Homelessness Services
	Description	To assist residents who are homeless or at risk of homelessness.
	Basis for Relative Priority	Meetings with Brookline homeless providers, organizations that provide housing to the homeless, public survey, community meetings, and meetings with staff and other Town Departments
6	Priority Need Name	Fair Housing
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	
	Description	Need for education and enforcement for equal rights.
	Basis for Relative Priority	Meetings with stakeholders, public meetings and the public survey
7	Priority Need Name	Public Services
	Priority Level	High

	<p>Population</p> <p>Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</p>
	<p>Geographic Areas Affected</p>
	<p>Associated Goals</p> <p>Public Services</p>
	<p>Description</p> <p>Support community based initiatives to improve marketing and utilization of existing and/or need public services.</p>
	<p>Basis for Relative Priority</p> <p>Meetings with stakeholders, survey results, community meetings, local and state studies, meetings with other Town departments and staff</p>
8	<p>Priority Need Name</p> <p>Public Facilities/ Infrastructure</p>
	<p>Priority Level</p> <p>High</p>

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Public Facilities/Public Improvements
	Description	Continued need for improvements to public facilities, infrastructure, and open spaces which best benefit low to moderate income residents of the town, specifically in eligible census blocks with larger low to moderate income populations
	Basis for Relative Priority	Meetings with stakeholders, survey results, community meetings, local and state studies, meetings with other Town departments and staff
9	Priority Need Name	Economic Development
	Priority Level	Low
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	Economic Development
	Description	There's a need to support microenterprise businesses and provide job creation and workforce or career training

Basis for Relative Priority	Meetings with stakeholders, survey results, community meetings, local and state studies, meetings with other Town departments and staff
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Narrative (Optional)

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SP-35 Anticipated Resources - 91.420(b), 91.215(a)(4), 91.220(c)(1,2)

Introduction

Both the CDBG and Home Investment Partnership grant programs have declined in annual funding over the past years. This is particularly true for the HOME program. The Town saw some decrease in funding that may be due to ACS census data and changing demographics. The town has accounted for the reduction in funding for the projects in progress or planned. All goals set forth are based on estimated costs and resources to ensure such goals are achievable.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,371,270	0	0	1,400,000	5,485,080	

Table 15 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging additional resources to support affordable housing projects and programs remains a priority for the Town. Federal funds are matched by a variety of local, state, and private funding sources. including Brookline's Affordable Housing Trust, have provided over \$10.2 million dollars for affordable housing since 2000.

In addition, the state has also provided funding through its Department of Housing and Community Development's Affordable Housing Trust Fund, Housing Innovations Fund, Housing Stabilization Fund, HOME Fund, and Massachusetts Tax Credit proceeds. The Federal Home Loan Bank has provided grant funds and the Massachusetts Housing Partnership and several private banks have provided advantageous permanent loans for affordable housing projects. Given development in the town over the next five years will be contingent as is has in the past on opportunity, funding for affordable housing programs will continue to utilize all available/applicable state funding and other federal sources as appropriate to the project at hand.

As a requirement of the Request For Proposals process for applying for CDBG funding, the Town scores each applicant. 25 points is given to activities applying that provide leveraged resources.

If appropriate, describe publically owned land or property located within the state that may be used to address the needs identified in the plan

At the current time, there is a proposed project to develop a senior affordable housing project above a public municipally owned parking lot in the Brookline Village neighborhood. This parcel on Station Street was identified in the Town's Housing Production Plan as appropriate for this type of use. For other possible projects, the Town will continue to evaluate the Housing Production Plan to identify additional properties which could address the needs identified in the Plan.

Discussion

The Town of Brookline is a very densely built community with very little buildable land. That being said, the Town has exhibited creative uses or reuse of land or currently buildings for several affordable housing development both past, and present. One proposed senior affordable housing project identified in this plan is to be built in the air rights of a public municipal parking lot while a current project is being redeveloped on the a former synagogue site. The Town will continue to explore opportunities to meet the needs of the community.

SP-40 Institutional Delivery Structure - 91.415, 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

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Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Brookline Department of Planning and Community Development	Government Agency	Planning; Affordable housing – ownership; affordable housing – rental; public services	Jurisdiction
Brookline Housing Advisory Board	Other – Town Commission	Planning; Affordable housing-ownership; affordable housing – rental	Jurisdiction
Brookline Housing Authority	PHA	Affordable Housing-Rental	Jurisdiction
Pine Street Inn	Nonprofit organization	Affordable Housing – rental; Non-homeless special needs	Jurisdiction
Caritas Communities	Nonprofit Organization	Affordable housing – rental	Region
Brookline Center for Community Mental Health	Subrecipient	Homelessness; non-homeless special needs; Community development; public services	Jurisdiction
Brookline Department of Health	Government Agency	Non-homeless special needs; Homeless; Community development public services	Jurisdiction
Hebrew Senior Life	Nonprofit organization	Affordable housing – rental; community development – public services	Jurisdiction
2 life Communities	Nonprofit Organization	Affordable housing – rental; Community Development – public services	Jurisdiction
Brookline Council on Aging	Government Agency	Non-homeless special needs; Community development; public services	Jurisdiction
Brookline Veterans Services	Government Agency	Non-homeless special needs; community development; public services; homelessness	Jurisdiction
HEARTH	Nonprofit Organization	Affordable housing-rental; homelessness	Region
Vinfen	Nonprofit Organization	Affordable housing-rental; homelessness	Region

Brookline Improvement Coalition	Nonprofit Organization	Affordable housing – rental; Community Development – public services	jurisdiction
Brookline Community Foundation	Nonprofit Organization	Affordable housing – rental; Community Development – public services	Jurisdiction
Masshousing	Government	Ownership-rental	State
Massachusetts Housing Partnership	Government	Ownership-Rental	State

Table 16 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure developed in the Town relies on continuous contact, discussions, and referrals to successfully implement a complex housing and social service delivery program. If a gap should occur, it will be identified and eliminated as part of the normal process of providing affordable and supportive housing programs, as well as non-housing community development needs. The Town expects to strengthen, and improve, the coordination and integration of this Town-wide institutional structure over time to insure that all facets of developing and integrating such a complex and far-reaching mix of programs into a functional whole is achieved.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care			
Education			
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS	X		X
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X		
Other			
Other	X		

Table 17 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Through an extensive partnership between The Brookline Center and the Brookline Housing Authority (BHA), the Transitional Housing Program helps homeless families leave Massachusetts Department of Housing and Community Development (DHCD) shelters, regain stability, and move towards independence by being placed in a unit in a BHA family housing development for up to nine months. Residents work with Brookline Center staff to develop a self-sufficiency plan and build the skills and resources necessary to achieve their goals and their Brookline Center case manager can also connect the residents to complementary services and supports. At the end of nine months, after meeting their goals, families transition to permanent housing status which includes specialized support and is available for another six months.

The Brookline Center regularly consults with the public schools, the Brookline Housing Authority, Brookline Council on Aging, Courts, the Health Department, and Police Department, and frequently receives referrals for homeless families living in Brookline or have lost housing due to fire, domestic violence situations, financial misfortune, etc. The team can help with homelessness by stabilizing the situation, identifying housing options, negotiating with a landlord/site manager and also working with clients to work on budgeting, gain access to job training and in some cases, may be able to provide direct funding for up to six months of rent.

The Brookline Center also offers assistance with food, rental and utility assistance, referrals to housing, food pantry, medical services, and transportation through the local Safety Net Program, a program supported through the Brookline Community Foundation.

Pine Street Inn owns and/or operates five SRO properties containing 121 units in Brookline, which serve many former homeless individuals and also operates the Brookline Rental Assistance for the Chronically Homeless Program in partnership with the Brookline Housing Authority.

HEARTH operates the Ruth Cowin House Permanent Housing Program which has eight units for formerly homeless elders.

VinFen operates the Brookline Supported Housing Leasing permanent housing program for two formerly homeless individuals.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Brookline has a strong service delivery system to assist homeless persons or persons at-risk of becoming homeless. Programs and counseling are available through the Brookline Center for Community Mental Health, the Brookline Health Department, the Brookline Council on Aging Center, the Veteran's Services Department, the Brookline Housing Authority, Pine Street Inn, HEARTH and Vinfen. These agencies work together and with other Town Departments to assist individuals in need to access services and resources, including affordable housing, SNAP benefits, health insurance, fuel assistance, subsidized transportation, state childcare vouchers, emergency financial assistance, etc.

Brookline does not currently have any emergency shelter facilities for homeless individuals or families. Those households must obtain emergency shelter in nearby communities – primarily Boston. In addition, the Town offers limited transitional housing opportunities.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Brookline will continue to seek opportunities to build more permanently affordable housing units with supportive services for persons that have disabilities, many of which are currently homeless and/or extremely low-income.

The Town will also continue to seek state, federal, and private funding to support its Homeless Prevention and emergency assistance activities.

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SP-45 Goals - 91.415, 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing- Rental Units Constructed	2021	2025	Affordable Housing		Affordable Housing - Rental		Rental units constructed: 42 Household Housing Unit
2	Affordable Housing Rental Units Constructed	2021	2025	Affordable Housing		Affordable Housing – Rental		Rental units constructed – 24 Household Housing Unit
3	Affordable Housing - Inclusionary Rental	2021	2025	Affordable Housing		Affordable Housing – Rental		Homeowner Housing Added: 4 Household Housing Unit
4	Affordable Housing - Inclusionary Homeownership	2021	2025	Affordable Housing		Affordable Housing – New Units		Rental Units Constructed: 2 Household Unit
5	Affordable Housing – Rental Preservation – Brookline Housing Authority	2021	2025	Affordable Housing		Affordable Housing – Rehab Existing		Rental units Rehabilitated –(REVIW NUMBER) Rental Units
6	Affordable Housing – Rental Preservation	2021	2025	Affordable Housing		Affordable Housing – Rehab Existing		Rental Units Rehabilitated – 20 Rental Units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Public Services	2021	2025	Non-Homeless Special Needs		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 2800 Persons Assisted
8	Homelessness Services	2021	2025	Homeless		Homelessness Prevention		Other: 600 Other
9	Public Facilities/Public Improvements	2021	2025	Non-Housing Community Development		Public Facilities/Infrastructure		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10000 Persons Assisted
10	Economic Development	2021	2025	Non-Housing Community Development		Economic Development		20 Persons Assisted

Table 18 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing- Rental Units Constructed
	Goal Description	Funds will be used to facilitate pre-development costs and activities at the Kent/Station Street Parking Lot which will provide rental housing for extremely low and low income individuals
2	Goal Name	Affordable Housing – Rental Units Constructed
	Goal Description	Funds will be used for 40B developments of rental units serving households at 30%, 50% and 80% area median income

3	Goal Name	Affordable Housing – Inclusionary Rental
	Goal Description	Market rate rental for buildings which will include 15% affordable units
4	Goal Name	Affordable Housing - Inclusionary Homeownership
	Goal Description	Market rate homeownership will include 15% affordable units.
5	Goal Name	Affordable Housing - Rental Preservation – Brookline Housing Authority
	Goal Description	Funds will be used to the support the Brookline Housing Authority with implementation of the Rental Demonstration program and capital improvements to existing inventory of properties
6	Goal Name	Affordable Housing – Rental Preservation
	Goal Description	Funds will be used to preserve affordable rental housing for extremely low, low-and moderate income households
7	Goal Name	Public Services
	Goal Description	Provide financial support to agencies and organizations to continue to expand or provide new public services to individuals, the elderly, children, teens, families and others who fall under CDBG eligibility requirements.
8	Goal Name	Homelessness Services
	Goal Description	Supportive services for individuals/ families that are homeless or at risk of homelessness.
9	Goal Name	Public Facilities/Public Improvements
	Goal Description	Provide funding to meet infrastructure needs and provide for public improvements to public facilities, parks, playgrounds and open space which will provide benefits to the very low, low, and moderate income households in income-eligible areas.
10	Goal Name	Economic Development
	Goal Description	Provide funding to support micro-enterprises and work and career training

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The Town of Brookline is currently completing a senior housing rental project (370-384 Harvard Street) that will provide a total of 62 new rental units for extremely low-income (<30% of AMI)

and low-income (<50% of AMI). The Town is also exploring the possibility of supporting the development of a senior hub in Coolidge Corner. Hebrew SeniorLife (HSL) and 2Life Communities seeks to construct a community center and senior living on HSL property that connect to the current Brookline Senior Center via a ground floor glass walkway. The Senior Hub is an effort to serve more seniors in need of housing and supportive services. however, conceptual plans are in the early planning stage. Many significant decisions remain to be determined and subject to negotiations between parties. The Hub will allow increase supportive services and affordable housing to extremely low-income and low-income seniors and households.

Over the next five years, the Town work with a developer who can build and operate a rental senior housing project (62+) at the Kent/Station Street Town-owned parking lot. The project will retain existing municipal parking on-site, while creating a range of approximately 40 to 65 age-restricted rental units for seniors. The project will underwrite affordable housing available to a mix of extremely low-income and low income seniors (62+). Funds may also be used to preserve Brookline Housing Authority units through the Rental Assistance Demonstration Project (RAD). Through the RAD program, the housing authority will rehabilitate and preserve 497 units scattered within six federal housing developments. These properties serve a mix of targeted populations with incomes below (30% and 50%of AMI). The Town continuously looks for opportunities to engage developers to increase affordable housing with each new development contemplated. Chapter 40B is an affordable housing tool widely used by the Town. Since 2016, the Town approved nine projects containing a total of 648 rental units, of which 183 will be affordable to households earning 80% of AMI or less. Six additional 40B projects are in various stages of approval. These projects could add as many as 367 additional rental units, of which 87 would be affordable to households earning 80% of AMI or less. Finally, the town continues to administer its Inclusionary Zoning By-law which applies to any project containing six or more newly constructed dwelling units. Currently three five projects have been approved which are subject to this by-law and will provide cash payments towards the Brookline Housing Trust. Three Two additional projects are currently under review, two of which would provide cash payments and one which would yield approximately five sixteen on-site affordable rental units. The proposed inclusionary zoning units will serve populations with incomes below 80% of AMI.

SP-65 Lead-based Paint Hazards - 91.415, 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Town of Brookline follows a set of protocols to reduce the risks of lead-based paint poisoning to its residents, particularly prevention in young children under the age of six: Under Massachusetts State Law, whenever a tenant files a complaint regarding their housing or if an inspection is required through the State Sanitary Code for a housing unit occupied with children under 6, the Brookline Health Inspector must perform a lead determination; When a property owner seeks a compliance letter for removal/abatement of lead, the Town receives notice of lead removal within units; The Health and Building Departments follow the Environmental Protection Agency Renovation, Repair, and Painting Rule (EPA RRP), to assure contractors meet safe work practices when working on residential properties built before 1978; and Town requires lead paint abatement as part of renovation involving housing which is undertaken by private developers using public resources.

How are the actions listed above integrated into housing policies and procedures?

Lead-based paint and other hazards in residential dwelling units are enforced by the Brookline's Health Department Division of Environmental Health. Persons with a child under 6 years of age, as part of their household, can request an inspection by the Brookline Health Department. Finding of a Lead hazard in dwelling unit is a violation of the State Sanitary Code. The Brookline Health Department enforces regulations and requirements for lead removal, abatement and containment following federal and state Lead law. When new residential is built, or residential dwelling are rehabilitated, the Massachusetts Lead Laws must be followed, and construction contractors are required to comply with the State's requirements of safe practices for renovation and lead abatement. The Brookline Planning Department refers constituents in need of funding to cover lead-abatement costs to Mass Housing agencies in charge of managing the Get the Lead out Program such as Urban Edge in Boston.

Lead paint abatement is a requirement of renovation programs for family housing when undertaken by private developers using public funds/resources. The Town refers to approved agencies such as Urban Edge for the MassHousing "Get the Lead Out" program to help determine if borrowers meet eligibility for assistance with lead abatement. This State appropriated program provides low cost financing from zero to 3% to owners of buildings with one to four units and nonprofit organizations who rent to income-eligible tenants. This includes owner occupants whose incomes fall below determined low and upper moderate income limits, and investor/non-profit owners who serve income-eligible tenants. If eligibility is met, Urban Edge assists borrowers in completing loan package and later with lead abatement oversight as required under Massachusetts State Laws. Although low income households qualify for affordable homeownership in Brookline, this is strictly through purchase of condominiums. As such, the MassHousing program requires common areas to be done and this greatly restricts such condo owners from participating in the program. Nevertheless, it is an avenue for income eligible households to benefit from.

SP-70 Anti-Poverty Strategy - 91.415, 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Town will offer a combination of strategies to help reduce the number of poverty-level families. Some ways to accomplish this will be a) decrease the cost burden of affordable housing; b) maintain services and programs in job/training/employment; c) greater support of food banks; d) maintain services and programs in job training/employment; e) integration of services and programs which bring progress toward self-sufficiency; f) support Section 3 programs of the housing authority and developers of affordable housing developments; and g) support services directly or indirectly which increase household incomes.

The Town will continue to reduce poverty by funding and supporting such programs as the:

- Steps to Success Program – This program provides low-income youth with a comprehensive support network designed to achieve college graduation and meaningful training leading to employment.
- Next Steps Program – This program provides job search assistance and professional life-skills development for adults living in the Town of Brookline, particularly those residing in the Brookline Housing Authority
- Brookline ESOL Program – This program, housed at the Brookline Housing Authority, provides English language training to many new immigrants providing them language skills to enter the workforce.
- The Brookline Center for Community Mental Health – This organization through individuals counseling and group programs, works with adults, children, adolescents and families in dealing with crisis, substance abuse, domestic abuse, mental illness, anger management and financial literacy.

The Town of Brookline has always provided the maximum allowable funding for public service activities, who serve primarily low to moderate income persons/households, and utilizes CDBG, HOME and other funding sources in consort to focus on larger-scale projects, such as affordable housing developments, to address poverty within the community.

SP-80 Monitoring - 91.230

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

Housing / HOME - Brookline's affordable housing projects are monitored on an on-going basis in one of several ways, depending on project type. For affordable rental developments, a deed rider and/or an owner's performance agreement is established at loan closing, outlining the period for which the property is to remain affordable and the household income levels that the project will serve. The Town requires all sub-recipients to provide annual income verification on tenant paid portion for those receiving Section 8 subsidies. All affordable homeownership units have deed restriction that detail resale or recapture provisions in the case of unit transfer and are monitored annually for primary residence. If any unit is found to not be in compliance, housing Division staff works with the Town's legal office to initiate resale of the unit to a qualified household. Also, for construction projects, the Town ensures the timely expenditure of HOME funds, as well as compliance with comprehensive planning, and minority business outreach as applicable.

Non-Housing Community Development – The Town of Brookline monitors all community development activities carried out by sub-recipients on an annual basis to ensure strict compliance with applicable HUD laws, regulations, and program guidelines. For construction projects which have Davis-Bacon requirements, the sub-recipient is consulted on the requirements and provided the appropriate documents and the latest edition of "making Davis Bacon Work – A Contractor's Guide to Prevailing Wage Requirements for Federally assisted Construction Projects". There is communication with the sub-recipient on a weekly basis to receive and review timesheets etc. There is also consistent monitoring of the projects and also visiting the sites on a regular basis.

Beginning the third quarter of the fiscal year, public service recipient agencies are monitored. Prior to the first invoice request for funds, when the contracts are delivered these sub-recipients receive technical assistance in regards to eligibility of their clientele and what is expected so as to ensure they understand what is acceptable form of documentation on client eligibility. This technical assistance helps to expedite the monitoring when it occurs later in the fiscal year. Review information for appropriateness, and identify any issues the recipient may be experiencing. For all agencies/projects., a risk analysis is performed prior to monitoring. This risk analysis takes into consideration past performance (recent or prevalent problems), organizational capacity, staff changes, new agencies receiving block grant funding, etc. Throughout the quarterly reporting periods, problems and/or issues encountered with

recipients or identified by the Town in its oversight of the activities, are evaluated and technical assistance provided. However, when the actions of the sub-recipients are not consistent with their contracts, the sub-recipients are duly notified of their inability to meet requirements, technical assistance is provided on how to comply, and thus they are required to re-examine how to meet HUD compliance.

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Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,400,000	0	0	1,400,000	5,600,000	

Table 19 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

As noted, the Town will work with a developer who can build and operate a rental senior housing project (62+) at the Kent/Station Street Town-owned parking lot. The project will retain existing municipal parking on-site, while creating a range of approximately 40 to 65 age-restricted rental units for seniors. The project will underwrite affordable housing available to a mix of extremely low-income and low income seniors (62+).

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 20 – Goals Summary

Goal Descriptions

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AP-35 Projects - 91.420, 91.220(d)

Introduction

#	Project Name

Table 21 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

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AP-38 Project Summary
Project Summary Information

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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds

Table 22 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

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AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

Discussion

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Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

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Discussion

Appendix - Alternate/Local Data Sources

1	Data Source Name American Community Survey 2009-2013
	List the name of the organization or individual who originated the data set. U.S. Census
	Provide a brief summary of the data set. data information did not pre-populate so had to go to American Community Survey to find appropriate data information.
	What was the purpose for developing this data set? Did not develop. Data from American Community Survey . see above.
	Provide the year (and optionally month, or month and day) for when the data was collected. 2009-2013 % Year American Community Survey data
	Briefly describe the methodology for the data collection. See above.
	Describe the total population from which the sample was taken. See above.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. See above.

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