

Brookline Housing Authority

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BROOKLINE HOUSING AUTHORITY

Colonel Eugene B. Floyd Apartments

Questions & Answers for Community Members

updated January 27, 2021

What is a "friendly 40B" and how does that compare to a "regular" 40B project? Why is a 40B needed for this project?

A "friendly 40B" means that as applicant and developer, the BHA will work collaboratively with the town to address necessary mitigation so this project can proceed. The BHA has always been a friend to the Town of Brookline and has always and will continue to work with the Town of Brookline on all its projects. A 40B is required for this project because the BHA would otherwise need to request a variance for reduced parking and increased floor-to-area ratio (FAR) for the proposed development.

How many units will be put toward the Town's 40B Safe Harbor 10% versus what is there now? What is the timeline for the units to be applied/counted by the Town/State?

Unlike many other 40B projects, this project is 100% affordable. This means that all units will be affordable to persons making less than 60% of Area Median Income (AMI). As a result, all the new units added will apply to the subsidized housing inventory as part of the 40B process. The existing 60 units at Colonel Floyd are already counted toward the Town's affordable housing stock.

Is a 40B only approvable if there is a need for the affordable units because the town had not yet met it's 10% threshold?

No, a 40B can be approved even if the Town has reached its 10% threshold. The Zoning Board of Appeals (ZBA) can open the hearing at its discretion. As of January 12th, the town was under 10%.

Is the town keeping track of its affordable housing percentage, as opposed to the state? What does the town have for its percentage count for affordable units? Are we at 10% by our own count?

The Town of Brookline's Planning and Community Development department keeps track of Town affordable housing metrics. This information can be found at <https://www.brooklinema.gov/219/Housing-Division>

We very much need lots more affordable senior housing. We also very much need more family affordable housing. Given that this new development is adding units, why are only senior units being added and not any family units? Can this decision be revisited?

The BHA very much agrees that the Brookline needs more family affordable housing. Unfortunately, the BHA can't serve both senior and family affordable populations well on a site like Col Floyd. There is simply not enough space to provide the services necessary to serve both populations well. Furthermore, with this project, the BHA intends to provide large community spaces for senior-specific programming. With proximity to other BHA senior housing, such as Kickham, there will be a critical mass to support those senior specific services. Lastly, the BHA will look at other sites for the development of additional affordable family housing in Brookline.

Will all the units be public housing units, or will any units be available to low-income non-public housing tenants?

In the process of redeveloping Colonel Floyd, the BHA will be moving it off the federal Public Housing platform and onto the Section 8 platform. All units will be supported with project-based Section 8 vouchers. As a result, the BHA will be serving low-income non-public housing. All existing tenants will be guaranteed to right to return. The property will have its own waitlist and all elderly and disabled households currently on the BHA waitlist will be included on it. With the Section 8 certificates, anyone whose income is at or below 50% of the Area Median Income ('AMI') will qualify to live at the new property.

Can you please provide the affordability breakdown for the units? Which AMI levels will these units serve? Basically — how deep is the affordability?

90% of units, or 103, will be affordable to households whose income is at or below 50% AMI. The remaining 12 units will be affordable to households whose income is at or below 30% of AMI. Tenant's share of rent will be 30% of income.

What funding streams are subsidizing the units?

The project will be financed with tax-exempt bond financing, 4% Low Income Housing Tax Credits (LIHTCs) and soft debt administered by the Massachusetts Department of Housing and Community Development (DHCD), along with Town support of \$6.5 million in inclusionary zoning payments from the Welltower project at the former Newbury College site on Fisher Hill.

Will there be any measures to promote racial equity in who gets to live in these units?

Diversity is very important to the housing authority. The BHA will be required to create a Fair Housing and Affirmative Marketing Plan for the property that identifies the populations that are least likely to apply for the housing and a plan for outreach to those communities. We will be working to determine when to open the waitlist to new applicants and to determine whether the selection of new residents will be done by lottery based on applications received or from the waitlist in order of application. Those determinations will be based on federal and state law and the policies of our funders. As a result, the racial composition of the new residents is not entirely within the BHA's control. For more information on the racial composition of the BHAs federal portfolio and comparable Town-wide statistics, please see our website at <https://www.brooklinehousing.org/col-floyd-redevelopment>.

What is the timeline for Phase II of this project?

There is currently no proposed timeline for Phase II. Though Phase II is included in the proposal for zoning approval, it will take several years to plan and finance the project. The most optimistic date for development to get underway would be 2024.

How does Phase II effect the surface parking lot?

The parking described in the BHA's application shows what the permanent amount of parking will be at the site. There are 23 spaces denoted on the plan, though until the 2nd phase is built, there will be an additional 5 spaces. These spaces will be removed to provide a lobby and elevator core for the second building when that project is ready for development.

What is the proposed plan for parking and transportation options?

The proposed plan denotes 23 spaces for parking. However, prior to the Phase II construction, there will be an additional 5 spaces, bringing the surface parking lot total to 28. The BHA intends to include electric vehicle charging stations in the surface lot. Bike storage will be included in the proposed building as well.

There are also two short term parking spaces included at the front of the building in the drop off zone on Marion Street. This drop off area is wide enough to accommodate the Ride and allow for other vehicles to drop off and pickup residents.

The BHA has hired a traffic consultant and will provide the results of this study when available on its website.

What are the next steps for the project?

The immediate next step occurs on February 2nd, 2021 when the BHA will present the project to the Brookline Select Board. The Select Board will provide comment to the State by February 13, 2021 in response to our application to the State for a Project Eligibility Letter ('PEL'). The Town's 40B zoning

review begins upon receipt of the State's issuance of the PEL. Our intention is to obtain zoning approval by the fall so that we will be ready to submit a pre-application for state affordable housing financing which is expected to be made available by the Commonwealth in the fall of 2021. Based on the pre-application, the BHA hopes to be invited to submit a full application for the financing round expected in January or February of 2022.

Once the ZBA opens the hearings, it will also take public comment.

The BHA will also be getting input on design elements from the current residents and selecting a contractor, lender and investors.

What will the BHA be doing to mitigate neighborhood disruption and impact from construction?

The BHA will be required to obtain Town approval of a detailed construction management plan vetted by the building department, public works department, health department, and fire department. That plan will address construction vehicle parking, traffic, rodent control, dust control, and all other measures that need to be addressed and put into place prior to construction beginning.

Will the neighbors automatically get a copy of the construction mitigation plan? If not, is there a list we can sign up to ensure we receive it?

The construction mitigation plan will become a public document when it's submitted to the town for review. The BHA will provide a link to this document and additional public documents on its website. These can be found at <https://www.brooklinehousing.org/col-floyd-redevelopment>.

What are the proposed energy sources for new building? Will solar be included?

The BHA intends to make the new building as energy efficient as possible. The starting goal is to achieve, or come very close to achieving, the passive house standard. However, the BHA is working within the confines of affordable housing finance and may need to step back where necessary to achieve project feasibility. We do not intend to use fossil fuel as the primary energy source. Hot water heating, however, will likely be fueled by gas as the technology for electric water heating is not yet ready. As is the case with its ongoing renovations at 61 Park Street and 90 Longwood Avenue, the BHA intends to be as energy efficient as possible. Though a decision on whether to include solar has yet to be finalized, it is a very high priority and critical component of achieving the passive house standard.

How tall is the building?

The main building proposed for Phase I of the project is six stories. The building includes design features to minimize the impact on the neighborhood. For example, the building includes a generous setback from Marion Street, mixed building materials to visually breakup the façade, and step back of the sixth story. The plan for Phase II is for five stories, including 4 floors of housing on top of ground floor podium parking.

Will the building offer internet access to residents?

Yes.

Can you explain what “passive house standard” and “net zero” building mean?

Passive house standard and a net zero building are closely related, linked, and have overlapping goals. The goal of passive house is to create an especially tight and insulated building envelope that has high performing sustainable systems. As a result of improved insulation, the mechanical systems can be downsized, and more efficient energy use is achieved. Another key component of passive house is fresh air. The proposed building design includes individual variant refrigerant flow (VRF) systems in each apartment to provide mechanically vented fresh air. Also included in the BHA’s 61 Park and 90 Longwood renovations, these systems provide superior performance energy efficiency to the building.

A net zero building has more to do with energy consumption. Specifically, a net zero building is one that offsets as much energy as it consumes. Solar panels can be used to offset energy consumption. Building to the passive house standard, which significantly reduces energy consumption, is one way to achieve a net zero building.

What kind of features will be offered in the units that will help with aging in place?

The key to most aging in place features is adaptability to meet the changing needs of residents as they age. Some of these specific features include grab-bars in showers or tubs, lots of countertop space, inset entry doors with accessible shelving, and wider hallways so two wheelchairs can easily pass each other.

Other features include emphasis on beautiful indoor and outdoor spaces. The BHA’s proposal includes common and community room space on every floor of the proposed building. Community room programming includes a multi-generational room where visitors, such as grandchildren, can play and visit. Other indoor areas include offices for visiting nurses and other service providers to come in and meet with residents. There is also a wide variety of outdoor spaces, including a back courtyard and community garden. The BHA will continue to host meetings with the current residents to get their feedback on programming space and design to best fit their needs.

What does the landscaping plan look like? Will it include more trees?

The BHA’s architectural team, led by Davis Square Architects, includes a landscape architect to design all outdoor spaces with the current residents in mind. Though the landscape plan is still a work in progress, there will be more trees included. What is currently shown in the plan is inspired by the existing courtyard. The current residents have indicated a love for outdoor space, so this is something that will be included. Other features include hardscape outdoor dining space and an emphasis on adaptability. Again, the BHA will host future meetings with the residents to get their feedback on how they would like to see the landscaping programmed.

Who is responsible for maintaining the sidewalks and landscaping?

Anything within the property line for the project is entirely the responsibility of the Brookline Housing Authority. The BHA intends to put in more trees in the courtyard that would be cared for. Maintaining sidewalks and trees in the sidewalks is the responsibility of the Town.

Will there be a Brookline residency preference for initial occupancy and if so, what percentage?

Yes. There is a local preference in the Section 8 administrative plan. Since the proposed project includes Section 8 Project Based Vouchers, this local preference will carry over. The local preference will be set at 30% in accordance with guidelines recently voted by the Brookline Housing Advisory Board.

Does this property remain a BHA property in perpetuity?

It is correct that BHA intends to retain ownership of the property, subject to the provisions of the ground lease, and to continue to operate the property as affordable housing.

This list of questions and answers will be updated on a regular basis.

Additional questions can be submitted to colfloyd@brooklinehousing.org or by leaving a voicemail at (617)-981-9370.

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