

AFFORDABLE RENTAL HOUSING UNITS IN BROOKLINE

Updated as of August 2016

Eligibility for affordable units is determined within the context of the Area Median Income (AMI) established annually by the US Department of Housing and Urban Development. The current income limits based on AMI are on the last page of this document.

Brookline Housing Authority

The Brookline Housing Authority (BHA) owns and operates over 920 units of housing throughout Brookline. Housing units range in size from studios to 4-bedrooms and serve a range of populations including families, the elderly, disabled, and special needs populations, all of whom must earn less than 80% of AMI. In addition, the BHA administers the Section 8 voucher program, which provides subsidies for income-eligible households to rent units in the private market. For more information on the Brookline Housing Authority's programs and/or to apply for housing call: **617-277-1885** or go to their web site: www.brooklinehousing.org.

Privately Owned Affordable Rental Units:

In addition to units owned and operated by the Brookline Housing Authority, a number of housing units serving low and moderate-income families are owned and operated by private investors and nonprofit organizations. Most of these units are currently occupied, but it is a good idea to get on the waiting list, if possible, so that when a unit becomes available you may have a chance to rent it. Several of the developments have a preference for Section 8 voucher holders (designated by the *)

Name of Development:	Target Population:	Income Limits:	Type of Units:
Sara Wallace House 1017 Beacon Street Paul Sullivan Housing 617-892-8708	Individuals (Single Room Occupancy)	16 Affordable Units: <ul style="list-style-type: none"> • 3 Units Serving <50% of Median Income • 13 Units Serving <60% of Median Income 	Total of 16 Affordable Single Room (SRO) Units with Shared Bath and Kitchen Facilities
1043-1045 Beacon St. Paul Sullivan Housing 617-892-8708	Individuals (Single Room Occupancy)	26 Affordable Units Serving <30% of Median Income	Total of 26 Affordable Units: All Units are Single Rooms with Shared Bathrooms and Common Kitchen.
1754 Beacon Street Paul Sullivan Housing 617-892-8708	Individuals (Single Room Occupancy & Studios)	13 Affordable Units: <ul style="list-style-type: none"> • 4 Units Serving <50% of Median Income • 6 Units Serving <60% of Median Income • 3 Units Serving <80% of Median Income 	Total of 13 Affordable Units: <ul style="list-style-type: none"> • 9 Single Room Units with Shared Kitchen and Baths • 5 Studios

Name of Development:	Target Population:	Income Limits:	Type of Units:
51-57 Beals Street Paul Sullivan Housing 617-892-8708	Individuals	31 Affordable Units Serving < 30% of Median Income	31 – “Enhanced SRO” units with private bathrooms and cooking areas.
1876 Beacon Street Caritas Communities 617-232-0084 781-843-1242	Individuals (Single Room Occupancy)	14 Affordable Units: <ul style="list-style-type: none"> • 2 Units Serving <40% of Median Income • 5 Units Serving <60% of Median Income • 5 Units Serving <65% of Median Income • 1 Unit Serving <80% of Median Income • 1 Unit Serving <100% of Median Income 	Total of 14 Affordable Units: All Units are Single Rooms with Shared Bathrooms and Kitchen Facilities
Ruth Cowan House 1027 Beacon Street HEARTH 617-369-1550	Seniors	9 Affordable Units Serving <50% of Median Income	Total of 9 Affordable Units: <ul style="list-style-type: none"> • 2 Studios • 7 1-Bedrooms
Center Communities of Brookline 100 Centre Street 1550 Beacon Plaza Hebrew Senior Life 617-363-8100	Seniors	234 Affordable Units: <ul style="list-style-type: none"> • 38 Units Serving <100% of Median Income • 98 Units Serving <80% of Median Income • 98 Units Serving <50% of Median Income 	234 Affordable Units Floating Within a Total of 394 Units: <ul style="list-style-type: none"> • 104 Studios • 245 1-Bedrooms • 45 2-Bedrooms Limited Services, including: Transportation, Fitness Rooms, Food Program, Laundry, Access to Home Health Aides
Center Communities of Brookline 112 Centre Street Hebrew Senior Life 617-363-8100	Seniors	104 Affordable Units: <ul style="list-style-type: none"> • 26 Units Serving <50% of Area Median Income • 78 Units Serving <30% of Median Income 	104 Affordable Units: <ul style="list-style-type: none"> • 20 Studios • 84 1- Bedrooms Limited Services, including: Transportation, Fitness Rooms, Food Program, Laundry, Access to Home Health Aides
Goddard House 165 Chestnut Street 617-731-8500	Seniors (Assisted Living)	17 Affordable Units: <ul style="list-style-type: none"> • 4 Units Serving <50% of Median Income • 9 Units Serving <80% • 4 Units Serving <100% of Median Income 	17 Affordable out of a Total of 115 Units (Including 40 Special Care Units) All Single Room Units with Private Baths and Shared Kitchen Facilities

Name of Development:	Target Population:	Income Limits:	Type of Units:
<p>The Village at Brookline</p> <p>99 Kent Street & Village Way</p> <p>Winn Management 77 Village Way 617-731-6020</p>	<p>Seniors, Disabled & General</p>	<p>307 Affordable Units:</p> <ul style="list-style-type: none"> • 230 Units Serving <60% of Median Income • 77 Units Serving <30% of Median Income 	<p>Total of 307 Affordable Units:</p> <ul style="list-style-type: none"> • 184 1-Bedrooms • 82 2-Bedrooms • 25 3-Bedrooms • 16 4-Bedrooms
<p>St. Aidans Peabody Properties 617-278-9221 staidans@peabodyproperties.com</p>	<p>General & Disabled</p>	<p>20 Affordable Units:</p> <ul style="list-style-type: none"> • 7 Units serving <50% of Median Income • 7 Units serving <60% of Median Income • 6 Units via BHA serving 30% of Median Income 	<p>20 Affordable Rental Units out of a total of 59 units:</p> <ul style="list-style-type: none"> • 3 1-Bedrooms • 14 2-Bedrooms • 3 3-Bedrooms
<p>Beacon Park 1371 Beacon Street</p> <p>Drucker Company 617-232-1371</p>	<p>General</p>	<p>30 Affordable Units:</p> <ul style="list-style-type: none"> • 10 Units Serving <80% of Median Income • 20 Units Serving <50% of Median Income 	<p>30 Affordable Units Out of a Total of 80 units:</p> <ul style="list-style-type: none"> • 14 1-Bedrooms • 16 2- Bedrooms
<p>The Colchester 1470 Beacon Street</p> <p>Princeton Properties 617-738-1470</p>	<p>General</p>	<p>4 Affordable Units:</p> <ul style="list-style-type: none"> • 1 Unit Serving <80% of Median Income • 3 Units Serving <50% of AMI* 	<p>4 Affordable Out of a Total of 57 Units:</p> <ul style="list-style-type: none"> • 1 Studio • 3 1-Bedrooms
<p>154-156 Boylston St.</p> <p>Mackin Group 617-277-1166</p>	<p>General</p>	<ul style="list-style-type: none"> • 6 Affordable Units Serving <80% of Area Median Income 	<ul style="list-style-type: none"> • 2 2-Bedroom Units • 4 3-Bedroom Units
<p>Cypress Lofts 110-112 Cypress St.</p> <p>RCG Development Group 617-625-8315</p>	<p>General</p>	<ul style="list-style-type: none"> • 5 Affordable Units Serving < 50% of Median Income* 	<ul style="list-style-type: none"> • 3 2-Bedroom Units • 2-3-Bedroom Units
<p>Kent Street Lofts 74 Kent Street</p> <p>RCG Development Group 617-625-8315</p>	<p>General</p>	<ul style="list-style-type: none"> • 2 Affordable Units Serving <50% of Median Income* 	<p>2 Affordable Out of a Total of 21 units:</p> <ul style="list-style-type: none"> • 1 3-Bedroom • 1 4-Bedroom

Name of Development:	Target Population:	Income Limits:	Type of Units:
77 Marion Street/1405 Beacon Street Nordblom Co. 617-232-2430	General	<ul style="list-style-type: none"> 4 Affordable Units Serving <50% of Area Median Income* 	4 Affordable out of a Total of 44 Units: <ul style="list-style-type: none"> 2 1-Bedrooms 2 2-Bedrooms
Putterham Place 900-916 W. Roxbury Parkway 617-232-7333	General	<ul style="list-style-type: none"> 2 Affordable Units Serving < 100% of Median Income 	<ul style="list-style-type: none"> 2 2-Bedroom Units
Englewood Residences 20 Englewood Ave. Brookline Development Corp. 617-733-4488	General	<ul style="list-style-type: none"> 2 Affordable Units Serving < 80% of Area Median Income 	<ul style="list-style-type: none"> 1 1-Bedroom Unit 2 2-Bedroom Units
45 Marion Street S-E-B (waitlist currently closed)	General	<ul style="list-style-type: none"> 13 Affordable Units Serving <50% of Area Median Income 	<ul style="list-style-type: none"> 2 Studio Units 10 1-Bedroom Units 1 2-Bedroom Units
86 Dummer Street Brookline Housing Authority 617-277-1885	General	<ul style="list-style-type: none"> 32 Affordable Units Total: 10 Units serving <30% 10 Units serving < 50% 12 Units serving < 60% of Median Income 	<ul style="list-style-type: none"> Mix of One-, Two-, and Three- Bedroom Units

Definition of Household Income Levels

Source: U.S. Department of Housing and Urban Development-updated: 3/29/2016

Number of Persons	1	2	3	4	5	6	7	8
50% of AMI	\$34,500	\$39,250	\$44,150	\$49,050	\$53,000	\$56,900	\$60,850	\$64,750
80% of AMI:	\$51,150	\$58,450	\$65,750	\$73,050	\$78,900	\$84,750	\$90,600	\$96,450
100% of AMI:	\$68,700	\$78,500	\$88,300	\$98,100	\$105,950	\$113,800	\$121,700	\$129,500