

Exhibits for HUD Application 52860

- 1. Section 3.2 Board Resolution**
- 2. Section 3.3 HUD Approval of Environmental Review**
- 3. Section 3.4 Local Government Consultation**
 - a. Letter of Support from Town of Brookline**
 - b. Vote of Town Meeting**
 - c. PEL Application**
- 4. Section 5.4 Declaration of Trust**
- 5. Section 5.5 Town Assessor's Record**
- 6. Section 5.6 Summary of Individuals Displaced by Race, National Origin and Disability**
- 7. Section 6.6 Summary of Comparable Housing Resources for Displacees**
- 8. Section 7.1 Resident Consultation**
 - a. Meeting 12/29/2020**
 - b. Meetings 4/14/2021 and 4/22/2021**
 - c. Resident Questions & Answers**
- 9. Section 7.4 RAB Meeting - Meeting Notices, Agenda, Minutes**
- 10. Section 7.5 Resident Comments, PHA Evaluation/Response**
- 11. HUD-52860-A**
- 12. HUD-52860-B**

Exhibit 1
See Item 10. & 11.

AGENDA

BROOKLINE HOUSING AUTHORITY BOARD OF COMMISSIONERS MEETING TUESDAY, MARCH 9, 2021, 4:30 PM

By Telephone Conference Call: (929) 205 - 6099
Meeting ID: 810 2335 8047 Passcode: 039762
or by Meeting Link: [ZOOM](#)

1. Call to Order	
2. Board Reports	No votes
3. Executive Director Report	No votes
4. Resident Association Reports	No votes
5. Consent Agenda	Vote to approve Consent Agenda, Items 5.A. through 5.E.
A. Approval of Minutes	Vote to approve the February 9, 2021 Board Meeting Minutes.
B. Contract Award	Vote to approve a contract for the roof repairs at Colonel Floyd and roof replacement at Walnut Street low rise apartments to One Way Painting and Roofing of Lynn, Massachusetts in the amount of \$168,888.
C. Contract Award	Vote to approve a contract for the trash and rodent remediation project at Trustman Apartments and 86 Dummer Street to The Canniff Company Inc. of Quincy, Massachusetts in the amount of \$108,920.
D. Substantial Completion	Vote to approve Substantial Completion of the contract with South Shore Generator for the replacement of the emergency generator at 22 High Street.

E. Application Endorsement	Vote to endorse the BHA's FY 2022 application for Resident Service Coordination (RSC) in the amount of \$40,000.
6. Walk and Talk Program	Discussion of Task for to Reimagine Policing and Select Board's Committee on Policing Reform reports.
7. BHA Logo	Vote to adopt a BHA logo.
8. Change Order	Vote to approve Change Order Item CP027 in the amount of \$80,822.08 to upgrade corridor wall partitions at Morse Apartments and to affirm staff approved change orders.
9. Contract Award	Vote to approve a contract in the amount of \$1,455,000 to BWA Architects ('BWA') for architectural services related to the renovation of Sussman House.
10. Section 18 Demo/Dispo Application for Col. Floyd Apartments	Vote to authorize the submission of an application to HUD under the Section 18 program for the disposition of the Col. Floyd Apartments to a new tax credit entity for the purpose of redevelopment.
11. ACOP Amendment	Vote to approve an Amendment to the BHA's Admissions and Continued Occupancy Policy ('ACOP') and the Tenant Selection Policies for O'Shea House and Morse Apartments to grant priority to households experiencing dislocation as a result of BHA redevelopment activities.
12. Other Business	
13. Upcoming Meetings	April Board Meeting: Tuesday, April 13th at 4:30
14. Vote to Adjourn	

**BROOKLINE HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING
TUESDAY, MARCH 9, 2021, 4:30 PM
By Telephone Conference Call**

The meeting was called to order by Mr. Jacobs at 4:30 PM. Those present included: Ms. Dugan, Ms. Katz, Ms. Sullivan, and Ms. Cohen.

1. Call to Order

2. Board Reports. No votes or reports.

3. Executive Director Report. No votes.

Mr. Alperin said that rent collections are doing well, helped by the support of rent relief programs, particularly RAFT. Residents attending this meeting or anyone in the public at large should know that there is a large amount of federal rent relief funding that the Commonwealth is about to receive.

Mr. Alperin said that the BHA is starting to see vacancy rates drop in both the state and federal public housing programs as a result of the increased staff focus on leasing and occupancy. Occupancy rates dropped last spring and summer because the BHA ceased leasing activity at the onset of the pandemic.

The BHA has had its first lease-up of a remodeled unit at 61 Park LLC. Leasing activity at this development is one of the more critical financial risk factors that the Authority is currently undertaking. The BHA has committed a certain lease up schedule to its tax credit investor, and has set a permanent loan conversion date of July 30th. The BHA has an aggressive target to lease up all units in the next two months.

The BHA is officially on the spring Town Meeting warrant article agenda. Article 27 is a Home Rule for the Colonel Floyd redevelopment project. It's titled "An Act Relative to Bidding Requirements for Certain Affordable Housing Project in Brookline". Support will be necessary from the Select Board and the state legislature. This measure would exempt the Colonel Floyd redevelopment project from Chapter 149 public procurement law in order to allow the BHA to build to a higher energy efficiency standard.

The Town's CDBG Committee held its meeting last night and made recommendations. The BHA had two requests for CDBG funds this year. One request was \$55,000 for resident services, of which the Committee recommended \$35,600. This is an increase from last year's funding for resident services of twenty seven thousand dollars, but it is below what was hoped for and budgeted for. On the capital side, the BHA asked for \$1.49 million, and the Committee recommended \$312,063. The BHA received CDBG capital funding of \$343,563 last year. The ten year funding average is \$279,000. The BHA is very appreciative of the Town's support because these funds are critical to the BHA's mission to keep up with deferred maintenance at our state public housing developments.

The BHA is in the midst of holding its COVID vaccination clinics at all BHA senior developments. Because of people who have already received vaccine doses, the BHA has been able to offer vaccine to all of its residents who are sixty five years of age or older. Connor Clark and Sheila O'Flaherty have been critical to the BHA vaccine clinic effort. The BHA is incredibly appreciative to the Brookline Health Department,

delivering those services. Another important question is why such a program is geographically based within BHA developments if crime within BHA developments is no worse than outside the developments. If a major goal of the program is to break down barriers with teens, can this only happen within BHA developments? There is not enough engagement with BHA residents on the subject at this time to make an informed decision. This issue must be raised to the top of the BHA agenda.

Kimberly Richardson said that she has been a BHA resident since 2013. When she moved in, she saw police all the time. No one else in Brookline has dedicated police. She and her family feel policed, and the sense that poor people are being policed. It feels uncomfortable and racist and it doesn't make sense. This conversation is important.

Mr. Jacobs said that to be clear, the BHA Board will not be voting on this issue this evening. It was agreed that the subject will be put on the agenda at the next Board meeting for further discussion.

7. BHA Logo. Vote to adopt a BHA logo.

Mr. Alperin said that it is important to be professionally represented by a logo, and that the BHA has never had a logo. A local artist was hired to develop logo concepts, and staff and residents were surveyed. The selected logo was the overwhelming favorite.

This agenda item was unanimously approved on a motion from Ms. Dugan and a second from Ms. Sullivan.

8. Change Order. Vote to approve Change Order Item CP027 in the amount of \$80,822.08 to upgrade corridor wall partitions at Morse Apartments and to affirm staff approved change orders.

Garrett Anderson said that this change order would increase the sound rating of drywall partitions separating apartments.

This agenda item was unanimously approved on a motion from Ms. Cohen and a second from Ms. Sullivan.

9. Contract Award. Vote to approve a contract in the amount of \$1,455,000 to BWA Architects ("BWA") for architectural services related to the renovation of Sussman House.

Maria Maffei said that this is the result of an RFP in 2018 related to anticipated RAD projects. The price is less than six percent of the estimated construction costs. The contract will allow flexibility with respect to the timing of the start of the work, to accommodate the uncertain Col. Floyd project funding cycle.

This agenda item was unanimously approved on a motion from Ms. Sullivan and a second from Ms. Cohen.

10. Section 18 Demo/Dispo Application for Col. Floyd Apartments. Vote to authorize the submission of an application to HUD under the Section 18 program for the disposition of the Col. Floyd Apartments to a new tax credit entity for the purpose of redevelopment.

Ms. Maffei said that the Col. Floyd development is old and obsolete and the best option for redevelopment is demolition and new construction. A Board vote is needed to authorize the application.

This agenda item was unanimously approved on a motion from Ms. Cohen and a second from Ms. Dugan.

11. ACOP Amendment. Vote to approve an Amendment to the BHA's Admissions and Continued Occupancy Policy ('ACOP') and the Tenant Selection Policies for O'Shea House and Morse Apartments to grant priority to households experiencing dislocation as a result of BHA redevelopment activities.

Ms. Maffei said that the Section 18 Demo/Dispo project at Col. Floyd Apartments will require the temporary relocation of its 60 residents during construction, presenting a big challenge. The recommended policy change would grant priority for transfers within BHA developments for those residents facing displacement due to BHA redevelopment projects.

This agenda item was unanimously approved on a motion from Ms. Cohen and a second from Ms. Sullivan.

12. Other Business. No Issues Raised

13. Upcoming Meetings. April Board Meeting: April 13th at 4:30 PM

14. Adjournment Vote

On a motion from Ms. Sullivan and a second from Ms. Dugan, it was unanimously agreed to adjourn the meeting at 6:26 PM.

A TRUE COPY

ATTEST



Michael Alperin, Executive Director



New England

U.S. Department of Housing and Urban Development

Office of Public Housing
Boston Hub
Thomas P. O'Neill, Jr. Federal Building
10 Causeway Street
Boston, Massachusetts 02222-1092

Mr. Michael Alperin
Executive Director
Brookline Housing Authority
90 Longwood Avenue
Brookline, MA 02446

April 21, 2021

By Electronic Mail Only

Dear Mr. Alperin:

Subject: Notice of Removal of Environmental Grant Condition
Col. Floyd Apartments

Your Request for Release of Funds and Certification for activities to be funded was received on 4/5/21, which was submitted pursuant to the statutory authority for the assumption of environmental review responsibilities by units of general local government and states.

The statutory fifteen (15) day objection period expired at the close of 4/20/2021. We have received no objections to the release of funds.

On the basis of the foregoing, the environmental condition is removed for the following project that is referenced in form HUD-7015.15, effective 4/21/2021.

If you have any questions, or if this office may be of further assistance, please contact Ryan Cusick, at (617) 994-8421.

Very sincerely yours,

Kara E Norman

Kara Norman
Division Director

1APH Cusick

A handwritten signature in black ink on a light beige background. The signature is written in a cursive style and reads "Ryan Cusick".

4/21/21



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

451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58**

Project Information

Project Name: **Brookline Housing Authority
Section 18 Demolition Submission
Colonel Floyd Apartments
32 Marion Street
Brookline, Massachusetts**

Responsible Entity: Town of Brookline

Grant Recipient: N/A
State/Local Identifier:

Preparers:

Joseph Viola
(p) 617-730-2130
Email: jviola@brooklinema.gov

Town of Brookline, Department of Planning and Community Development

Certifying Officer Name and Title: Alison Steinfeld, Director, Dept. of Planning and
Community Development, Town of Brookline, MA

Grant Recipient (if different than Responsible Entity): Brookline Housing Authority (BHA)

Consultant (if applicable): None

Direct Comments to: Joseph Viola
Assistant Director for Community Planning
Town Hall, 3rd Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2130 Fax (617) 730-2442
jviola@brooklinema.gov

Project Location:

Colonel Floyd Apartments, 32 Marion Street, Brookline, MA

The subject property, the Col. Eugene B. Floyd Apartments, is a HUD-subsidized housing development that is owned and operated by the Brookline Housing Authority (BHA). The development is located at 32 Marion Street and is accessible from Harvard Street, a major thoroughfare. The 1.2 acre site is in close proximity to Brookline Village and Coolidge Corner.

The affordable senior/disabled rental development was constructed in the early 1960s. It is comprised of 60 obsolete one-bedroom apartments in six 2-story walk-up buildings. The buildings have accessibility and structural deficiencies that are difficult to address within the BHA's limited budget for capital improvements, maintenance and modernization.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The BHA intends to demolish the Col. Floyd Apartments. The BHA plans to demolish the existing structures and develop new affordable elderly/elderly rental housing in two phases as multi-unit rental housing to provide quality, safe, and accessible housing to its elderly and disabled residents. Phase I is comprised of a 6-story mid-rise elevated building with 115 one-bedroom units, administrative offices and common rooms on the ground and first level, courtyard and gardens, and 23 parking spaces. Phase II is comprised of a 5-story mid-rise building with 24 one-bedroom apartments that will have shared use of the administrative offices, common rooms, courtyard and gardens located at Phase I. Both phases could provide 137 new units, potentially more than doubling the number of units at the current development. The new units will provide modern finishes, central HVAC, and an elevator for additional accessibility to residents.

Findings related to the site and buildings can be found in the NEPA Environmental Assessment and Phase I Environmental Site Assessment undertaken by PEER Consultants, P.C. on behalf of the BHA. The findings of this Environmental Assessment checklist are based in part on information obtained by the BHA through PEER Consultants. Both reports are appended to this Environmental Checklist, which is being completed in advance of the BHA's Section 18 application to the U.S. Department of Housing and Urban Development.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

The BHA's Col. Floyd redevelopment will replace aged, obsolete housing units with new, modern units. The Town of Brookline supports the creation and preservation of affordable housing and is committed to responding to the acute need for quality affordable housing. The BHA is in the process of seeking a comprehensive permit to redevelop the site and has submitted Application for Chapter 40B Project Eligibility/Site Approval from the MA Department of Housing and Community Development. The Town of Brookline supports this approach to redeveloping the Colonel Floyd site.

This project is possible in part due to a spring 2020 Annual Town Meeting vote requiring Welltower, a private developer of senior housing facilities, to contribute \$6.525 million to the Town's Housing Trust Fund as part of its redevelopment of the former Newbury College campus, located in the Fisher Hill neighborhood. The Newbury property was sold to Welltower to be developed into a continuing care facility that would include independent living units, assisted living units, and memory care units for seniors. Town meeting supported zoning to allow for Welltower's redevelopment of the Newbury campus.

The BHA's 2015 Strategic Plan cites the redevelopment of its portfolio as a top priority. Creating and preserving housing units for low- and moderate-income residents is consistent with the priority housing needs identified in the Town's Comprehensive Plan, 2021-2025 Consolidated Plan and its Housing Production Plan, approved by the Massachusetts Department of Housing and Community Development on November 9, 2016.

Existing Conditions and Trends [24 CFR 58.40(a)]:

Col. Floyd is a Federally-funded elderly/disabled development consisting of 60 one-bedroom units in seven two story, garden-style apartment buildings with four units per entrance. Each of the apartments is accessible only by stairs. It is estimated that the site and buildings were under construction in 1959 and were completed in the early 1960s.

The site is located within walking distance to Coolidge Corner and Brookline Village, two major commercial areas, places of worship, Stop and Shop, Trader Joe's and many stores and restaurants. The MBTA Green Line's "C", subway stop is three blocks away and the "D" line is Brookline Village is within a short walking distance. The property is served by the #66 bus, which traverses a route between Harvard Square in Cambridge and Nubian Square in Roxbury.

The site's proximity to commercial areas, public transit and other amenities makes it a desirable location for multi-unit housing development. The condition of the units and their functional obsolescence supports the need to replace the current units with a building that includes energy efficient features, improved accessibility, as well as better utilization of exterior landscaping and greenspaces.

ENVIRONMENTAL REPORT FINDINGS

PEER Consultants, P.C. was contracted by the Brookline Housing Authority to conduct a NEPA Environmental Assessment and a Phase I Environmental Site Assessment for the Colonel Floyd development in advance of a Section 18 filing.

NEPA Environmental Site Assessment:

Among other analyses and findings, PEER's NEPA EA notes the potential hazards determined from the Phase I Environmental Assessment of Col. Floyd Apartments, including: 3 Historical RECs, 4 Suspect RECs, positive tests for Asbestos Containing Materials, and positive tests for lead based paint.

Onsite structures found to contain ACM must have the ACM removed in compliance with local and State requirements. ACM sources include joint compound, floor tiles, and mastic.

LBP was located in multiple locations including select doorways, walls, and wood surfaces/window trims. Demolition may potentially disturb LBP on painted surfaces as well as lead or LBP chips in bare surface soils. A standalone evaluation is part of the larger Col. Floyd Apartments proposal.

Phase I ESA Summary (review report in its entirety for full context):

PEER's Phase I Environmental Site Assessment for the 32 Marion Street Brookline, Norfolk County, Massachusetts target property did not identify known Recognized Environmental Conditions (RECs) associated with the target property. However, PEER reported the existence of a number of Suspect (defined as RECs likely being present) and Historical RECs associated with both the target property and with other nearby or adjacent properties due to the current or historical presence of gasoline tanks and/or underground oil storage tanks.

Target Property

- 34 Marion Street, Brookline, MA (One Suspect REC)

Adjoining Properties

- 41-39 Marion Street, Brookline, MA (One Suspect REC)
- 190 Harvard Street, Brookline, MA (One Suspect REC)
- 190 Harvard Street / 14 Marion Street, Brookline, MA (One Historical REC)

- 41 Marion Street, Brookline, MA (One Historical REC)

Nearby Property

- 198 Harvard Street, Brookline, MA (One Suspect REC, One Historical REC)

PEER's Phase I ESA also notes positive tests for Asbestos Containing Materials and positive tests for lead based paint.

Funding Information

Grant Number	HUD Program	Funding Amount
Not yet known or if applicable	Section 18 Finding	Not yet known

Estimated Total HUD Funded Amount:

To be determined at the time of submission for various private and public funding submissions.

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:

The estimated cost as of December 2020 is \$43,204,557, per the BHA's initial One Stop application.

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Based on a review of the Federal Aviation Administration's (FAA) circle search for airports and the EPA's NEPA assist mapping tool, there are no military airports within 15,000 feet and no civilian airports within 2,500 feet of the Subject Property. See Pg. 15 of PEER's NEPA report for further information about airport-related DB levels.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is not located within a CBRS unit. No further action appears warranted regarding this factor. See Pg. 27 of PEER's NEPA report for further

USC 3501]		information about Coast Barrier resources.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA): Community-Panel Number 25021C 0053-E, Effective Date July 17, 2012; shows that the Col. Floyd Apartments are located in Zone X, which is an area of minimal flood hazard. See Pg. 27 and Appendix F of PEER's NEPA Report for details.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air / Air Quality Clean Air Act of 1970, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	In Brookline where the Col. Floyd Apartments are located, air quality is comparable, in terms of pollutant sources, types, and quantities, to neighborhoods outlying large urban centers like Boston. Long-term air quality impacts are not expected to result from this project, as impacts to air quality would dissipate after completion of demolition and construction phases. See Pg. 16 of PEER's NEPA Report for details.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is located in Brookline, Massachusetts which is not part Massachusetts coastal zone. See Pg. 27 of PEER's NEPA Report for details.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	PEER's Phase I ESA notes the following potential hazards: <ul style="list-style-type: none"> • 3 Historical RECs, 4 Suspect RECs, • Positive tests for Asbestos Containing Materials (ACM), and positive tests for lead based paint (LBP). In the Phase I ESA, those Recognized Environmental Conditions (RECs) identified as being likely present with respect to the subject site are referred to as "Suspect RECs". RECs identified as resulting from a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls, are referred to as Historical RECs.
LEAD PAINT HAZARDS	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	<u>The entire Phase I ESA should be read for context related to Suspect or Historical RECS.</u> PEER's ESA concludes that if building demolition and new construction will occur, which may

<p>ASBESTOS</p>	<p>Yes No</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p>	<p>disturb the soil and/or groundwater at the target property, additional investigation is warranted. Additional investigation should evaluate the potential for buried anomalies and/or to detect the presence/absence and nature/extent of hazardous substances/petroleum products associated with the exposure and migration pathways.</p> <p>An asbestos inspection performed in accordance with the requirements of the National Emissions Standard for Hazardous Air Pollutants (NESHAP) must be conducted prior to any renovation or demolition activity in Massachusetts. Onsite structures found to contain ACM must have the ACM removed in compliance with local and State requirements. PEER determined ACM was present at Col. Floyd Apartments. ACM sources include joint compound, floor tiles, and mastic.</p> <p>A preliminary site survey by PEER determined LBP was located onsite. LBP was located in multiple locations including select doorways, walls, and wood surfaces/window trims. Demolition may potentially disturb LBP on painted surfaces as well as lead or LBP chips in bare surface soils. A standalone evaluation is part of the larger Col. Floyd Apartments proposal.</p> <p>Details and rationale behind REC determinations can be found in Appendix C: Phase I Environmental Site Assessment.</p> <p>As applicable, appropriate hazmat scopes should be incorporated in the BHA's Bid Specifications and in the contract of a General Contractor for demolition, site work and new construction.</p> <p>Removal of ACM and LBP, as found, will benefit everyone, particularly future residents.</p>
<p>Endangered Species</p> <p>Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>There are no critical habitats or national wildlife refuge lands and fish hatcheries within the project area. There is one endangered species (Northern Long-eared Bat, <i>Myotis septentrionalis</i>) and 21 species of migratory birds associated with the location of the property. See NEPA report, Appendix E for details and copy of the IPaC report.</p> <p>Sources: PEER Consultants NEPA Report</p>
<p>Explosive and Flammable Hazards</p> <p>24 CFR Part 51 Subpart C</p>	<p>Yes No</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p>	<p>The site is not located near hazardous industrial operations handling fuels or chemicals of an explosive or flammable nature. No further action appears warranted regarding this factor. There are no formal compliance steps or mitigation required for the review of explosive and flammable substances or facilities.</p>

Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site is located in a dense urban area and is already fully developed. This project does not include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use. No further action appears warranted regarding this factor.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Flood Insurance Rate Map (FIRM) published by the Federal Emergency Management Agency (FEMA): Community-Panel Number 25021C 0053-E, Effective Date July 17, 2012; shows that the Col. Floyd Apartments are located in Zone X, which is an area of minimal flood hazard. See Pg. 27 and Appendix F of PEER's NEPA Report for details.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Brookline Housing Authority sought and received certificates of non-significance from the Brookline Preservation Commission for the subject property.</p> <p>The BHA also submitted a Project Notification Form to the Massachusetts Historical Commission to seek a letter of no adverse effect from the SHPO.</p>
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The context of the site is that it is located in an existing, mature residential neighborhood that is and has been suitable for housing. According to the U.S. Department of Transportation, cumulative average noise level at Col. Floyd Apartments does not exceed 45-55 decibels. The UHUD online DNL calculator tool was used to estimate the results depicted in this report. A weighted result of approximately 50 dB ambient was obtained using the above referenced tool assessing the two major streets nearby – Beacon Street and Harvard Street. Also, the noise effects from Boston Logan International Airport were determined to be about 50 dB and was introduced in the web tool computation. A copy of the computed results can be found in Appendix D of PEER's NEPA report.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Subject Property is not located on a Sole Source Aquifer. No further action appears warranted regarding this factor.
WATER QUALITY Federal Water Pollution Control Act, as amended	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Potable water is provided to the Town of Brookline by the Public Works – Water and Sewer Division. This water is purchased for Brookline residents from the Massachusetts Water Resources Authority (MWRA). MWRA is public water wholesaler and its source waters include the Quabbin Reservoir (~65 miles west of Boston) and the Wachusett Reservoir (~35 miles west of Boston).

		<p>Locally, redevelopment of Col. Floyd Apartments may cause short term disruptions to water services for residents nearby due to construction activities, however, normal operation is expected.</p> <p>MWRA is responsible for handling sewage from the Town of Brookline. Primary and secondary wastewater treatment occurs at the Deer Island Treatment Plant (DITP) which is discharged after treatment and disinfection into the Massachusetts Bay. Wastewater from the Col. Floyd Apartments and the Brookline neighborhood will be treated at the DITP facility. Redevelopment activities will not adversely impact wastewater treatment efficiency nor overload the capacity of the facility.</p> <p>See Pgs. 22-23 of PEER's NEPA report.</p>
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>According to the National Wetland Inventory Map produced by the U. S. Fish and Wildlife Service, there are no wetlands on site or on adjoining properties. The closest wetland to the property is located between 1/8-1/4 miles southwest at Griggs Park. Demolition and Redevelopment of the Col. Floyd Apartments will not affect any known wetlands in the Town of Brookline. See Appendix G in PEER's NEPA report for the most recent National Wetland Inventory map of the project area.</p>
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The project site is approximately between 20-25 miles from the closest designated scenic and wild river, which are the Sudbury, Assabet, and Concord Rivers. According to the National Park Service, the US Department of the Interior, and the Nationwide Rivers Inventory, the Subject Property is not within proximity of a Wild and Scenic River System. No further action appears warranted regarding this factor.</p>
SOLID WASTE DISPOSAL Solid Waste Disposal Act, as amended	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	<p>The Town of Brookline provides municipal solid waste services and environmental programs. Cost effective and environmentally responsible solutions are the primary aims of services and programs provided. Redevelopment activities should not have significant long term impacts on solid waste and recycling collection activities aside from disruptions in traffic flows. Contractors conducting demolition and construction activities onsite dispose of waste products onsite, in authorized dumpsters, managed according to the Town of Brookline, Massachusetts, State, and federal regulations.</p> <p>Source: Pg. 29 of PEER's NEPA Report</p>

ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	BHA and its partners believe that Environmental Justice will be achieved via ongoing mechanisms public participation and access to information. The project site is not expected to cause adverse environmental effects on minority and low-income populations relative to the community-at-large. The redevelopment of Col. Floyd Apartments will benefit the community and the newly-constructed units will remain affordable to future occupants. Source: Pg. 29 of PEER's NEPA Report

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 & 1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

- (1) Minor beneficial impact
- (2) No impact anticipated
- (3) Minor Adverse Impact – May require mitigation
- (4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	2	The proposed development will occur in an area where other multi-family housing is located. The site's close proximity to public transit and retail and commercial establishments will be beneficial to future residents and businesses.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	2	No impact anticipated.
Hazards and Nuisances including Site Safety and Noise	2	No impact anticipated.
Energy Consumption	2	No impact anticipated.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	1	Minor Beneficial Impact: The Project will require the services of a number of trades, providing additional local employment opportunities.
Demographic Character Changes, Displacement	1	<p>Minor Beneficial Impact. From 2000-2010, the 60-70 year old population increased 2,010 and 32.7% of senior report a disability. In 2014, 17.1% of Brookline adults over age 75 live at or below poverty. At least 2,000 Brookline seniors are on an affordable housing waiting list (Brookline Housing Authority) and waiting lists are 3+ years long.</p> <p><i>Sources:</i></p> <ul style="list-style-type: none"> -Brookline FY2021-2025 Housing Needs Assessment -Brookline Community Foundation "A Report on Poverty" -Housing Production Plan - 2016 -Brookline Housing Authority

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	2	No Impact anticipated.
Commercial Facilities	2	No Impact anticipated.
Health Care and Social Services	1	Minor Beneficial impact. Creation of 55 new service-enhanced housing units.
Solid Waste Disposal / Recycling	2	No impact anticipated.
Waste Water / Sanitary Sewers	2	No impact anticipated.
Water Supply	2	No impact anticipated.
Public Safety - Police, Fire and Emergency Medical	2	No impact anticipated.
Parks, Open Space and Recreation	1	Minor beneficial impact. Upgrades to site landscape, hardscape and common areas will ensure better quality of life and additional opportunities for active and passive recreation.
Transportation and Accessibility	2	No impact anticipated.

Environmental Assessment Factor	Impact Code	Impact Evaluation
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NATURAL FEATURES		
Unique Natural Features, Water Resources	2	No impact anticipated.
Vegetation, Wildlife	1	Minor beneficial impact. Upgrades to site landscape and hardscape and common areas will ensure better quality of life and additional opportunities for active and passive recreation.
Other Factors	1	Minor beneficial impact. Remediation of ACM and LBP removes contamination from the building and site.

Additional Studies Performed:

Study:	NEPA Environmental Assessment
Author:	PEER Consultants P.C., 409 12th Street SW, Suite 603, Washington, DC
Date:	March 2021
Study:	Phase I Environmental Site Assessment, Colonel Floyd Apartments, 32 Marion Street Brookline, MA,
Author:	PEER Consultants P.C., 409 12th Street SW, Suite 603, Washington, DC
Date:	January 2021

Field Inspection (Date and completed by):

Dave Gorden, Senior Environmental Scientist, PEER Consultants, P.C.

Phase I Environmental Site Assessment, conducted by: PEER Consultants, P.C. (January 2021)

Site Visit. PEER Consultants, P.C. Staff members: David Gorden, Senior Environmental Scientist, November 19, 2020

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

<p>Massachusetts Historical Commission (State Historic Preservation Office) PNF Submission - request for no adverse effect</p> <p>Boards, Commissions and Committees Brookline Preservation Commission Brookline Select Board Brookline Housing Advisory Board</p> <p>Brookline Municipal Staff Brookline Planning and Community Development Department Brookline Fire Department Brookline Building Department Brookline Assessor's Department Brookline Health Department Brookline Department of Public Works</p> <p>Other Assessor's Department Property Database – Town of Brookline Brookline Housing Authority</p>

Brookline Housing Authority – 2021 Annual Capital Plan
 Coastal Barriers Resource System – US Fish and Wildlife Service
 Code of Massachusetts Regulations
 Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM)
 Information, Planning, and Consultation System (IPaC) Online Tool – U.S. Fish and Wildlife Service
 Massachusetts Cultural Resources Information System (MACRIS)/MA Historic Sites List
 MassDEP Ambient Air Quality Monitoring Network & Annual Plan Massachusetts Department of
 Environmental Protection
 Massachusetts Department of Health
 Massachusetts Water Resource Authority (MWRA)
 National Oceanic and Atmospheric Administration (NOAA)
 National Register of Historic Places
 National Wetland Inventory Map – US Fish and Wildlife Service
 National Wild and Scenic Rivers; U. S. Department of the Interior National Park Service
 Phase I Environmental Site Assessment, conducted by: PEER Consultants, P.C. (January 2021)
Site Visit. PEER Consultants, P.C. Staff members: David Gorden, Senior Environmental Scientist
 United States Census Bureau
 United States Environmental Protection Agency Office of Ground Water and Drinking Water
 U.S. Department of Housing and Urban Development, Office of Community Planning and
 Development

Brookline Housing Authority Residents
 Public Information Meetings

List of Permits Obtained:

Not Yet Applicable

Public Outreach [24 CFR 50.23 & 58.43]:

Community Meetings for the Colonel Floyd Apartments redevelopment project:

After a number of Warrant Articles related to the Welltower development at Newbury College passed at the spring 2020 Annual Town Meeting, there were a number of venues where the redevelopment of the Colonel Floyd Development was discussed.

The Brookline Housing Authority held resident outreach meetings to discuss future redevelopment of the Colonel Floyd site. As well, BHA leadership met with the Town's Housing Advisory Board. See links to relevant meetings and agendas below:

<https://www.brooklinehousing.org/col-floyd-redevelopment>

<https://www.brooklinema.gov/AgendaCenter/Housing-Advisory-Board-7>

<https://www.brooklinema.gov/AgendaCenter/ViewFile/Agenda/11182020-8716>

<https://www.brooklinema.gov/DocumentCenter/View/21990/Combined-Reports-June-23-Special-Town-Meeting-with-supplements>

Date	Description of Project Meeting	Location of Meeting	Approx. # of attendees
January 13, 2021	Community Meeting	Virtual Public Meeting	
December 29, 2020	Resident Meeting	61 Park Street	
November 18, 2020	Housing Advisory Board	Virtual Public Meeting	
June 2020	Warrant Articles related to Town funding for Colonel Floyd	Brookline Annual Town Meeting Virtual	

Cumulative Impact Analysis [24 CFR 58.32]:

The Colonel Floyd Apartments was built in the 1950s when the standards for housing were very different than what is required by law today. The buildings have become obsolete. They cannot be renovated to current building standards in cost effective manner. The resources needed to renovate the buildings to current building standards are more than the cost to build new units. The new units will be built to support residents as they age in place.

To replace the now outdated apartments and build new, the site must be completely vacated to allow for the construction of an energy-efficient, state of the art new building to house the existing Colonel Floyd community. The BHA is working now on the planning, design, financing, and construction schedule for the new development. The Authority has engaged an architect, relocation specialist and local counsel to plan for the earliest pre-development. The target date to start construction is by the close of 2022.

All residents will be assisted in moving to temporary housing off-site before the start of construction. All current residents of Colonel Floyd Apartments are guaranteed an apartment in the new building with no change to their current rent payments.

The redevelopment of the Colonel Floyd site will allow the Brookline Housing Authority to increase the number of elderly and disabled apartments it can provide to households of limited means.

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]

No Action Alternative [24 CFR 58.40(e)]:

In the event the redevelopment project does not move forward, the Colonel Floyd property will fall into greater disrepair, creating a long-term operating liability for the BHA and a lesser quality of life for BHA residents.

Summary of Findings and Conclusions:

While mitigation measures must be undertaken to implement the aforementioned activities, the proposed project will not result in an adverse impact on the quality of the human environment and will be a net public benefit through the creation of new senior/disabled affordable housing units for low-income households.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

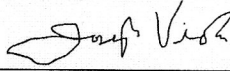
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Not applicable.
Environmental	As per the Phase I ESA and NEPA report, the BHA will need to investigate and address, where applicable, Suspect and Historic RECs. Appropriate professional environmental staff will be engaged to address these items. Prior to receipt of a building permits from the Brookline Building Department, the BHA's contractor will work with the Brookline Health and Fire Departments and other required local and state agencies to receive approval of [something's missing] remediation plans for ACM, LBP and other hazardous materials, as applicable. Abatement measures shall be incorporated into project contracts, development agreements, and other relevant documents related to the redevelopment of the Colonel Floyd site. BHA staff and/or its construction management agents shall be responsible for implementing and monitoring mitigation measures for this project.
Transportation and Accessibility	Not Applicable.

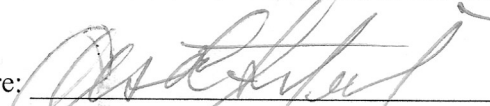
Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature:  Date: 3/15/21

Name/Title/Organization: Joe Viola, Assistant Director for Community Planning, Town of Brookline, MA

Certifying Officer Signature:  Date: 3/15/21

Name/Title: Alison Steinfeld, Director, Dept. of Planning and Community Development, Town of Brookline, MA

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



TOWN of BROOKLINE

Massachusetts

MELVIN A. KLECKNER
TOWN ADMINISTRATOR

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445
TEL. (617) 730-2211
FAX: (617) 730-2054
www.brooklinema.gov

Jane Hornstein, Director
Special Applications Center (SAC)
U.S. Department of Housing and Urban Development
77 West Jackson Blvd
Chicago, IL 60604

March 1, 2021

Re: Section 18 application
Col. Floyd Apartments
HUD Project No. 33-0001

Dear Ms. Hornstein:

The purpose of this letter is to express support for the Section 18 inventory removal application submitted by the Brookline Housing Authority ('BHA') for its Col. Floyd Apartments, to confirm that the BHA has consulted with the Town of Brookline in developing its plans, and to certify that the plan is consistent with the Town of Brookline's Consolidated Plan.

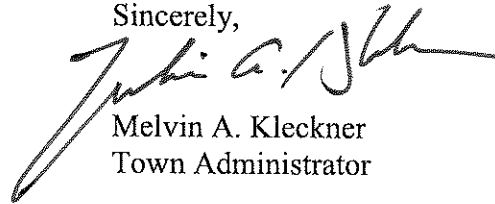
Since early 2020, the BHA has been actively planning for the project by engaging a project architect, undertaking financial modeling, and holding meetings with current tenants, neighborhood residents, and Town leaders to discuss the project's design and program. The BHA has also engaged continuously with the Massachusetts Department of Housing and Community Development ('DHCD') which will act as the Subsidizing Agency and provide much-needed state subsidies.

The redevelopment of this property is a high priority for the Town of Brookline. Through its Housing Advisory Board, the Town has encouraged the BHA to propose a project that maximizes the number of new affordable units, while doing so under a design and scale concept that is congruent with the surrounding area. We believe that the BHA plan for the site achieves both. Accordingly, in the spring of 2020, Town Meeting approved a proposal to accept a \$6.525 million dollar payment from the WellTower Development group to the Town's Housing Trust to be earmarked for the redevelopment of the Col. Floyd property. The Town's contribution will enable the project to leverage significant state resources needed to rebuild and significantly add to the total number of units at 32 Marion Street.

In a letter dated February 9, 2021 (a copy of which is attached), the Town conveyed its strong support for the project to be deemed eligible by DHCD and the Town's Zoning Board of Appeals to proceed under the state's Chapter 40B Comprehensive Permit process.

The Town has been a partner with the BHA and funder of its properties since its inception. Housing preservation is an important component of the Town's affordable housing goals and the BHA is the single largest provider of affordable housing in Brookline. We look forward to our continued partnership with and support of the BHA and its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Melvin A. Kleckner". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.

Melvin A. Kleckner
Town Administrator

attachment

cc: Michael Alperin, BHA
Alison Steinfeld, Town of Brookline
Virginia Bullock, Town of Brookline



TOWN of BROOKLINE

Massachusetts

SELECT BOARD

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Town Administrator

333 WASHINGTON STREET
BROOKLINE, MASSACHUSETTS 02445

(617) 730-2200
FAX: (617) 730-2054
www.BrooklineMA.gov

February 9, 2021

Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program
Department of Housing & Community Development
100 Cambridge Street
Third Floor
Boston, Massachusetts 02114

RE: Proposed 40B—32 Marion Street Brookline MA

Dear Ms. Wachtel:

Thank you for the opportunity to provide comments on the application for Site Approval submitted by the Brookline Housing Authority (BHA) to construct a project consisting of a total of 139 low-income rental units at 32 Marion Street.

The Select Board has requested comments from municipal departments, boards and commissions and held a public hearing on February 2nd to solicit input from interested parties. I am attaching written comments submitted to the Select Board relative to this application.

The Select Board is pleased to not only support this application but to strongly encourage that DHCD issue favorable and expeditious approval to proceed. The proposed construction of a new facility on the grounds of the current Col. Floyd Apartments represents an exciting opportunity to significantly improve and expand our supply of affordable housing units for seniors and the disabled. This project will build upon a strong and long-term partnership between the Town of Brookline and BHA. As you are aware, the Town anticipates committing \$6.525 million in Housing Trust Funds to this project based on recent Town Meeting approval of a private development project. These funds, provided by the developer of a senior life care facility in fulfillment of the Town's Inclusionary Zoning requirements, were expressly negotiated by the Town with the intent of dedicating them to the Col. Floyd senior housing project.

The Board would like to take this opportunity to acknowledge the thoughtful design of the project that seeks to respect the abutting properties and neighborhood. We are confident that the applicant will work

with the Zoning Board of Appeals (ZBA) to address any issues that may emerge relative to this application. Planning Department staff will reach out to the BHA to explain the nature of the plans and studies that the Town typically requests be included in a Comprehensive Permit application.

We look forward to continuing to work with the BHA, ZBA and DHCD to make this project a reality.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, appearing to read "Bernard", followed by a long horizontal flourish.

Bernard Greene, Chair
Brookline Select Board

Attachments



Town of Brookline

Massachusetts

HOUSING ADVISORY BOARD

Roger F. Blood, Chair
Pam Goodman
Heather Hamilton
Steven A. Heikin
Michael H. Jacobs
Jonathan Klein
Rita McNally
Jennifer M. Raitt

333 Washington Street
Brookline, MA 02445
(617) 730-2130
FAX (617) 730-2442

To: Board of Selectmen

From: Housing Advisory Board

Re: 32 Marion Street – Project Eligibility Letter

Date: January 19, 2021

The Housing Advisory Board unanimously supports the Brookline Housing Authority's request for approval of site eligibility for its upcoming project at 32 Marion Street. The current property, a federally subsidized public housing development, contains 60 units in two-story, walk-up buildings which are in drastic need of modernization. The BHA's plan to replace these obsolete units with a total of 139 units over two phases of construction will provide much needed housing for low-income seniors that is both modern and conveniently located to public transportation, robust services, and medical facilities at the Longwood Medical area.

This project represents the third of six projects planned by the BHA to modernize and expand its federally-subsidized housing portfolio by leveraging HUD's Rental Assistance Demonstration and Section 18 Demo/Dispo programs as well as significant state subsidies. The Town has supported this preservation effort since its inception in 2016. In July of 2020, we closed on \$1.35 million in Town-controlled funding to support the substantial rehabilitation of 99 low-income housing units at 90 Longwood along with the BHA's offices. In total, the BHA's preservation initiative will ensure that over 500 affordable housing units will continue to serve Brookline's low-income senior population for many years to come.

In the spring of 2020, Town Meeting approved a proposal to accept a \$6.525 million dollar payment from WellTower to the Town's Housing Trust to be earmarked for this project. These funds will be paid in order to fulfill WellTower's obligation under the Town's Inclusionary Zoning by-law for its planned independent and assisted living project at the former Newbury College campus on Fisher

Hill. By utilizing these Town-controlled resources, the project will leverage significant state resources needed to rebuild and significantly add to the total number of units at 32 Marion Street.

Since early 2020, The Housing Authority has been actively planning for the project by engaging a project architect, undergoing financial modeling, and holding meetings with current tenants, neighborhood residents, and Town leaders to discuss the project's design and program. The BHA has also met several times with the HAB to discuss progress as well as with the Massachusetts Department of Housing and Community Development which will act as the Subsidizing Agency and provide much-needed state subsidies.

The Housing Advisory Board has encouraged the BHA to propose a project that maximizes the number of new affordable units while doing so under a design and scale concept that is congruent with the scale of development in the surrounding area. The HAB believes that, under this plan, the BHA has done both.

The Housing Advisory Board strongly urges the Select Board to support this PEL request and encourages the Board to convey its support for the project to DHCD and the Town's Zoning Board of Appeals. The opportunity for securing state subsidies within the next funding round will be contingent on the ZBA permitting the project by October of this year.

Thank you for your consideration and we look forward to working with the Select Board and the BHA to bring this important project to fruition over the next several years.

Via EMAIL and U.S. Mail
asteinfeld@brooklinema.gov

February 1, 2021

Alison Steinfeld, Director
Department of Planning and
Development
1000 Commonwealth Avenue
Brookline, MA 02459

RE: 32 Marion Street, Comprehensive Permit Application/M.G.L. c. 40B

Dear Ms. Steinfeld,

Please be advised that this firm and the undersigned represent 10 Addresses, LLC (hereinafter, the "LLC"). The LLC is the owner of the property known as and numbered 7 Vernon Street, Brookline. 7 Vernon Street, Brookline is a corner abutter to the site known as and numbered 32 Marion Street which, as you are aware, is the subject of a proposed comprehensive permit application (hereinafter, "40B") soon to be filed by the Brookline Housing Authority (hereinafter, "BHA"). As you know, the BHA seeks to demolish the Col. Floyd Apartments currently located on the site, and to reconstruct the same thereby increasing the number of units to more than double that which is presently existing on the site, while only adding approximately 3 additional parking spaces. The LLC is requesting to become actively involved in all conversations, discussions, and communications relative to this proposed 40B project due to the expected impacts it will have on the building and occupants of 7 Vernon Street, after it is built, as well impact occasioned by construction. The LLC¹ is requesting that its legal counsel be provided with notice of all meetings with respect to this 40B, as well as all plans and submissions by the BHA applicant.

The LLC and its representatives were registered and present, via zoom, at last Thursday night's meeting of the Brookline Planning Board (hereinafter "Board"), during which they waited several hours for the Board to hear the matter of 32 Marion Street, which according to the Board's agenda, was scheduled to be discussed at approximately 9:00. As you may know, at approximately 10:30 p.m., in recognition of the late hour and having other "important" business to conduct, specifically the Final Design Review for 280 Harvard Street, the Board determined

¹ The LLC is hereby requesting that its legal counsel receive all such notices, information and filings.

that it would reduce any discussion on the 32 Marion Street project, to a writing for submission to the Select Board in time for the meeting on February 2, 2021. While a representative of the LLC did request to be heard, by way of the "chat" feature on the zoom application, she acknowledged that in the alternative a letter would be submitted. While the LLC and its representatives plan to attend the meeting on February 2, 2021, and may request to be heard at such time, it wishes to memorialize some of its issues with the BHA's proposed 40B, prior thereto, in line with its suggestion on the chat at Thursday night's meeting.

Accordingly, please note that notwithstanding the address of the LLC's property as 7 Vernon Street, its building is in a U shape, and fronts along Vernon Street, Harvard Street and Foster Street, which is a short private way. In addition to the Col. Floyd Apartments, the BHA also owns and operates the property having an address of 190 Harvard Street, also known as the Kickham Apartments. As you may know, the Kickham Apartment building has two front entrances, one on Harvard Street and one on Foster Street. It also has an off-street parking area located on Foster Street, situated directly across the street from the LLC's building. The Kickham Apartments contains 40 units and its open space areas, while not intended for use as such, do serve as the parking area for BHA trucks and vehicles. Apparently, this is due to the BHA lacking any yard or parking area for its employees or vehicles. The Kickham Apartments also lacks a designated parking area for its residents, guests, or invitees, including delivery vehicles as well as what is known as "the Ride." All of the foregoing results in a splattering of vehicles routinely located in various areas of Foster Street, including illegally parked vehicles both on the street, as well as in areas located exclusively on BHA property, but which areas are not approved or designated parking areas. By way of example, BHA trucks and vehicles regularly park on the grassy, open space area nearby a tree, on the left side of the main entrance, as well as in the driveway and sidewalk area on Foster Street. In addition, cars, trucks and delivery vehicles park on the Foster Street throughout the day and evening hours. Currently, and for the last several years, the LLC has been burdened and impacted by not only this illegal parking, but also by a number of new vehicles trips traveling over this small, dead end private way due to the Foster Street entrance to Kickham Apartments. Furthermore, the Kickham Apartments building serves as a distribution center for Meals on Wheels. Notwithstanding this worthy cause, Meals on Wheels necessitates several vehicle trips, up and down Foster Street throughout each day, and also results in the temporary, illegal parking of vehicles. Accordingly, on any given day, there are an unusually high number of vehicles driving up and down Foster Street which are illegally parking in various locations. The same not only presents an eye sore, but also renders vehicular travel by the residents of the LLC's property, at times, difficult, annoying, and sometimes near impossible.

It is the understanding of the LLC, that the BHA intends to utilize the small portion of this private way known as Foster Street, which is abutted by the LLC and the Kickham Apartments, for through traffic in connection with the proposed 40B project. As an abutter, and owner of the private way, the LLC is extremely concerned about the exacerbation of the already existing negative impacts and overuse of this way, which will surely result from further use by the residents and visitors of the proposed 40B, as well as BHA employees. As such, the LLC would

like to be actively engaged in all conversations with local boards, including the Planning Board, Select Board, ZBA and Fire Department, as this project proceeds forward.

Please note, at this juncture, it is the intention of the LLC to work with the Town of Brookline, its fine Boards and the BHA to address the issues above highlighted, so that a mutually satisfactory and permanent resolution may be achieved for all involved parties. The LLC's primary issue is the illegal parking of vehicles on Foster Street, which are not parked in designated or approved parking areas and which have the effect of impeding or making access down Foster Street, difficult. Parking on the grassy areas of the BHA property, also creates an eyesore and detracts from the use of the open space on the BHA property. The LLC has had a good working relationship with both the Town of Brookline as well as its neighbor, the BHA, and would like the same to continue. We would appreciate it if you would incorporate our comments into your submission to the Select Board, in time for the up-coming meeting on Tuesday. This letter may be read into the record at Tuesday night's meeting as well.

Should you have any questions concerning the foregoing, please do not hesitate to contact me.

Respectfully submitted,
10 Properties, LLC
By its attorney,

Sharon M. Petrillo

cc:
ZBA
cleis@brooklinema.gov

GREENBAUM, NAGEL, FISHER & PALIOTTI, LLP

ATTORNEYS AT LAW

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BOSTON, MASSACHUSETTS 02110

(617) 423-4300

FACSIMILE (617) 482-5067

SHARON M. PETRILLO
smpetrillo@greenbaumnagel.com

Via EMAIL and U.S.Mail
aasteinfeld@brooklinema.gov

February 5, 2021

Alison Steinfeld, Director
Department of Planning and
Development
333 Washington Street
Brookline, MA 02455

RE: 32 Marion Street, Comprehensive Permit Application/M.G.L. c. 40B

Dear Ms. Steinfeld,

As you know, this firm and the undersigned represent 10 Addresses, LLC (hereinafter, the "LLC"). The LLC is the owner of the property known as and numbered 7 Vernon Street, Brookline and is an abutter to 32 Marion proposed comprehensive permit application (hereinafter, "40B") soon to be filed by the Brookline Housing Authority (hereinafter, "BHA"). Please direct and refer this correspondence, as well as our prior correspondence dated February 1, 2021, to the Town of Brookline Select Board ("Select Board"), who is, pursuant to its "Notice of Hearing" as well as its hearing which occurred on February 2, 2021, seeking "public input so that it may prepare its formal comments on the proposed project to DHCD for its consideration."

Accordingly, in addition to the comments stated in our letter to you dated February 2, 2021, with respect to the Private Way known as Foster Street and the exacerbation of traffic issues already in existence there, as set out in such letter, we wish the Select Board to be aware of the following information.

Firstly, according to the Department of Housing and Community Development ("DHCD"), the Town of Brookline's ("Town") Subsidized Housing Inventory ("SHI"), which was updated as of December 21, 2020, is 10.2%.¹ As such, the Town has exceeded its threshold for the provision of affordable housing which is presumed to be consistent with local needs pursuant to Massachusetts law and regulations. There has been no meaningful discussion on this subject, during any of the prior public meetings before the BHA or the Select Board. As you know, having a SHI inventory of 10.2% will allow the Zoning Board of Appeals ("ZBA") the ability to

¹ As of December 4, 2018, the Town's SHI was 9.87%, according to DHCD.

GREENBAUM, NAGEL, FISHER & PALIOTTI, LLP

invoke a "safe harbor" status, during which it may still approve the 40B application, but allow it to gain maximum control over the proposed 40B development and approve the same with conditions most beneficial for the town, abutters and its residents, without the threat of the same being over turned by the Housing Appeals Committee. The invocation of a "safe harbor" would seem to be in the best interests of the residents of the Town of Brookline, and allow it to approve a 40B application, while ensuring that sufficient local controls and conditions are made a part of any approved permit, which would have lasting and binding effect. There would seem to be no good reason for the ZBA to not invoke the safe harbor since it is in the bests interest of the residents of the Town, and will provide the Town with a measure of control over this proposed 40B project, that it normally would not have, since without it, any decision would be appealable to the Housing Appeals Committee. The LLC therefore, urges the Select Board to notify the DHCD of its 10.2% threshold at this stage of the process, and also request that the ZBA invoke "safe harbor" status for the Town, within fifteen (15) days of the opening of the public hearing. Should you disagree with the SHI inventory as above-stated, please specifically provide the name and address of the projects and the number of units which have been deducted from the inventory which the DHCH included in its calculations as of its most recent publication on December 21, 2020.

Secondly, and perhaps most importantly at this juncture, the site is not appropriate for the proposed 40B due to the "L" shaped, hard right angle formed by Foster Street Extension's intersection with a private way known as Foster Street. Specifically, Foster Street Extension's connection to Foster Street does not provide an adequate turning radius and is therefore, insufficient for travel by fire apparatus and other emergency vehicles who will be servicing the proposed highly populated building in which elderly and/or disabled residents will reside exclusively. Due to the anticipated makeup of the resident population at this proposed building, emergency vehicles will be called to this site on a very frequent basis. Emergency vehicles and fire apparatus will be precluded from turning and will be incapable of making the sharp, L shaped turn as it appears on the plans to date. As such, these vehicles will be left with no other option but to back up and down Foster Street Extension out on to Marion Street or Harvard Street, both moderately busy public ways, in emergency situations. This issue, coupled with the traffic issues currently occurring on Foster Street, the proposed density at the site, which will eventually amount to more than double the units which are presently existing, once Phase I and II are constructed, render this site in appropriate for the proposed 40B project. The latter point is more fully discussed in my letter to you dated February 1, 2021.

Lastly, this project does not appear to be proceeding with transparency. The application for project eligibility filed by DHCD was filed by the BHA, on behalf of a yet to be formed entity. While this may be allowed pursuant to state regulations, the BHA is a public agency, and thus is not a proper limited dividend entity to receive a Project Eligibility Letter from the DHCD. At the public hearings thus far, no other partner or entity other than the BHA serving as the applicant for this project has been mentioned. The public has a right to know with whom, if anyone, the BHA is partnering for this project and is entitled to this information as a part of the process. The BHA, as an applicant, may proceed through this project under a cloak of altruism not likely afforded to private developers who also apply for 40B permits. In the event that the BHA has undisclosed partners, the same should be made known to the public. The BHA should not be permitted to represent that it is the exclusive applicant of this project, thereby garnering


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community support and trust which may not be so easily given to a private developer. Please ensure that the public is notified as to the true developer of this proposed 40B and/or any partner(s) of the BHA.

In this same vein, it has been represented that the only violations of the town's zoning code implicated by this project involved only the number of parking spaces and FAR. According to the multiple requested waivers indicated on the Application for Eligibility/Site Approval submitted to DHCD, this is not the case. Again, we would ask that you urge the BHA to rectify these areas in its next presentation.

Should you have any questions concerning the foregoing, please do not hesitate to contact me.

Respectfully submitted,
10 Properties, LLC
By its attorney,


Sharon M. Petrillo

cc:
selectboard@brooklinema.gov

Declaration of Trust

(Development Grant Projects *)

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**Whereas**, (1, see instructions) Brookline Housing Authority

(herein called the Public Housing Agency (PHA), a public body corporate and politic, duly created and organized pursuant to and in accordance with the provisions of the laws or ordinances of the (2) Commonwealth of Massachusetts, and the United States of America, Secretary of Housing and Urban Development (herein called HUD) pursuant to the United States Housing Act of 1937 (42 U.S.C. 1437, et seq.) and the Department of Housing and Urban Development Act (5 U.S.C. 624) entered into a certain contract with effective date as of (mm/dd/yyyy) (3) 03/18/1959, (herein called the Annual Contributions Contract) and a certain Development Project Grant Amendment to the Annual Contributions Contract with the effective date as of (mm/dd/yyyy) (4) 03/10/2010, providing for a grant to be made by HUD to assist the PHA in financing a lower income housing project; and

Whereas, as of the date of the execution of this Declaration of Trust, the Development Project Grant Amendment and the Annual Contributions Contract cover the lower income housing project located in: (5)

which will provide approximately (6) 60 dwelling units; and which lower income housing project will be known as:

Project No. (7) MA06S03350109; and

Whereas, the Project and acquisition of the site or sites thereof will have been financed with grant assistance provided by HUD.

Now Therefore, to assure HUD of the performance by the PHA of the covenants contained in the Development Project Grant Amendment and Annual Contributions Contract, the PHA does hereby acknowledge and declare that it is possessed of and holds in trust for the benefit of HUD, for the purposes hereinafter stated, the following described real property situated in: (8)

Town of Brookline, County of Norfolk, State of Massachusetts

To Wit: (Insert legal description for the project.) (9)

(See Attached)

and all buildings and fixtures erected or to be erected thereon or appurtenant thereto.

The PHA hereby declares and acknowledges that during the existence of the trust hereby created, HUD has been granted and is possessed of an interest in the above described Project property, **To Wit:**

The right to require the PHA to remain seized of the title to said property and to refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the Annual Contributions Contract, or any interest in any of the same except that the PHA may (1), to the extent and in the manner provided in the Annual Contributions Contract, (a) lease dwellings and other spaces and facilities in the Project, or (b) convey or otherwise dispose of any real or personal property which is determined to be excess to the needs of the Project, or (c) convey or dedicate land for use as streets, alleys, or other public right-of-way, and grant easements for the establishment, operation, and maintenance of public utilities; or (d) enter into and perform contracts for the sale of dwelling units to members of tenant families, as authorized by the United States Housing Act of 1937, 42 U.S.C. 1437, et seq., or (2), with the approval of HUD, release the Project from the trust hereby created; Provided, That nothing herein contained shall be construed as prohibiting the conveyance of title to or the delivery of possession of the Project to HUD pursuant to the Annual Contributions Contract.

The endorsement by a duly authorized officer of HUD (1) upon any conveyance or transfer made by the PHA of any real or personal property which is determined to be excess to the needs of the Project, or (2) upon any instrument of conveyance or dedication of property, or any interest therein, for use as streets, alleys, or other public right-of-way, or for the establishment, operation and maintenance of public utilities, or (3) upon any instrument transferring or conveying a dwelling unit, or an interest therein, to a member of a tenant family, or (4) upon any instrument of release made by the PHA of the Project shall be effective to release such property from the trust hereby created.

Upon expiration of the period during which the PHA is obligated to operate the Project in accordance with the Annual Contributions Contract, the trust hereby created shall terminate and no longer be effective.

In Witness Whereof, the PHA by its officers thereunto duly authorized has caused these presents to be signed in its name and its corporate seal to be hereunto affixed and attested this date (mm/dd/yyyy) 2-5-2010.



RECEIVED AND RECORDED
NORFOLK COUNTY
REGISTRY OF DEEDS
DEDHAM, MA

CERTIFY

William P. O'Donnell
WILLIAM P. O'DONNELL, REGISTER

(1, see instructions)

By Dandy Tenth Chairperson

Attest [Signature] Secretary

Date (mm/dd/yyyy) 2-5-2010

For use by Public Housing Agencies and Indian Housing Authorities

form HUD-52190-A (3/90)
ref. Handbook 7417.1

32-40 Marion Street, Foster Street, Brookline, MA

Commonwealth of Massachusetts)

February 5, 2010

County of **Norfolk**, SS)

On this **5th** day of **February, 2010**, before me, the undersigned notary public, personally appeared the above-named **David Triestch**, the **Chairman**, proved to me through satisfactory evidence of identification, which was **Mass License** personally known, to be the person whose name is signed on the proceeding Declaration of Trust and acknowledge to me that s/he signed it voluntarily for the stated purpose on behalf of

Brookline Housing Authority.



KELLEY CHAMBLISS
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 16, 2011

Kelley Chambliss

Notary Public

My Commission expires on: *6/16/11*

Exhibit A - Property Description

Property Address: 32-34 and 36-40A Marion Street, 19-36 Foster Street, Brookline, Massachusetts

the land and the building situated on Marion Street in Brookline, the building numbered 34 on said street, and bounded and described as follows:

Northeasterly: by said Marion Street, two hundred (200) feet;
 Southeasterly: by land now or late of John C. Abbott and of Howard S. Williams, shown as lots numbered fifteen (15) and sixteen (16) on the plan hereinafter mentioned, one hundred and eighty-five (185) feet and six (6) inches;
 Southwesterly: by lands now or late of said Abbott and of persons unknown, shown as lots numbered forty-nine (49) and forty-eight (48) on said plan, two hundred (200) feet; and;
 Northwesterly: on lands of persons unknown shown as lots numbered forty-seven (47) and forty-six (46) on said plan, one hundred and seventy-eight (178) feet and six (6) inches; containing thirty-six thousand four hundred (36,400) square feet according to said plan and being shown as lots numbered forty-four (44) and forty-five (45) on a plan made by Alex Wadsworth, surveyor, dated October 5, 1844 and entered with Norfolk Deeds, Book 156, Page 182. Subject to the widening of Marion Street (formerly Vernon Place) by action of said Town of Brookline, under a laying out dated January 28, 1873. Bring the same premises conveyed to the Brookline Housing Authority by deed of the City of Brookline at Book 3604, Page 439.

Also: a certain parcel of land on the westerly end of Foster Street, a private way, in Brookline, bounded and described as follows:

Southeasterly: by said Foster Street, one hundred twenty and 27/100 feet;
 Southwesterly: by land now or formerly of N. Clarke and land now or formerly of E.E. Foster, one hundred eighty-nine and 74/100 feet;
 Northwesterly: by land now or formerly of M.F. Coutts, sixty feet;
 Northeasterly: by land now or formerly of Town of Brookline, one hundred and 59/100 feet;
 Northwesterly: again, by the same, sixty and 61/100 feet; and
 Northeasterly: again, by land now or formerly of A.G. Liwendahl and land now or formerly of L.F. and H.F. Rice, eighty-nine and 89/100 feet.
 Containing 16,999 square feet of land, more or less.

Said parcel is shown as Lot 1 on a plan by Henry F. Bryant & Son, Inc., dated September 3, 1957. Being the same premises conveyed to the Brookline Housing Authority at Book 3628, page 467.



Town of Brookline, MA

Exempt Property Record Card

Print

FY 2021

[New Search](#)Parcel ID
167-19-00Location
32 MARION STState Class
970 HOUSING

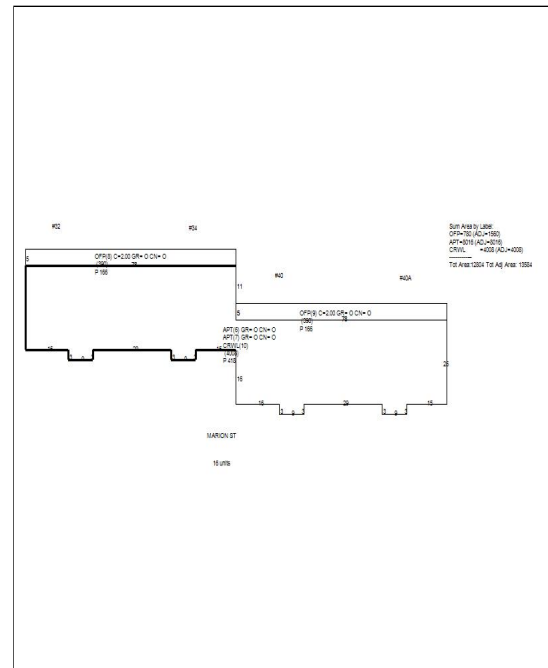
CC

[Neighborhood Information](#)**Owner Information**BROOKLINE HOUSING AUTHORITY
90 LONGWOOD AV
BROOKLINE, MA 02446**Deed Information**Legal Ref.: 3652-14
Sale Date: 7/16/1958Land Area: 51,799
Sale Price: \$0**History**

FY 2020: \$ 11,033,700
FY 2019: \$ 10,691,000
FY 2018: \$ 9,839,800
FY 2017: \$ 8,610,900
FY 2016: \$ 7,196,200
FY 2015: \$ 7,058,400
FY 2014: \$ 8,426,300
FY 2013: \$ 7,794,100
FY 2012: \$ 7,978,600
FY 2011: \$ 6,578,600
FY 2010: \$ 5,062,400

Valuation/Taxes

Residential Value: \$0
Commercial Value: \$0
Exempt Value: \$10,839,700
Residential Exemption: N
FY21 Real Estate Tax: \$0
FY21 Preliminary Tax: \$0

Property Picture**Building Sketch**[GIS Viewer](#)For Maps, Aerial Views, Zoning,
Parks, and Historic Information

Displacement of residents at existing Colonel Floyd Apartments

Displacement by race, national origin and disability	
White (households)	41
Black (households)	5
Asian (households)	10
Indian (households)	0
Pacific (households)	0
Other (households)	2
Disabled (individuals)	14

Relocation Options for Residents of Colonel Floyd Apartments

Transfer to another BHA property

- Walnut High, Kickham Apartments

Move to BHA Section 8 properties

- 61 Park (O'Shea), 90 Longwood (Morse)

Move to another Section 8 property in Brookline

- The Village at Brookline, Beacon Park, 1550 Centre Street

Apply to other subsidized properties

- Brown House, Leventhal House, Kurlat House, Ulin House,
Weinberg House

Move to unsubsidized housing using TPV or Mainstream Voucher

HOU is available to provide assistance to residents that wish to pursue these options. Please reach out to Askar Suvanbekov at 857-243-4978 or asuvanbekov@housingopportunities.com.

Brookline Housing Authority

90 Longwood Avenue Suite 1
Brookline, Massachusetts 02446

Phone (617) 277-2022
Fax (877) 485-5549
TTD 1-800-545-1833, Extension 213
www.brooklinehousing.org

Board of Commissioners

Michael Jacobs, Chairman
Joanne Sullivan, Vice Chairman
Barbara Dugan, Treasurer
Judith A. Katz, Commissioner
Susan C. Cohen, Commissioner

Michael Alperin, Executive Director

Exhibit 8.a.
Section 7.1

December 22, 2020

Dear Resident:

Please join us on Tuesday, December 29th, 2020 at 2 PM, for the first resident meeting on the redevelopment of Colonel Floyd Apartments. At this virtual meeting, we will introduce the project and redevelopment team, provide early visuals of the proposed new building, and share information on project timeline and relocation during construction. There will be plenty of time for your questions.

Due to current COVID restrictions, the meeting will be held virtually through the digital meeting platform called Zoom. You will be able to call in using a standard phone or a cell phone, or you can use the Zoom application on your computer or smartphone to watch live. **If you plan to call in, please dial: 1-929-205-6099. When prompted, please dial 819-7312-0667, followed by #.** **If using your computer or smartphone, please click or type this link into your internet browser:** <https://us02web.zoom.us/j/81973120667>.

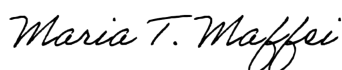
Prior to the meeting, we will provide you with a copy of materials we will be covering so that you can follow along during the meeting.

Please remember, this is just the first of multiple resident meetings that will be held. It is intended as an introduction and time to answer general questions. Future meetings will focus on resident input and feedback.

If you have any questions about accessing the meeting or would like to submit questions in advance, email fellow@brooklinehousing.org or call 617-735-7314 for assistance.

We look forward to talking with you on the 29th.

Sincerely,



Maria T. Maffei
Director of Redevelopment

52860

Exhibit 8.a.

Section 7.1. .

Brookline Housing Authority

December 29, 2020

Colonel Floyd Redevelopment Presentation



Zoom Meeting Logistics

- Please remain muted during the presentation when not speaking.
- There are two opportunities for questions at the middle and end of the presentation.
- This meeting is an early introduction to the project, there will be future meetings to get resident input and feedback.

Agenda

1. **Development Team Introduction**
2. Project Efforts to Date
3. HUD Application
4. Resident Protections & Relocation
5. Development Sequence
6. Project Questions
7. Davis Square Architects
Presentation
8. Design Questions

Agenda

1. Development Team Introduction
- 2. Project Efforts to Date**
3. HUD Application
4. Resident Protections & Relocation
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Presentation
8. Design Questions



Project Efforts to Date

- Reasons for Redevelopment
- Town support and funding
- Engaged highly qualified architects
- Engaged interior designer specializing in senior housing
- Relocation Specialists working with each resident to facilitate relocation
- Additional meetings with residents to incorporate your feedback and input

Agenda

1. Development Team Introduction
2. Project Efforts to Date
- 3. HUD Application**
4. Resident Protections & Relocation
5. Development Sequence
6. Project Questions
7. Davis Square Architects
Presentation
8. Design Questions

HUD Application

- BHA submits application to HUD
- Section 18 Disposition
- Likely in January 2021
- Your comments are welcome



Agenda

1. Development Team Introduction
2. Project Efforts to Date
3. HUD Application
- 4. Resident Protections & Relocation**
5. Development Sequence
6. Project Questions
7. Davis Square Architects Presentation
8. Design Questions

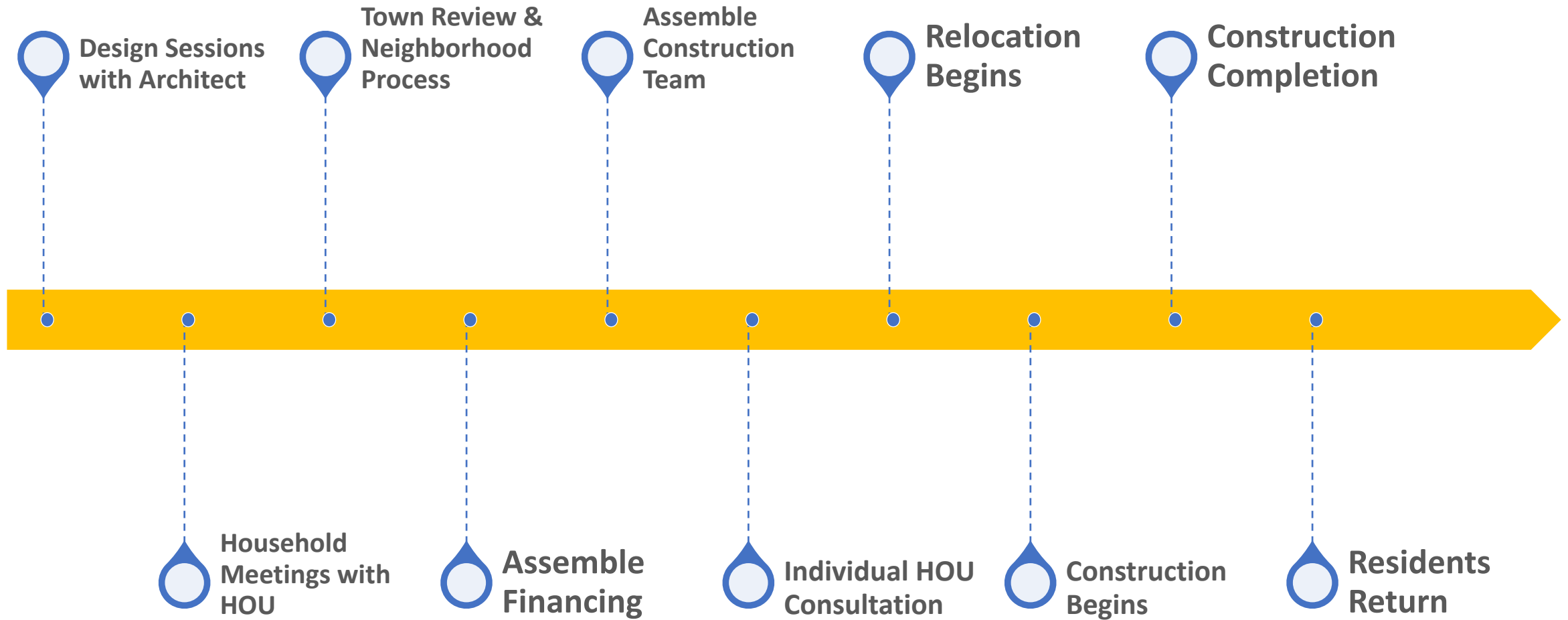
Resident Protections & Relocation

- All residents receive 90-day notice prior to relocation.
- Comparable temporary replacement housing – BHA or private.
- Payment actual and reasonable relocation expenses.
- Assistance with packing, moving, switching accounts.
- All residents guaranteed to return to a new Colonel Floyd apartment.
- No change in rent paid during relocation and upon return.
- Tenant Protection Vouchers – belong to you, but we hope you return!

Agenda

1. Development Team Introduction
2. Project Efforts to Date
3. HUD Application
4. Resident Protections & Relocation
5. **Development Sequence**
6. Project Questions
7. Davis Square Architects
Presentation
8. Design Questions

Development Sequence



Questions?

Contact Information

617-981-9370

colfloyd@brooklinehousing.org



Brookline Housing Authority
Colonel Floyd Resident Meeting
12/29/20

Project Team Attendees:

1. Connor Clark (Brookline Housing Authority)
2. Maria Maffei (Brookline Housing Authority)
3. Garrett Anderson (Brookline Housing Authority)
4. Michael Alperin (Brookline Housing Authority)
5. Michael Jacobs (Brookline Housing Authority)
6. Laura Cella-Mowatt (Davis Square Architects)
7. Cliff Boehmer (Davis Square Architects)
8. Rebecca Bachand (RBLA Design LLC)

Resident Attendees:

1. Allan Mclean
2. Gregory Fremont-Smith
3. Mary Sullivan
4. Richard Warren: 617-875-9404
5. Shouguang Ma
6. Harry Carroll
7. Deborah Bennett
8. Thomas Orowan: 617-901-3358
9. Dallas Gaughran: 617-515-0936
10. Cristina Bryant
11. Allen Buch
12. Kenneth Drummond: 617-232-6329
13. Karine Movsesyan (Karen Simonyan)
14. Honor Play (unknown person)
15. Nanci Donovan
16. iPhone (unknown person)
17. Shiyun Guan
18. Alourde Dominique
19. 617-727-1382 (unkown person)
20. Patricia Burke: 617-232-2714
21. Cynthia Witherspoon: 617-975-0783

Questions and Answers

- Patricia Burke: When will relocations begin?
 - A: Best guess Fall 2022.
- Dallas Goughlin: Can relocation vouchers be used sooner than when relocation is needed to secure a new place now or in the near future?
 - A: Unfortunately not, because the vouchers won't be distributed until the project is approved and financed, which is much later in the development sequence.

- Nanci Donovan: Multiple Questions
 - Q: Will we have the opportunity to return to the same apartment with the same view?
Related – will we get to choose our apartment?
 - A: This hasn't yet been determined to choose your apartment. But you won't get the same apartment because the old buildings will be demolished.
 - Q: Will there be more parking?
 - A: There will be enough parking for those who need it.
 - Q: Best guess for when relocation will begin?
 - A: 2 years – Fall 2022
 - Q: We all love our porches – it's a private meeting space. Why are these gone?
 - A: It's not entirely off the table that balconies are gone. It's largely a budget issue. We have opted to include other meeting and outdoor spaces, such as the community garden, patio, many community rooms, front patio space, etc. Though this is something we can discuss at future design meetings.
- Gregory Fremont-Smith: During relocation, is it possible to store items, such as a couch, that we won't want to be relocated with us, but would like returned to our new apartment?
 - A: Maybe, this is something you would work out with HOU. Generally the relocation is a good time to inventory what you have and want to keep.
- Deborah Bennett: Multiple Questions
 - Q: Many of us have issues with elevators, can we please stay on the first floor?
 - A: We'll make an effort for reasonable accommodations where necessary.
 - Q: During relocation will we stay in Brookline?
 - A: This is our intent and hope. Though we can't guarantee it at this point. It's largely dependent on BHA unit and private market availabilities.
 - Q: How will you hold apartments and is it only 3-months in advance that we will know where we are relocating to?
 - You are correct that it will be about 3 months before you know exactly which apartment to which you'll be relocating. That said, HOU will be with you every step of the way to make for an easy transition.
 - Q: How large is community room?
 - Unsure on exact dimensions, but they are open to your feedback. There is, however, 6,000 square feet in this proposed development. Compared to the 2,000 square feet in Morse, that's three times as much common/communal space as in other buildings.
 - Q: How long are the hallways?
 - We're unsure of the exact distance but know that this is a concern for walking long distances and creating daunting hallways. There are three elevators in two separate locations – each near a building entrance to optimally reduce distance to any apartment. The interior designer and architects will work together to also make these hallways as pleasant as can be.
 - Q: How many stories is the building?
 - Six story building with a setback from Marion street and another setback on the top story. The architects plan to employ multiple techniques to make the building visually appealing and seem less overwhelming.

- Q: What about windows and insulation?
 - The architects have designed windows to give maximize light, insulation, and fresh air for all resident units and many common areas. Part of having one building is it is easier to insulate. Creating a building with sustainability principals in mind is a priority.
- Q: It seems the big courtyard has no privacy?
 - The design team can work with the residents to give this courtyard multiple areas for increased privacy. It is unlikely the courtyard will be a large open space. Rather, the team will use resident input to make it best fit your needs.

Brookline Housing Authority

*90 Longwood Avenue Suite 1
Brookline, Massachusetts 02446*

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Board of Commissioners

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Susan C. Cohen, Commissioner*

Michael Alperin, Executive Director

HUD FORM 52860

ATTACHMENT 7.1.D.

Colonel Eugene B. Floyd Apartments

Questions & Answers for Residents

updated January 25, 2021

Overview

Why is Colonel Floyd Apartments being redeveloped?

Colonel Floyd Apartments was built in 1959 when the standards for housing were very different than what is required by law today. The buildings have become obsolete. They cannot be renovated to current building standards in cost effective manner. In other words, it would cost more to renovate the buildings to current building standards than to build new. The two-story design, apartment layouts and multiple buildings do not properly support people to age in place. Also, the low density of the site provides an opportunity for the Brookline Housing Authority to increase the number of elderly and disabled apartments it can provide to households of limited means.

To replace the now outdated apartments and build new, the site must be completely vacated to allow for the construction of an energy-efficient, state of the art new building to house the existing Colonel Floyd community.

The Brookline Housing Authority will maintain an ownership position in and manage the newly built property.

What is the current status of the plans?

The BHA is working now on the planning, design, financing, and construction schedule for the new development. We have engaged an architect, relocation specialist and local counsel to help us plan the earliest phases. The timing of the redevelopment will be dependent on a number of factors, some not controlled by the BHA. But right now the plan is to start construction by the close of 2022. All residents will be assisted in moving to temporary housing off-site before the start of construction.

Relocation and Return

When will residents have to move?

No one will be required to move for at least a year and the Brookline Housing Authority is committed to supporting each resident and their specific needs to ensure as smooth a move as possible. The BHA has

selected Housing Opportunities Unlimited (HOU) to work with the residents and the housing authority to ensure the best possible relocation experience. HOU is currently providing relocation assistance for the BHA's O'Shea and Morse communities. We are currently exploring a variety of options for temporary housing for Colonel Floyd residents. Some of these may be available early on in the process, perhaps as early as late Spring, and it may make sense for some residents to move early to support specific needs, such as accessibility.

For how long will the existing residents be relocated?

Given the scope of the project, the current estimate is that residents will be relocated for two years. As the BHA continues to work through the design, permitting and construction details they will refine and gain clarity around this question.

Am I guaranteed an apartment in the new building?

Yes, all current residents of Colonel Floyd Apartments are guaranteed an apartment in the new building with no change to your current rent payments.

How will the right to return be guaranteed?

All current residents have the right to return, should they choose, to the newly built property and will receive a legal notice as part of their relocation paperwork that states this.

Where will the residents be relocated to?

Residents will be working closely with a full-time, professional relocation specialist from HOU who will be consulting one-on-one with each household to understand their unique situation in order to present options that best meet their needs. It is the goal of the BHA and HOU to identify relocation housing that meets your needs.

All moving expenses will be paid for, and residents will pay the same rent as they pay now during relocation and upon return to the newly built property.

Who is going to help me move? What's the process?

HOU staff is going to coordinate and support your move.

1. HOU staff will meet with you (by phone or video conference during COVID) and ask questions to help provide a record of any specific needs you have for your new apartment and what support you receive from others that will need to be notified and moved with you. For example, if you have outside nursing care that comes regularly, or regular delivery of medical supplies, HOU will ensure that the services are transferred with you.
2. HOU will identify an appropriate apartment that is approved by the BHA and accompany you to view it for approval.
3. Once a new apartment is agreed on, HOU will help with any necessary paperwork and coordination between the Brookline Housing Authority and another landlord.

4. HOU will plan and coordinate your move with you, the moving company and the new apartment community.
5. If you need assistance packing that will also be provided.
6. HOU will coordinate any necessary address change notifications for your mail, cable service, etc.
7. All costs related to your move will be paid for as part of the new project costs.
8. HOU and the moving company staff will help you settle into your temporary home.
9. During construction, HOU staff will keep in touch with you and be a resource to call if you have questions or concerns about where you are living, or what is happening at Colonel Floyd.

Both the BHA and HOU will strive to keep residents as close to the Colonel Floyd Apartments community as possible.

Do I get a choice of where I am relocated?

Though the BHA would like to give each resident their first choice of relocation, we cannot make any guarantee this will be the case. Where each resident is relocated will largely depend on the availability of vacant BHA and private residences in Brookline and the surrounding area. HOU will work with each resident to determine their needs and ensure residents have continued access to their providers during relocation. In coordination with HOU, the BHA will meet any necessary accommodations and cover all relocation costs for residents.

Will my rent change during relocation or when I return?

Provided there is no change to your income, your share of rent will remain the same during relocation, regardless of where and to which type of housing they are relocated, and upon return to the new building. All relocation expenses are also covered by the BHA.

Will I be able to store any personal items during relocation?

BHA does not expect that residents will need storage during relocation. New units will be 1.5 times larger than the units you currently occupy and relocation units are also likely to be larger. HOU will work with residents to sort through personal items in preparation for the move to determine what items they would like to keep for their move and to dispose of items that are no longer needed.

Will I get a choice of which floor or apartment I get in the new building?

Part of the assessment that HOU will undertake with each household will be to determine if there are any special accommodations required. All medically necessary accommodations will be honored. BHA will do its best to honor other reasonable requests.

I have a special need/accommodation for my housing. Will my needs be met?

As noted above, all medically necessary accommodations will be honored.

Will I be relocated in Brookline?

The BHA is required to provide you with comparable housing during construction. We will make our best efforts to find temporary housing within Brookline. However, at this time, the BHA cannot promise that we will be able to find enough available rental housing within Brookline for each household.

Will I get help with moving and packing?

Yes, the relocation company Housing Opportunities Unlimited will provide complete support for every resident in the packing, moving, and unpacking with each move.

Timeline**When will the project start, and when will it be completed?**

Currently, the BHA is in the early stage of design, permitting and financing. The plan is that the redevelopment will get through permitting and receive all necessary city and state approvals and financing by summer of 2022 and construction will start by the close of 2022. If all goes according to plan, construction will be finished in fall of 2024. The BHA and HOU will keep Colonel Floyd residents updated on the changes to this schedule.

When will I hear from the relocation specialists?

Residents will first get to meet the relocation specialists, Housing Opportunities Unlimited (HOU), in the Summer of 2021. There will be multiple meetings with HOU throughout the relocation process as they assist each resident with every aspect of their move. More information about HOU can be found at <https://housingopportunities.com>.

What is a Tenant Protection Voucher?

Tenant Protection Vouchers, or TPVs, are provided to protect federal public housing residents from hardship as a result of redevelopment activities. A TPV pays the difference between your share of rent and the market rent that the landlord is charging for the unit you move to. All current residents of Colonel Floyd will receive a TPV. You do not need to apply to receive the TPV. The BHA will obtain a TPV for each household at Col. Floyd that must relocate for the redevelopment of the property.

When will I get the Tenant Protection Voucher?

You will receive your Tenant Protection Voucher after the BHA submits its Section 18 application and receives approval from HUD for the Colonel Floyd Redevelopment project. This is most likely to be in the Fall of 2021.

Can relocation vouchers be used sooner than when relocation is needed to secure a new place now or in the near future?

We are consulting with various experts to ascertain when the TPVs will become available to residents. The soonest would be when HUD approves the Section 18 application that provides for the TPVs. That will likely occur until the Fall. We are also exploring other strategies that would allow residents to move to other affordable housing properties within Brookline.

Will Col. Floyd use the same RAD program that was discussed for O'Shea House and Morse Apartments?

O'Shea House at 61 Park Street and Morse Apartments at 90 Longwood Avenue are being renovated using a combination of the federal Rental Assistance Demonstration (RAD) program and the Section 18 program. The RAD program allows for significant building rehabilitation and provides very strong resident protections. The Section 18 program provides a deeper subsidy that allows for more improvements than are possible with RAD while providing the same resident protections as RAD. Col. Floyd Apartments will be redeveloped using all Section 18 funds and no RAD funds to take advantage of the deeper level of funding.

What is Section 18?

Section 18 is a federal program administered by HUD. Like RAD, it allows the housing authority to convert the property from public housing to Section 8 housing which enables it to finance . By doing that, the housing authority receives a higher level of funding the property from HUD and can obtain financing and other sources of funds to renovate, or in this case, create a new property.

What will the new building look like?

The plan is for a single building with 115 apartments for the elderly and disabled, including all households that live there today. This single building design will allow for more housing and better support for residents including handicapped accessibility, community space and delivery of supportive services.

Will the residents of Col. Floyd have any say in the design of the new building?

Yes. The BHA plans to conduct a series of meetings between the residents and the architect, landscape architect and the interior decorator during 2021. You will be hearing from us shortly about a meeting to discuss the grounds and the exterior of the building. Subsequent sessions will focus on the units and the common space.

Apartment Details

Will all the apartments be the same?

We do not yet have detailed designs for the apartments, but we can assure that all apartments will be constructed at a high standard of quality, workmanship, and material. They will be energy efficient and will have universal design features that will allow households to age in place.

Will there be laundry in the building?

There will be laundry rooms on every floor of the building.

Will there be trash rooms and recycling?

Yes, trash and recycling will be provided for on each floor.

Will the building be smoke free?

Yes. However, designated smoking areas will be provided.

Will there be common space in the new building?

There will be extensive common space and residents will be consulted about the design and programming for the spaces. Possibilities include a living room, library, fitness room, kitchen, dining area, nurses stations, multipurpose rooms and a multigenerational space for visits with grandchildren. We are planning for more than three times the amount of common space than at Morse and O'Shea.

Will we have the opportunity to return to the same apartment with the same view? Related – will we get to choose our apartment?

You won't get the same apartment because the current buildings will be demolished. We have not yet developed procedures for assigning units in the new building but today's residents would certainly have preference over new residents. All medically necessary accommodations will be honored. We will develop an equitable procedure for assigning units.

Will there be more parking?

There are 23 permanent spaces planned, as well as live parking at the front of the building for shuttles, taxis, rides and deliveries. There will be enough parking for those who need it.

We all love our porches – it's a private meeting space. Why are these gone?

It's not entirely decided that balconies are gone. It's largely a budget issue. We have opted to include other meeting and outdoor spaces, such as the community garden, patio, many community rooms, front patio space, etc. Though this is something we can discuss at future design meetings.

Many of us have issues with elevators. Can we please stay on the first floor?

BHA will honor any medically necessary accommodations and all reasonable requests as possible.

Will we know only 3-months in advance that we will know where we are relocating to?

You are correct that it will be about 3 months before you know exactly which apartment to which you'll be moving back to. That said, HOU will be with you every step of the way to make for an easy transition.

How large is the community room?

The common space has not been fully planned yet, so we do not know exact dimensions. There is, however, 6,000 square feet of common space proposed for the new building. Compared to the 2,000 square feet in Morse, that's three times as much common/communal space as in other BHA buildings. We will be looking for your feedback on the common space through future meetings.

How long are the hallways?

The corridor parallel to Marion Street is approximately 75 feet long, and the one perpendicular is just under 100 feet. There are many strategies we plan to utilize to break up the length of the corridor. The proposed corridors are 6 feet wide so that 2 wheelchairs can pass comfortably. Wide corridors also have the effect of minimizing the tunnel effect of narrow hallways. Lobbies and common areas, such as laundry rooms as well as elevators, will provide gathering spaces along the corridors. The interior designer and architects will work together to also make these hallways as pleasant as can

be. Thoughtful selection of finish materials, patterning, and colors as well as lighting add visual interest and break up the monotony of the corridors. Each apartment will have a shelf at the exterior door for placing keys and groceries while entering.

How many stories is the building?

Six story building with a setback from Marion street and another setback on the top story. The architects plan to employ multiple techniques to make the building visually appealing and seem less overwhelming.

What is the plan for windows and insulation?

The architects have designed windows to give maximize light, insulation, and fresh air for all resident units and many common areas. Part of the reason for having one building is that it is easier to insulate. Creating a building with sustainability principals in mind is a priority.

It seems the big courtyard has no privacy?

The design team will work with the residents to give this courtyard multiple areas for increased privacy. It is unlikely the courtyard will be a large open space. Rather, the team will use resident input to make it best fit your needs. We will seek your input and ideas for the courtyard and other site amenities at a community meeting to be held soon.

Will there be a drop off area?

Yes. The plan includes a drop off area at the Marion Street entrance. There is a one-way drive aisle and dedicated short term parking for 2 vehicles for pick-up, drop-off, and deliveries. The space is large enough to accommodate an activity van, small delivery truck, or ambulance without interfering with traffic on Marion Street. The drop off is conveniently located just off of Marion street and close to the building's main entry.

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.

THIS IS AN IMPORTANT NOTICE. PLEASE HAVE IT TRANSLATED.

Questa é una notizia molto importante. Per piacere falla tradurre.

Este es un aviso importante. Sirvase mandarlo traducir.

C'est important. Veuillez faire traduire.

ĐÂY LÀ MỘT BẢN THÔNG CÁO QUAN TRỌNG.

XIN VUI LÒNG CHO DỊCH LẠI THÔNG CÁO NÀY.

Este é um aviso importante. Por favor mande traduzi-lo.

Es é un avizu importanti. Di favor, manda traduzil.

Se yon anons ki enpòtan anpil. Sou Ple, fè tradwi li pou w.

Σπουδαία Πληροφορία – Παρακαλώ να το μεταφράσετε.

重要文件，請翻譯成中文。



90 Longwood Ave. Ste. 1
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Michael Alperin, Executive Director

Brookline Housing Authority

April 9th, 2021

Dear Resident:

Please join us on Wednesday, April 14th, 2021 at 3 PM, for a meeting with Housing Opportunities Unlimited ('HOU'), the company that will be providing relocation assistance for all residents of Colonel Floyd Apartments. At this virtual meeting, we will introduce you to the HOU team, discuss the relocation process and answer your questions.

We have selected HOU to assist you every step of the way during the relocation process. HOU has over thirty-seven years of experience providing relocation planning and implementation services, case management and resident services to the residents of over 200 assisted housing developments nationwide. Attached you will find bios of the HOU staff that will be assisting you with this process. Also attached is a set of questions and answers pertaining to relocation.

This meeting will be held virtually through the digital meeting platform called Zoom. You will be able to call in using a standard phone or a cell phone, or you can use the Zoom application on your computer or smartphone to participate. **If you plan to call in, please dial: 1-646-876-9923. When prompted, please dial: 845-9718-9763 followed by #.** If using your computer or smartphone, please click or type this link into your internet browser: <https://us02web.zoom.us/j/84597189763>

If you have any questions about accessing the meeting or would like to submit questions in advance, please email colfloyd@brooklinehousing.org or leave a voicemail at 617-981-9370.

We look forward to talking with you on the 14th.

Sincerely,

Maria T. Maffei
Director of Redevelopment

BROOKLINE HOUSING AUTHORITY

Colonel Eugene B. Floyd Apartments Questions & Answers for Residents, Part 2 Issued April 9, 2021

Overview

Why is Colonel Floyd Apartments being redeveloped?

Colonel Floyd Apartments was built in 1959 when the standards for housing were very different than what is required by law today. The buildings have become obsolete. They cannot be renovated to current building standards in cost effective manner. In other words, it would cost more to renovate the buildings to current building standards than to build new. The current two-story design, apartment layouts and multiple buildings do not properly support people to age in place. IN addition, by building new, we can create additional affordable housing for elderly and disabled households.

To replace the now outdated apartments and build new, the site must be completely vacated to allow for the construction of an energy-efficient, state of the art new building to house the existing Colonel Floyd community.

The Brookline Housing Authority will maintain an ownership position in and manage the newly built property.

What is the current status of the plans?

The BHA is working now on the planning, design, financing, and construction schedule for the new development. We have engaged an architect, relocation specialist and local counsel to help us plan the earliest phases. The timing of the redevelopment will be dependent on a number of factors, some not controlled by the BHA. But right now the plan is to start construction by the close of 2022. All residents will be assisted in moving to temporary housing off-site before the start of construction.

Relocation and Return

When will residents have to move?

No one will be required to move until the summer of 2022 at the earliest and the Brookline Housing Authority is committed to supporting each resident and their specific needs to ensure as smooth a move as possible. The BHA has selected Housing Opportunities Unlimited (HOU) to work with the residents and the housing authority to ensure the best possible relocation experience. HOU is currently providing relocation assistance for the BHA's O'Shea and Morse communities. We are exploring a variety of options for temporary housing for Colonel Floyd residents. Some of these may be available early on in the process, perhaps in the coming months, for those who would like to relocate earlier.

For how long will the existing residents be relocated?

Given the scope of the project, the current estimate is that residents will be relocated for about two years. As the BHA continues to work through the design, permitting and construction details we will refine and gain clarity around this question.

Am I guaranteed an apartment in the new building?

Yes, all current residents of Colonel Floyd Apartments are guaranteed an apartment in the new building with no change to your current rent payments.

How will the right to return be guaranteed?

All current residents have the right to return to the newly built property and will receive a legal notice as part of their relocation paperwork that states this.

Where will the residents be relocated to?

Residents will be working closely with a full-time, professional relocation specialist from HOU who will be consulting one-on-one with each household to understand their unique situation in order to present options that best meet their needs. It is the goal of the BHA and HOU to identify relocation housing that meets your needs.

All moving expenses will be paid for, and residents will pay the same rent as they pay now during relocation and upon return to the newly built property.

Who is going to help me move? What's the process?

HOU staff is going to coordinate and support your move.

1. HOU staff will meet with you (by phone or video conference during COVID) and ask questions to help provide a record of any specific needs you have for your new apartment and what support you receive from others. They will be notified of the change. All support items will be moved with you. For example, if you have outside nursing care that comes regularly, or regular delivery of medical supplies, HOU will ensure that the services are transferred with you.
2. HOU will identify an appropriate apartment that is approved by the BHA and accompany you to view it for approval.
3. Once a new apartment is agreed on, HOU will help with any necessary paperwork and coordination between the Brookline Housing Authority and another landlord.
4. HOU will plan and coordinate your move with you, the moving company and the new apartment community.
5. If you need assistance packing that will also be provided.
6. HOU will coordinate any necessary address change notifications for your mail, cable service, etc.
7. All costs related to your move will be paid for.
8. HOU and the moving company staff will help you settle into your temporary home.
9. During construction, HOU staff will keep in touch with you and be a resource to call if you have questions or concerns about where you are living, or what is happening at the new development.

Do I get a choice of where I am relocated?

Both the BHA and HOU will strive to keep residents as close to the Colonel Floyd Apartments community as possible. Where each resident is relocated will largely depend on the availability of BHA and private residences in Brookline and the surrounding area at the time of the move. HOU will work with each resident to determine their needs and ensure residents have continued access to their providers during relocation. In coordination with HOU, the BHA will meet any necessary accommodations and cover all relocation costs for residents.

Will my rent change during relocation or when I return?

Provided there is no change to your income, your share of rent will remain the same during relocation and upon your return to the new building. All relocation expenses are also paid for by the BHA.

Will I be able to store any personal items during relocation?

BHA does not expect that residents will need storage during relocation. New units will be 1.5 times larger than the units you currently occupy and relocation units are also likely to be larger. HOU will work with residents to sort through personal items in preparation for the move to determine what items they would like to keep for their move and to dispose of items that are no longer needed.

Will I get a choice of which floor or apartment I get in the new building?

Part of the assessment that HOU will undertake with each household will be to determine if there are any special accommodations required. All medically necessary accommodations will be honored. BHA will do its best to honor other reasonable requests.

I have a special need/accommodation for my housing. Will my needs be met?

As noted above, all medically necessary accommodations will be honored.

Will I be relocated in Brookline?

The BHA is required to provide you with comparable housing during construction. While we cannot promise that we will be able to find enough available rental housing within Brookline for each household, we will make our best efforts to find relocation housing within Brookline. To help facilitate that, we are changing our wait list policies so that residents of Col. Floyd will have first priority for vacant apartments in properties that BHA owns and manages.

Will I get help with moving and packing?

Yes, the relocation company Housing Opportunities Unlimited will provide complete support for every resident in the packing, moving, and unpacking with each move.

Timeline

When will the project start, and when will it be completed?

Currently, the BHA is in the early stage of design, permitting and financing. The plan is to obtain all necessary city and state approvals and secure financing by summer of 2022 so that demolition and construction can start by the close of 2022. If all goes according to plan, construction will be finished in fall of 2024. The BHA and HOU will keep Colonel Floyd residents updated on the changes to this schedule.

When will I hear from the relocation specialists?

In order to ensure residents with a smooth relocation process, we have arranged for HOU to begin meeting with residents this Spring. There will be multiple meetings with HOU throughout the relocation process as they assist each resident with every aspect of their move. More information about HOU can be found at <https://housingopportunities.com>.

What is a Tenant Protection Voucher?

Tenant Protection Vouchers, or TPVs, will be provided to each resident of Col. Floyd to pay for the relocation housing that is necessary as a result of redevelopment plan. A TPV pays the difference between your share of rent and the market rent that the landlord is charging for the unit you move to. You do not need to apply to receive the TPV. The BHA will obtain it for you. The TPV belongs to you. You can keep it to rent from a private landlord. But we hope that you will choose to return to the new development and feel confident that it will be one of the best places you could choose to live.

When will I get the Tenant Protection Voucher?

Tenant Protection Vouchers will become available after the BHA submits its Section 18 application and receives approval from HUD for the Colonel Floyd Redevelopment project. This is most likely to be in the Fall of 2021.

Non-elderly residents of Col. Floyd who are at least 55 years old are also eligible for a new form of Section 8 voucher that the BHA recently received – the Mainstream Vouchers. This voucher would enable you to move to a privately owned apartment anywhere in the country – or right here in Brookline. HOU will assist you in applying if you are interested.

Can relocation vouchers be used sooner than when relocation is needed to secure a new place now or in the near future?

We are consulting with various experts to ascertain when the TPVs will become available to residents. The soonest would be when HUD approves the Section 18 application that provides for the TPVs. That will likely occur in the Fall. As noted above, some households may be eligible for the new Mainstream Vouchers that will become available in mid-May. We are also exploring other strategies that would allow residents to move to other affordable housing properties within Brookline where TPVs are not necessary. Finally, we are revising our wait list policies to provide top priority to residents of Col. Floyd that would like to move to other BHA properties either permanently or during the relocation period.

BHA is also accepting applications for its newly renovated O'Shea House (61 Park St.) and Morse Apartments (90 Longwood Ave.), both of which have all one-bedroom apartments. O'Shea is leasing currently. Apartments at Morse will be available this winter. By applying, you will secure your place on the wait list. Brookline residents have priority over non-residents. As noted above, we are changing our wait list policies so that soon residents of Col. Floyd will have first priority for available apartments in these properties.

Submitting an application for these properties does not guarantee you an apartment, but we encourage you to submit an application. It is the best way to ensure that you will remain in Brookline. Moreover, you can elect to stay if you would prefer not to move a second time or retain your right to return to the development that replaces Col. Floyd.

Will Col. Floyd use the same RAD program that was discussed for O'Shea House and Morse Apartments?

O'Shea House at 61 Park Street and Morse Apartments at 90 Longwood Avenue are being renovated using a combination of the federal Rental Assistance Demonstration ('RAD') program and the Section 18 program. The RAD program allows for significant building rehabilitation and provides very strong resident protections. The Section 18 program provides a deeper subsidy that allows for more improvements than are possible with RAD while providing the same resident protections as RAD. Col. Floyd Apartments will be redeveloped using all Section 18 funds and no RAD funds to take advantage of the deeper level of funding.

What is Section 18?

Section 18 is a federal program administered by HUD. Like RAD, it allows the housing authority to convert the property from public housing to Section 8 housing which enables it to finance improvements or new development. The Section 18 program enables the housing authority receives a higher level of funding the property from HUD and can obtain financing and other sources of funds to renovate, or in this case, create a new property.

Will we have the opportunity to return to the same apartment with the same view? Related – will we get to choose our apartment?

You won't get the same apartment because the current buildings will be demolished. We have not yet developed procedures for assigning units in the new building but today's residents would certainly have preference over new residents. All medically necessary accommodations will be honored. We will develop an equitable procedure for assigning units.

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



Brookline Housing Authority

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Michael Alperin, Executive Director

April 17, 2021

Dear Resident:

We will be hosting a second meeting with Housing Opportunities Unlimited ('HOU'), the company that will be providing relocation assistance for all residents of Colonel Floyd Apartments, on Thursday, April 22nd, 2021 at 3 PM. Weather permitting, the meeting will be held outdoors at the flagpole courtyard.

If the weather does not cooperate, we hold the meeting virtually through the digital meeting platform called Zoom. You will be able to call in using a standard phone or a cell phone, or you can use the Zoom application on your computer or smartphone to participate. **If you plan to call in, please dial: 1-669-900-6833. When prompted, please dial: 841-9052-6304, followed by #. If using your computer or smartphone, please click or type this link into your internet browser:** <https://us02web.zoom.us/j/84190526304>.

We are also pleased to announce that residents of Col. Floyd who are interested in the possibility of moving to O'Shea House at 61 Park Street can view a vacant newly renovated unit next Wednesday afternoon, April 21, from 2 PM – 5 PM.

Finally, we wish to announce that HOU will have an office at 40-A Marion #2 beginning April 26th. Office hours will be announced shortly.

If you have any questions about accessing the meeting or would like to submit questions in advance, please email colfloyd@brooklinehousing.org or leave a voicemail at 617-981-9370.

We look forward to talking with you on the 22nd.

Sincerely,

Maria T. Maffei



Brookline Housing Authority

April 22, 2021

Colonel Floyd Relocation Presentation



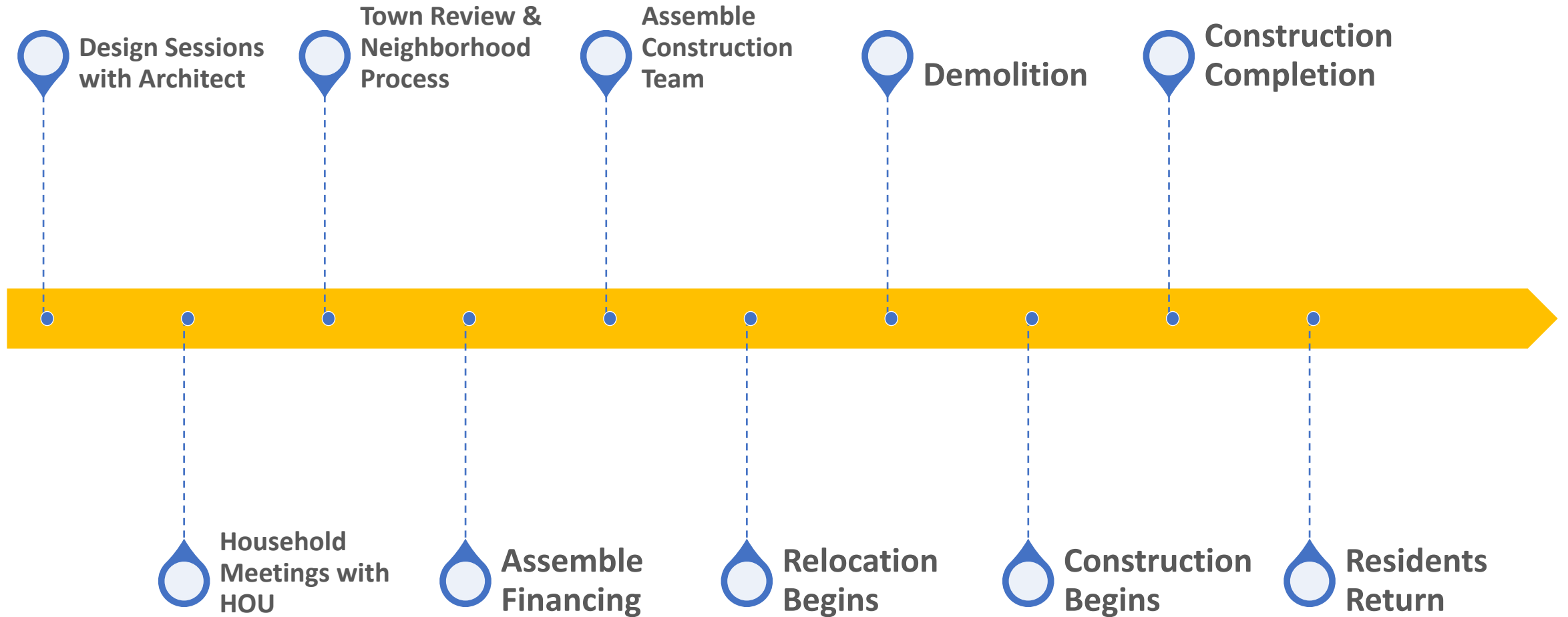
Zoom Meeting Logistics

- Please remain muted during the presentation when not speaking.
- Questions will be taken at the end of the presentation.
- This meeting is being recorded.

Agenda

1. Development Timeline
2. Resident Protections & Relocation
3. Relocation Options
4. Assistance with Relocation
5. Intro to HOU and the HOU Team
6. Types of Relocation Assistance
7. Questions

Development Timeline



Resident Protections and Relocation

- All residents receive 90-day notice prior to relocation.
- Comparable temporary replacement housing – BHA or private.
- Assistance with move including actual and reasonable relocation expenses.
- All residents guaranteed to return to a new Colonel Floyd apartment.
- No change in rent paid during relocation and upon return.

Relocation Options

- Transfer to another BHA Public Housing property
 - Walnut High or Kickham
- Move to BHA Section 8 property
 - 61 Park (O'Shea) or 90 Longwood (Morse)
- Move to another Section 8 property
 - The Village at Brookline, Beacon Park, 1550 Centre Street
- Move to other subsidized properties
 - 2Life
- Move to unsubsidized housing using TPV or Mainstream Voucher

Assistance with Relocation

- HOU – Housing Opportunities Unlimited
- Will begin reaching out to residents this Spring
 - To assess household needs
 - To discuss relocation options and benefits
- On site office beginning April 26 – hours TBD

Other

- Transfer to another BHA Public Housing property
 - Walnut High or Kickham
- Move to BHA Section 8 property
 - 61 Park (O'Shea) or 90 Longwood (Morse)
- Move to another Section 8 property
 - The Village at Brookline, Beacon Park, 1550 Centre Street
- Move to other subsidized properties
 - 2Life
- Move to unsubsidized housing using TPV or Mainstream Voucher

Meet the HOU Team



Vanessa Rivera

Assistant Project Director

vrivera@housingopportunities.com

617-637-9667



Askar Suvanbekov

Senior Relocation Coordinator

asuvanbekov@housingopportunities.com

857-243-4978



Rustam Ibriev

Relocation Assistance

ribriev@housingopportunities.com

WHO IS HOU



- HOU is based in Boston, an established national company.
- Over 38 years of experience providing relocation planning and implementation services, case management and resident services to over 200 assisted housing developments nationwide.
- Over 18,000+ households successfully relocated

Type of Relocation Assistance

- Option 1: **Professional moving company** contracted by HOU. Includes packing materials and assistance, utility reconnection fee reimbursement and a dislocation allowance of \$100.
- Option 2: **Lump sum payment**. You move yourself, transfer your own services. Lump sum payments is provided after move completed. No separate dislocation allowance.
- Option 3: **Reimbursement for all documented reasonable out-of-pocket expenses**. You move yourself, transfer your own services. Provide proof of expenses (receipts) to receive reimbursement.

Questions?

Send an email to

colfloyd@brooklinehousing.org

Leave a voicemail at

[\(617\) 981-9370.](tel:(617)981-9370)

Brookline Housing Authority

HUD Annual Plan 2021 Amendment 3.2021/RAB Meeting – March 25, 2021

BHA staff in attendance: Michael Alperin, Matt Baronas, Lisa Brown, Connor Clark, Ana De La Puente, Carlos Hernandez, Maria Maffei, and Carol Porcari. BHA residents in attendance from 22 High St: Bruce Allen, Debbie, Dolores Walker, Priscilla Rojas, Sharon Cornelius and Jaymmy Colon Ortiz; Massiel from 32 Walnut; Alya Shklovskaya from Foster St. Ext; Ken Drummond and Virginia Davis from 34 Marion St; Barbara Dugan from 8 Walnut St.

Michael Alperin, BHA Executive Director, welcomed everyone to the interim meeting of the BHA Resident Advisory Board. Participants were informed that this was a public meeting which was being recorded to create a written record of all comments. Mr. Alperin explained the interim meeting was being held due to three changes to the BHA's Annual Plan that the Authority would like to amend in the middle of the year. These changes relate primarily to the redevelopment of Col. Floyd but apply more broadly to the BHA's federal public housing residents. Staff members were introduced who would discuss the potential changes affecting their areas of responsibility within the BHA and take questions afterward: Carlos Hernandez, to speak about the BHA's Section 8 Program Plan; Maria Maffei to speak about changes to the administrative plan related to the Section 18 demo disposition at Col. Floyd and Sussman House, and Matt Baronas to speak about potential ACOP (an acronym that stands for admissions and continued occupancy plan) amendments. The following BHA staff members participating in the Zoom meeting were also introduced: Ana De La Puente, who has been promoted and will become the new Director of Property Management when Matt Baronas retires at the end of May; Lisa Brown, who heads up operations for the BHA and Connor Clark, who primarily helps with BHA development efforts.

Mr. Baronas, BHA Assistant Director and Director of Property Management, thanked everyone for attending this important meeting to discuss potential policy changes to the ACOP document; used by public housing authorities to explain how they accept applications, maintain waiting lists, order priorities and preferences, and deal with transfers, occupancy issues (such as lease enforcement, grievance processes, legal action) and other core administrative functions. Mr. Baronas explained the change being discussed concerns the redevelopment of the BHA's federal public housing, which they are in the process of redeveloping in a systematic way. Two of these properties are currently in the middle of construction projects and have technically changed from public housing to tax credit housing. From a resident's perspective, it is not a big change. Rent formulas essentially stay the same but will allow the

Exhibit 9

BHA to generate new income sources so they can fix up old buildings; critical to their mission to provide affordable, good, quality, and affordable housing to residents for years to come. The BHA still runs and manages these new redeveloped entities. The proposed change is to the Authority's public housing admissions and ACOP. It will give tenants who chose to do so an opportunity and a high priority to transfer into vacant units in other BHA public housing developments. Although the Authority's current ACOP allows a tenant to do this, Mr. Baronas said the BHA would like to implement a change to spell it out as a new a new priority in BHA admissions. It is another kind of benefit or option that the Authority can give residents at the time of redevelopment, when they often must be temporarily relocated so work can be done in their building, and afterward can move back into essentially a brand-new building and apartments. He then opened it up to questions and residents asked the following:

Does this change in public housing versus tax credit housing mean that HUD is no longer in charge of the building?

Mr. Baronas replied it is the BHA who really governs the public housing and the tax credit housing. The BHA has a long-term commitment to preserving all their housing as affordable housing forever; that is the goal and will not change.

If 22 High Street is the only family HUD building in Brookline, what would happen to those people who must be relocated? Where would they go?

Mr. Baronas suggested saving this question for Ms. Maffei's presentation who can talk about the Section 18 and RAD redevelopment programs which are great options for the BHA.

With this transfer opportunity, is it only within the Brookline housing or other housing as well?

Mr. Baronas replied this is within the Brookline Housing Authority; they want to create as many good relocation options as possible for residents whose developments are undergoing the redevelopment process and may need to be temporarily relocated.

If a resident wanted to transfer from the Brookline Housing Authority property to another public housing authority; e.g., Cambridge or Somerville does this not apply?

Mr. Baronas responded that this would not apply.

Next, Carlos Hernandez, BHA Director of Leasing Housing and Admissions, provided a brief overview of the Authority's federally funded Section 8 Program and some of the recommended changes to the administrative plan to be taken up by the BHA's Board of Commissioners at their next monthly meeting. The Authority currently has just under 1,200 individual vouchers spread throughout the state and the town of Brookline, as well as vouchers tied to specific properties located in Brookline. The Village of

Exhibit 9

Brookline and 61 Park Street are some examples. His department is looking to make some changes to their administrative plan, which just like the ACOP, are the policies the BHA will use to administer the Section 8 Program; for example, tenant selection, how waiting lists are managed, specialized vouchers, annual certifications and eligibility of applicants selected from the waiting list. A change to the current admin plan is being suggested to enhance the relocation preference. The BHA has a relocation preference, but it is not as high on the priority list and is also capped. The BHA would like to make a change to give more value to that relocation preference and to expand the cap on the preference. This will allow the BHA to offer Section 8 opportunities targeted at some of their properties located in Brookline to public housing residents who are being dislocated or relocated due to redevelopment activities.

The Authority is looking to make those changes and bring them to the Board next month for their approval. Once approved, these changes must be posted for public comment for a 45-day period before they can be implemented. So technically, these changes once approved by the Board, will probably not become effective until June 1st.

Mr. Alperin suggested Mr. Hernandez provide an example of how this would work, using a Col. Floyd resident who could potentially be a priority transfer. Mr. Hernandez explained that if there is a vacant unit at one of the BHA's other Section 8 properties (such as 61 Park St), this new priority relocation preference would allow a current Col. Floyd resident (who is being dislocated due to redevelopment and must be relocated) to move into it as they would basically be first on the list to move into that vacant unit.

Mr. Alperin added the goal of this new preference is if residents prefer to transfer to another BHA building with a vacancy, they will not have to move twice. They can choose not to move back to Col. Floyd when the redevelopment is completed versus another tenant who might have to get housed temporarily off site and then move back. The Authority realizes it is very disruptive for residents to have to relocate, and if they can give people the option of moving once instead of twice, they want to provide it with this priority transfer policy. Mr. Alperin then asked if residents had any questions and the following were asked:

Who bears the cost of all this relocation? Will the BHA take care of moving costs?

Mr. Alperin replied the BHA will hire a professional moving company for the Col. Floyd project; called HOU. The Authority pays for all of the moving costs, including packing boxes, etc.

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If there is no space in any of the BHA's units, will tenants be relocated to other places outside of Brookline?

Mr. Alperin said the goal is to find everyone a relocation option in Brookline, but that may not be possible; it depends upon the housing market. All replacement units must be suitable replacement housing, and only so many units come on the market in Brookline in any given time. Ms. Maffei added that this concern is part of what prompted the BHA to advocate for these changes. Brookline public housing is the largest resource of affordable housing in Brookline, and if the BHA can prioritize their own properties for residents facing temporary relocation, they have a far greater chance of being relocated within Brookline.

Is this an optional choice for people who are being relocated? For instance, if you relocate and then don't want to stay in that particular unit and want to go back to your old unit, are you able to do that?

Mr. Alperin said yes, but specific units in a building may no longer be there because, in the case of demolition, the buildings may be new. However, everyone is guaranteed a unit if they prefer the option of returning to their reconstructed property. It is their choice and their right. The BHA is just trying to create new options so residents can elect to get on a transfer list, but they don't have to do that. Residents can still choose to relocate off site during construction and come back to the new property when the construction is completed.

Ms. Maffei added these proposed changes would benefit BHA residents who are facing displacement due to redevelopment activities. For example, they won't apply to a resident currently living at Trustman who would like to relocate to Morse Apartments. It would only apply to Col. Floyd residents whose property is going to be completely redeveloped to give them options.

Are you going to be creating more family units because it sounds like there is going to be a reduction in family units?

Ms. Maffei replied no. At this point, the plan for Col. Floyd involves creating additional housing and will go from 60 units currently to 115 units which are intended to be elderly and disabled housing. When the Authority gets around to talking about 22 High/Walnut Street, where there is family housing, the BHA would ensure that they are at least replacing units and that there would not be any reduction in the amount of family housing or elderly housing. There are no plans ever to reduce the amount of housing or to increase the amount of family housing.

There is a concern amongst some residents that, for example, a college student with a Section 8 voucher will be able move into the O'Shea House or one of the newly developed apartments. Could you please address this?

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Ms. Maffei confirmed these changes are intended only to benefit existing BHA residents who are facing temporary displacement because of plans to renovate their property. It would not benefit anybody from outside the BHA with a Section 8 voucher. In fact, for O'Shea and Morse Apartments, residents would have to give up their Section 8 voucher to go into those developments because those developments have Section 8 already. Mr. Hernandez added that since 61 Park Street and 90 Longwood are designated elderly and disabled housing, so an individual voucher holder who does not meet those population groups, would not be eligible to move in. Residents at O'Shea and Morse have no reason to worry that the population is going to change there.

What happens if somebody decides they do not want to stay at Col. Floyd and they do not want the Section 8 voucher? Will they be placed at a hotel?

Ms. Maffei responded a professional relocation firm has been engaged to work closely with the Authority throughout the predevelopment period of Col. Floyd; to develop plans for how to temporarily relocate residents during the renovations. They will meet with each household to assess their needs, help them plan for the renovation and identify comparable housing for them to move to during the period of development. At least three months before the property gets demolished, the Authority must have given these residents notice and worked out the details of where those households will go. Everybody will have to relocate because the buildings will be demolished, but the BHA is required to find them comparable housing. The intention is to hopefully find other rental housing, preferably within Brookline, where residents can remain for 12 to 18 months during the construction period. Hotels are not being considered because the Authority is looking to find people appropriate homes during the renovation period.

Will residents have the choice to go back when the construction is completed?

According to Ms. Maffei, residents will not only the choice, but are guaranteed the right to return. By establishing these preferences, if a resident from Col. Floyd elected to move, say to 61 Park Street, it would be their choice as to whether to stay at 61 Park Street and leave Col. Floyd or to stay at 61 Park Street only during the redevelopment of Col. Floyd and return when the building is completed. It is an elderly property, and especially for elderly residents, having to move is a big deal and particularly having to do so twice. That is why the Authority would like to create options where people would only have to move once, if that's their preference.

Are these the only buildings that the BHA is planning to demolish, or will any other buildings be demolished in the near future?

Ms. Maffei said Col. Floyd is the only property that the Authority has currently developed plans for. She will talk about another property that the BHA plans to renovate, but there are no current plans to

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demolish other properties. As BHA plans proceed, they may conclude that other properties are better candidates for a new building, rather than a renovation, if the property is like Col. Floyd where conditions are so far from today's standards that it makes better sense to build new to provide a higher quality of living for the residents living there.

Mr. Alperin added that though Col. Floyd is primarily being discussed at the meeting, the Authority is making this change to provide other residents with the same flexibility if there are future plans to demolish another building. There are no definitive plans at this time other than for Col. Floyd, but this change will allow all BHA federal residents under this RAD program or state public housing, if there were future redevelopment plans, the same benefits of having priority transfer preferences either through the ACOP or the Section 8 Administrative Plan.

Would it be possible that people who are in the family HUD building to then be able to go into state buildings, or is that not what they would do?

Mr. Alperin replied since they are different governing documents and programs, they unfortunately don't mix and match perfectly like that.

If we are only at this point talking about demolition of Col. Floyd, what is the BHA's long term goal for the Walnut Street family units?

Mr. Alperin said the Authority is starting to study that property in conjunction with the Boylston Street corridor study that the Town is conducting, and that the condition of some of those apartments is definitely more obsolete than other buildings. When the Authority has definitive plans, they will meet with residents. He could imagine that the property could be reconfigured in a more substantial way, but at this stage, there isn't anything definitive to discuss.

The issue of adding Section 18 Demo Disposition to the HUD Annual Plan and how it relates to both Col. Floyd and Sussman House was next presented by Ms. Maffei. She reminded everyone that the BHA has been approved by HUD for RAD funding for all its federal properties. RAD stands for the Rental Assistance Demonstration Program. This program allows the BHA to move properties to the Section 8 funding platform, which is a more stable and robust platform than the public housing platform. By doing so, it allows the BHA to raise funds to renovate properties and secure them as housing resources into the future. HUD is constantly looking for ways to improve the program so that it works better for housing authorities to renovate their properties. One such way is by letting authorities tap into the Section 18 program, which is also called the Demo/Dispo Program. For example, HUD allowed the BHA to use it at O'Shea and Morse for just 25 percent of the units, and it didn't require demolition of anything. It just required the BHA transfer the properties to a different ownership structure. In

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exchange, the BHA got better rental revenue, and the properties have more money with which to undertake renovations; allowing the BHA to do a greater level of renovation.

At the last RAD meeting in November, Ms. Maffei said the BHA would continue to assess whether a complete Section 18 renovation might be better for advancing the preservation of its RAD properties. In particular, the Col. Floyd and Walnut Street properties were discussed. The Authority determined that it makes sense to do a Section 18 demo/dispo of Col. Floyd rather than pursue the RAD program because it will provide the Authority with much greater revenues and allow them to do a much greater scope of work; to demolish the existing buildings and build to today's standards. By rebuilding, the BHA will be able to create a single building where they can provide residents with enhanced services and a truly handicapped accessible, far superior building with nice grounds. It has also been determined that Section 18 is a better fit for Sussman House. The Authority is getting ready to move forward with plans for Sussman House and will be reaching out to the residents soon to talk to them about their plans. The BHA has no intention of demolishing the building, but it needs to be upgraded to today's standards and the Section 8 program will allow the Authority to do that.

The BHA plans to apply to HUD under the Section 18 program for Col. Floyd in April and have been consulting with residents there regarding the Authority's plans since December and will continue to do so. Demolition, rehab and rebuilding won't happen there for at least two years as the BHA must first assemble all the financing to be able to move forward. Ms. Maffei reiterated that residents have been notified that they are guaranteed the right to return when the project is completed. The BHA will have to relocate everybody during the renovation and have engaged a relocation consultant to help find temporary housing. The BHA will arrange and pay for all the moving out and moving back in and assist residents who want it with the packing at no cost to them. The relocation housing that is found for residents will have the same out-of-pocket expense for the property that they move to during the renovation period. This proposed change means that residents could move sooner if they would like. Some of the residents at Col. Floyd are anxious during this predevelopment period and would be more comfortable if they could move sooner.

With this program, once approval from HUD is received to make these changes, residents of Col. Floyd would be allowed to move to other properties; either public housing or the newly renovated Morse and O'Shea properties as vacancies become open. It is expected there will be as many as 30 vacant, newly renovated units available at Morse by the end of this calendar year, and residents of Col. Floyd could be given first priority to move into those units. The BHA has just begun looking at the renovation of Sussman house and will reach out to those residents very soon to consult with them and get their feedback on what sort of changes they'd like to see and what sort of improvements have to be made to the

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property. The Authority probably won't submit the Section 18 application for that property until later this year. The earliest construction would begin is the fall of 2022.

Mr. Alperin commented that the demo/dispo name is a scary sounding misnomer and is just a difference in the HUD world. Col. Floyd is being demolished because of the nature of the housing. Although it's called the Demo/Dispo Program, you don't have to demolish a building. Ms. Maffei further explained that it is the Demo/Dispo program, meaning you can either demolish or dispose of a building, just make a disposition or do both, which is what the BHA intends to do at Col. Floyd, and will only be doing the disposition at Sussman House. For example, at Col. Floyd, where the BHA will be using the Section 18 Demo/Dispo Program and are going to be demolishing the units, demolition probably won't take place until late next year. However, the Authority has begun consulting with residents now and will soon bring in the relocation consultant to start meeting with each household. Some have asked whether they could go ahead and relocate now in anticipation of the demolition. Currently the answer is no because the resources the Authority will get to relocate people won't be received until the BHA has been approved for the Section 18 Program, which probably won't happen until later this year. However, if the BHA receives approval for the for the changes they are proposing, residents who want to move from Col. Floyd over to the newly renovated units at Morse, O'Shea or to another BHA development where there's a vacancy, residents wish to, not in any forced move, and only at their discretion.

With this move, what about people who have pets or cars?

Ms. Maffei responded that pets are allowed; however, residents who wish to transfer to O'Shea or Morse will have to qualify for those buildings by being either elderly or disabled and in good financial standing with the BHA or would have to become in good standing. Parking would be dependent upon whether space is available and could be offered at the new development. The BHA has limited parking and it's something that can't be guaranteed. Mr. Alperin added that the HOU will work with each resident to see what the best possible result will be for their circumstance. If it's a priority for a resident to keep a car and to have parking, and there isn't parking available at O'Shea or Morse, then a resident may want to wait to move and hope that HOU can find a private rental that can accommodate them.

What if someone finds a place on their own where they could stay, can they come back? Is the only way to come back to relocate with the BHA?

Ms. Maffei confirmed the resident is guaranteed the right to return. However, the Authority won't have Section 8 units available to help a resident move somewhere else until HUD approves the Section 18 application, which probably won't happen until next fall.

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After the 45-day comment period and the BHA submits their request to HUD for these changes, how long does HUD have? When could these changes take place?

Mr. Alperin said that after the Board votes in May, these revisions to the annual plan are submitted to HUD. He's not aware of a statutory response time by when HUD has to turn it around. However, the BHA has a very good standing and relationship with HUD, and he imagines it's probably another 30 to 60 days until HUD turns around and approves the revised document; allowing the Authority to implement these changes for everyone around July of this year. It is not a promise, but a guess of when HUD would be able to respond by.

What was the main reason that Col. Floyd was chosen out of all the BHA properties to be demolished?

Mr. Alperin explained the primary reason is because it is elderly housing and does not have elevator service for anyone elderly or disabled. Additionally, the physical condition of the buildings is a lot worse than other properties (e.g., leaking roofs, old boiler systems). After assessing the property with an architect and a capital needs assessor, it was deemed that given the state of Col. Floyd, it was more cost effective to replace it in its entirety. The other reason it was prioritized is at the Brookline Town Meeting, a significant contribution of affordable housing funds, \$6.525M, was earmarked by the Town for the project's redevelopment.

And that that amount of money cannot be used to just rebuild these?

According to Mr. Alperin, the cost to build housing in Brookline now for a single BHA apartment approaches \$500,000 per apartment. It's very expensive to build housing in the greater Boston market. The BHA has held many resident meetings with Col. Floyd residents about the actual design of the new building and programming which are ongoing, but in terms of the plans to demolish the building and build a new building, now, those plans are not going to change at this stage.

Was this inspection done at all of the BHA buildings or just to that specific one?

Mr. Alperin said each year the BHA buildings are inspected for health and safety reasons, although during COVID HUD provided a waiver, and they weren't inspected this past year because of the pandemic and trying to keep people out of apartments. In terms of capital needs assessments, Sussman House, Walnut/High and Col. Floyd have been fully assessed. Of all the federal buildings, Kickham has not been recently assessed.

Do we get to choose an apartment when we come back? For example, certain people might need the first floor more than others.

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Mr. Alperin said take preferences would be taken into consideration, but the BHA can make no guarantees. First and foremost, reasonable accommodation needs must be met for people with documented disabilities.

I'm a little concerned because I have kids and am from the Walnut St. where we have a second-floor apartment and there are no window guards to protect. It's a really old building and there are many things to consider fixing. I'm afraid is that all the focus right now is going into the Col. Floyd renovation process, and that the rest of the tenants are not being taken care of.

Mr. Alperin said he understood the concern and it is why the BHA is also accelerating the Sussman House renovation and trying to do as many projects as they have the capacity as an organization to do at once. He agreed that there needs to be a material renovation at Walnut/High, and the BHA will speak to residents when they have plans. It's why these programs are so important for residents to understand. This year the BHA received \$800,000 for all of the federal properties for capital improvements from HUD. Through this program, for example, the BHA is able to do a \$50M renovation at 61 Park St. These transactions take time and the BHA cannot do more than two of them at once from a financial capacity standpoint. The Authority has to provide development guarantees and operating deficit guarantees. It's not a no cost transaction for the BHA to do. The Authority is trying to do this as fast as possible and will talk to residents as soon as we have plans for that property and largely agree that there needs to be a significant investment to bring that property up to current standards. That is why there is much excitement about the RAD and Section 18 programs for federal public housing properties.

When the Section 18 program is approved, will we all be notified?

Mr. Alperin responded the BHA will hold a resident meeting and the relocation specialist meet with all residents, or in the case of Sussman House, (whoever is hired-that contract will be RFPed) will meet with all residents to discuss options and make sure they are aware of the approval.

What if someone doesn't find a place and they don't move before the BHA is ready to move everybody? I know we'll be told three months before we have to be out, but is it a quick thing? We don't know how the move would work yet.

Mr. Alperin said the Authority is going to start working with residents much sooner than that and three months ahead of time is of the drop-dead deadline. As soon as Section 18 approval is received, Ms. Maffei will hold many more meetings with residents and HOU as a group and individually. The BHA is not talking about demolishing the building until Fall 2022 and may start discussing relocation in the fall of 2021 so that people have a lot more time. Three months is just the minimum. The BHA pays for all mover's boxes and HOU has people to help lift things. The BHA will really try to minimize disruption and provide residents the supports for the move understanding that it is a really difficult experience.

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I know this is a long time or maybe not, but what is your goal for doing the Walnut Street apartments?

Mr. Alperin said he didn't want to be held to a time frame because a lot of it is going to depend on town zoning processes and how fast the Town can do that. His guess is the Authority is probably about within four to five years from discussing a redevelopment there.

My concern is, again, that there isn't enough housing for families. It would impact families, multiple people and school and there is no place to put them in Brookline.

Mr. Alperin said one of the BHA's goals with that project will be to find suitable relocation resources. It has been discussed, at a very high level, if the BHA can rebuild that project in phases, so that enough replacement housing could even be built on the site because it's a much larger than some of the other buildings.

One of my concerns would be I'm raising two young children for a second time with many more years in school. It's much more life changing for us as a family than just one or two individuals, and I don't want to take them out of Brookline schools if I can't find a place in Brookline.

Mr. Alperin said he realizes that for younger kids it is hard to move your elementary school. It is a complicated problem, and the BHA will do their best to try to create relocation resources when redoing that property. However, there are no definitive plans to discuss at this time and the Authority will meet with residents as soon as they do.

Mr. Alperin concluded the meeting by thanking everyone for their time and thoughtful questions. Residents are always welcome to email, call or join the next Board of Commissioners' Board meeting on Tuesday, April 13th at 4:30 p.m. The revisions discussed at the interim meeting will be voted on after the 45-day comment period at the BOC meeting on May 11th at 4:30 pm. The Authority's goal is to help residents, and they are always welcome to submit suggestions or ask questions. Mr. Alperin also reminded residents that Ana will become the new BHA Director of Property Management and can become a great point of contact for each of them if there are day-to-day problems that the Authority should be aware of.

**Demolition and Disposition
Addendum
HUD-52860-A**

**U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing**

**OMB Approval No. 2577-0075
(exp. 08/31/2023)**

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

Section 1. Demolition	
1. Does the removal action include the demolition of all or a portion of a development (AMP) or other public housing property?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes: <input checked="" type="checkbox"/> All units at a development site <input type="checkbox"/> A portion of units at a development site <input type="checkbox"/> Non-dwelling property at a development site <input type="checkbox"/> Non-dwelling property not at a development site (e.g. central PHA administrative building)
<i>If yes, complete questions 2-6 of this section. If no, move on to section 2.</i>	
2. What is the estimated demolition cost?	\$900,000
3. What is the anticipated source of funds for the demolition cost?	<input type="checkbox"/> Capital Funds <input type="checkbox"/> CDBG <input type="checkbox"/> Operating Funds <input type="checkbox"/> Fiscal Year: _____ <input checked="" type="checkbox"/> Non-Public Housing Funds (describe: local Affordable Housing Trust funds)
4. What is the justification for the demolition?	<input checked="" type="checkbox"/> Obsolete - Physical Condition <input type="checkbox"/> Obsolete - Location <input type="checkbox"/> Obsolete - Other Factors <input type="checkbox"/> De Minimis Demolition (the lesser of 5 units or 5 percent of the total public housing units in any 5-year period)
<i>Attach a narrative statement describing the justification for demolition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). If the demolition is for a portion of a development, the narrative statement must specifically address how the demolition will help to ensure the viability of the remaining portion of the development.</i>	
5. Cost-test:	The PHA must certify and present supporting evidence that no reasonable program of modifications is cost-effective to return the public housing development (or portion thereof) to useful life.
<i>Attach a completed HUD-52860-B, narrative statement, and other supporting documentation as described in the instructions</i>	

Section 2. Disposition	
1. What is the justification for the disposition?	<input type="checkbox"/> Conditions in Surrounding Area: 24 CFR 970.17(a) <input type="checkbox"/> Health and/or Safety <input type="checkbox"/> Infeasible Operation <input type="checkbox"/> More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b) <input checked="" type="checkbox"/> Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c) <input type="checkbox"/> The Non-Dwelling Structure or Land Exceeds the Needs of the Development (after Date of Full Availability "DOFA") <input type="checkbox"/> The Disposition of the Non-Dwelling Property is Incidental to, or does not Interfere with, the Continued Operation of the Remainder of the Development
<i>Attach a narrative statement describing the justification for disposition, along with other supporting documentation, in accordance with 24 CFR part 970 and PIH Notice 2018-04(or any successor notice).</i> <i>If disposition is based on physical obsolescence under the demolition criteria, complete Section 1 (Demolition) of this form.</i>	
2. Method of Disposition	a. <input type="checkbox"/> Public Bid FMV Sale b. <input type="checkbox"/> Negotiated Sale at FMV c. <input type="checkbox"/> Negotiated Lease or other Transfer at FMV d. <input type="checkbox"/> Negotiated Sale or other Transfer at FMV e. <input type="checkbox"/> Negotiated Sale at below FMV f. <input checked="" type="checkbox"/> Negotiated Lease or other Transfer at below FMV g. <input type="checkbox"/> Land-Swap
<i>Attach a description of the method of disposition (e.g. sale or ground lease terms; below FMV disposition).</i> <i>If the disposition is proposed via negotiation, attach a Certificate of Good Standing (under applicable State law) of the proposed acquiring entity, or other evidence that the entity is recognized under State law.</i>	
3. Is the proposed acquiring entity the PHA's instrumentality as defined by 24 CFR 905.604(b)(3)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
4. Commensurate Public Benefit: If the method of disposition is at or below FMV, the PHA must demonstrate a commensurate public benefit <i>Attach a narrative description of commensurate public benefit in accordance with 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice).</i>	

Section 3. Proceeds	
1. Will the PHA realize proceeds from this disposition?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. If PHA answered yes to question #1, indicate the estimated amount of gross and net proceeds	Gross \$ Unknown (depends on surplus cash amounts if any) Net \$ Unknown (depends on surplus cash amounts if any)
3. Is the PHA requesting to use gross proceeds for relocation costs?	<input type="checkbox"/> Yes \$ (estimated amount) <input checked="" type="checkbox"/> No
4. Is the PHA requesting to use gross proceeds for reasonable costs of disposition?	<input type="checkbox"/> Yes \$ (estimated amount) <input checked="" type="checkbox"/> No
<i>If yes, attach a brief narrative, budget, or other supporting documentation describing the reasonable costs</i>	
5. If the PHA will realize net proceeds from this disposition, how does the PHA propose to use the proceeds?	<input checked="" type="checkbox"/> Public Housing Capital Fund (CFP) Uses <input checked="" type="checkbox"/> Loan for development of Public Housing Units <input checked="" type="checkbox"/> Section 8 PBV Unit Development <input checked="" type="checkbox"/> Loan for development of PBV units <input checked="" type="checkbox"/> Supportive Services for Residents <input checked="" type="checkbox"/> Costs of Converting Public Housing Units to Project-Based Section 8 under the Rental Assistance Demonstration (RAD) Program <input type="checkbox"/> Section 8 HCV Shortfalls <input checked="" type="checkbox"/> Operation of Section 8 program <input checked="" type="checkbox"/> Operation of Public Housing program <input checked="" type="checkbox"/> Modernization of Section 8 Units <input checked="" type="checkbox"/> Loan for modernization of PBV Units <input checked="" type="checkbox"/> Other Statutorily Eligible Uses: (Unknown at this point) <input checked="" type="checkbox"/> To Be Determined (TBD) (PHA must request approval from HUD when it determines a proposed use)

Attach a brief narrative, budget, or other supporting documentation describing the proposed use of proceeds. If loan is checked, include the loan term, interest rate, and type (i.e. permanent, bridge, construction).

Section 4. Offer of Sale to Resident Organization (Disposition Only)

1. If this action is for a disposition, is the PHA exercising any of the exceptions to the offer of sale requirements?

- ☒ Yes ☐ No
- ☐ 970.9(b)(3)(i): local government requests to acquire vacant land less than 2 acres in order to build or expand public services
- ☒ 970.9(b)(3)(ii): PHA seeks disposition to develop a facility to benefit low-income families
- ☐ 970.9(b)(3)(iii): the units have been legally vacated (HOPE VI, 24 CFR part 971 or 972)
- ☐ 970.9(b)(3)(iv): the units are distressed units subject to Section 33 required conversion
- ☐ 970.9(b)(3)(v): property proposed for disposition is non-dwelling
- ☐ Other: PHA requests that HUD consider another exception to 970.9(b)(1)

If exercising an exception, attach a narrative statement or documentation supporting the exception in accordance with 970.9(b)(4). If not exercising an exception, complete questions #2-6 of this Section 4.

2. Name(s) of all established eligible organizations as defined by 24 CFR 970.11 (e.g. resident organizations, eligible resident management corporations as defined in 24 CFR part 964, and nonprofit organization acting on behalf of residents at a development.

Attach a narrative explanation of how the PHA determined the entities identified

3. Date(s) the PHA sent an initial written notification to each established eligible organization in accordance with 24 CFR 970.11

Attach a copy of the initial written notification to each established eligible organization

4. Did the PHA receive a written expression of interest in accordance with 24 CFR 970.11 by an established eligible organization?

☐ Yes ☐ No

If yes, attach a copy of the expression of interest by any eligible established organization

5. Did the PHA receive a proposal to purchase from an established eligible organization within 60-days of receiving the established eligible organization's expression of interest?

☐ Yes ☐ No

If yes, attach a copy of the proposal to purchase from an established eligible organization

6. Did the PHA accept the proposal to purchase?

☐ Yes ☐ No
☐ N/A (PHA did not receive a proposal to purchase)

Attach a narrative explanation of why the PHA accepted or rejected the proposal to purchase

Section 5. PHA Certification

For SAC applications submitted under 24 CFR part 970:

- 1) If this SAC application includes a demolition action, I certify that the proposed development (units or other property) meets the obsolescence criteria of 24 CFR 970.15 as specifically described in this SAC application. I further certify that such obsolescence makes any units proposed for demolition unsuitable for housing purposes and that no reasonable program of modification is cost-effective to return the development to its useful life;
- 2) If this SAC application includes a demolition for only a portion of the buildings/units at a development on a contiguous site, the PHA certifies that the partial demolition will help to ensure the viability of the remaining portion of the development;
- 3) If this SAC application includes a disposition action for public housing units, the PHA is justified in disposing of the development or other public housing property in accordance with the specific criteria of 24 CFR 970.17, as specifically described in this SAC application;
- 4) The PHA will comply with all applicable relocation requirements of 24 CFR 970.21; and
- 5) The PHA will use gross and net proceeds it receives from the disposition in accordance with the requirements of 24 CFR 970.19 and the HUD approval.

For De Minimis Demolitions:

- 1) The units proposed for demolition meet the criteria of Section 18 because they are beyond repair or the space occupied by the units will be used for meeting the service or other needs of public housing residents; and
- 2) The units proposed for demolition do not exceed the statutory maximums of five percent of my PHA's total housing stock, or five dwelling units, whichever is less, in any 5-year period.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Michael Alperin
Title	Executive Director
Signature	
Date	

Form HUD-52860-A Instructions

This form is required when a PHA proposes a demolition or disposition under 24 CFR part 970 and when a PHA proposes a de minimis demolition under Section 18 of the 1937 Act. This information is required as a supplement to the HUD-52860 form. PHAs must complete this form and upload it as an attachment to the IMS/PIC SAC application. Also, PHAs must upload the supporting documentation requested by this form as part of the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. use of proceeds). PHAs refer to 24 CFR part 970 and all applicable PIH Notices in completing this form, including PIH Notice 2018-04 (or any successor notice). PHAs must label All defined terms not defined in this form have the meaning in those regulations and notices.

Section 1: Demolition

Justification (Question 4). In completing their narrative statements describing the justification for demolition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2012-7 (or any successor notice). In the case of a SAC application for demolition of portion of a development (e.g. SAC application is for less than all units on a contiguous site) the PHA's narrative must describe how the demolition will help to ensure the viability of the remaining portion of the development. This requirement shall not apply for demolitions of units on scattered non-contiguous sites.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). A PHA must demonstrate serious and substantial physical deterioration of the buildings/units at the development. HUD strongly encourages PHAs to submit a physical needs assessment (PNA), government inspection, or independent architect or engineer's report as supporting documentation.

Obsolete-Location: 24 CFR 970.15(b)(1)(ii). A PHA must demonstrate that the location of the units causes obsolescence. HUD may consider the physical deterioration of the neighborhood; change in neighborhood from residential to industrial or commercial development; or environmental conditions which jeopardize the suitability of the site or a portion of the site and its housing structures for residential use.

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(iii). A PHA must generally demonstrate that factors at the development have impacted the marketability, usefulness, or management of the units so seriously that, notwithstanding due diligence and its best efforts in marketing and leasing the units, the PHA is unable to operate the development for residential purposes for an extended period of time (generally more than 5 years). HUD may consider factors such as turnover rate, historic vacancy rate, access to transportation, crime rates, site plan and density issues, neighborhood infrastructure, and unit size. HUD strongly encourages PHAs to submit third party documentation.

De Minimis Demolition: 24 CFR 970.27. In any 5-year period, a PHA may demolish not more than the lesser of 5 dwelling units or 5 percent of the total public housing dwelling units owned by the PHA without the need to obtain HUD approval under 24 CFR part 970 provided the PHA can meet one of the following criteria: (a) The PHA will use the space occupied by the unit(s) for meeting the service or other needs of the residents (e.g. laundry facility; community center; child care center); or (b) the PHA has determined the unit(s) are beyond repair.

Cost-Test (Question 5). HUD generally shall not consider a program of modifications to be cost-effective if the costs of such program exceed 62.5 percent of total development cost (TDC) for elevator structures and 57.14 percent of TDC for all other types of structures in effect at the time the SAC application is submitted to HUD.

Obsolete-Physical Condition: 24 CFR 970.15(b)(1)(i). PHAs must complete and submit the HUD-52860-B form.

Obsolete-Location: 24 CFR 970.15(b)(1)(ii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. nearby industrial or commercial development, environmental conditions).

Obsolete-Other Factors: 24 CFR 970.15(b)(1)(i)(iii). HUD will consider the PHA's cost of curing the cause of the obsolescence (e.g. site plan, crime, turnover).

De Minimis Demolition. Cost-test requirements are not applicable.

Section 2: Disposition

Justification (Question 1). In completing their narrative statements describing the justification for disposition, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice).

Conditions in Surrounding Area: 24 CFR 970.17(a). A PHA must demonstrate the location of the units (e.g. industrial or commercial development) jeopardizes the health and/or safety of the residents and/or the feasible operation of the units by the PHA based on external conditions outside the control of the PHA; and the condition is beyond the scope of the PHA to mitigate or cure in a cost-effective manner. To support a SAC application based on health and/or safety, PHAs must generally provide relevant third-party documentation that evidences the external conditions that present serious obstacles to the PHA maintaining the units as healthy and/or safe housing.

More Efficient/Effective Low-Income Housing: 24 CFR 970.17(b). A PHA must demonstrate the retention of the units is not in the best interests of the residents or the PHA because the disposition allows the acquisition, development, or rehabilitation of units that will be more efficiently or effectively operated as other low-income housing units. PHAs must generally demonstrate why other low-income units are preferable (e.g., more energy efficient, better unit configuration, better location for resident in terms of transportation, jobs, schools or racial or economic concentration). See PIH Notice 2012-7 (or any successor notice).

Best Interests of PHA and Residents & Consistent with PHA Plan & 1937 Act: 970.17(c). See PIH Notice 2018-04 (or any successor notice).

Third-Party Agreement. Certain third-party agreements may require HUD review and approval under 24 CFR part 970. In this case, the PHA must submit a SAC disposition application under this form to obtain HUD approval for the third-party agreement (including completing and attaching justification narrative of the agreement under 970.17(c) or other applicable section of 24 CFR 970). In the SAC application, the PHA must clearly indicate it is requesting HUD approval of a third-party agreement and attach the draft form of third-party agreement to the application. If the PHA is not requesting that HUD release the ACC or Declaration of Trust (DOT) or DORC from the property, it should put “0” in all fields for units, buildings and acreage. See PIH Notice 2018-04 (or any successor notice).

Non-Dwelling Property: 970.17(d). A PHA must demonstrate that the non-dwelling structure or land exceeds the needs of the development (after DOFA); or the disposition is incidental to, or does not interfere with, the continued operation of the remainder of the development.

Method of Disposition (Question 2). In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs may propose different methods of disposition in their SAC applications, including:

- (a) Public Bid Fair Market Value (FMV) Sale (Cash). The PHA lists the public housing property on the open and competitive market and solicits bids. Actual FMV may be more or less than the appraised value, depending on the market and may reflect negotiations during the due diligence period.
- (b) Negotiated Sale at FMV (Cash). The PHA negotiates a sale with an identified buyer based on the appraised value of the public housing property. The PHA receives cash for the sale.
- (c) Negotiated Lease or other Transfer at FMV (Cash). The PHA negotiates a lease (e.g. ground lease, capital lease) with an identified entity based on the appraised value (leasehold and/or fee value) of the public housing property. The PHA receives cash for the lease payments.
- (d) Negotiated Sale or other Transfer at FMV (Seller-Financing). The PHA negotiates a sale with an identified buyer but instead of receiving cash proceeds, the PHA receives a promissory note and/or mortgage or deed of trust. Payments are generally made from deferred loan payments.
- (e) Negotiated Sale at below FMV. The PHA negotiates a sale with an identified buyer for below FMV (often nominal value).
- (f) Negotiated Lease or other Transfer at below FMV. The PHA negotiates a lease with an identified entity for below FMV (often nominal value).
- (g) Land-Swaps. The PHA negotiates a “land swap”. In addition to meeting the requirements for a Negotiated Sale at FMV in B above, the PHA must generally evidence that HUD has approved the acquisition of the property to be acquired in the “land-swap” under 24 CFR part 905. If the property that PHA is proposing to acquire is valued less than public housing property proposed for disposition, the PHA receives cash proceeds to make up the difference.

If the disposition is proposed via negotiation, the PHA must evidence the entity is a valid entity under State law and is in good standing.

Commensurate Public Benefit (Question 3). In completing this section, PHAs should refer to the guidance at 24 CFR 970.19 and PIH Notice 2018-04 (or any successor notice). HUD determines commensurate public benefit on a case-by-case basis. However, generally the public housing property must be developed for affordable housing purposes serving low-income families (incomes at or below 80% of area median). HUD does not consider general public benefits (e.g., schools, libraries, fire stations, police stations and bridges) to be approvable non-dwelling uses that primarily serve low-income families. A PHA may propose a preferred form of use restriction (e.g., LIHTC extended use agreement, HOME agreement, reversion clause in transfer documents, provision in ground lease, separate use agreement).

If applicable, PHAs may, but are not required, to complete the following table and submit with their SAC applications in order to evidence the proposed commensurate public benefit, purpose and other disposition details:

Development Name		Development Number		
Proposed for Disposition: Building/s: _____, Units: _____, Acres: _____				
Total number of units to be developed (or preserved) on property:	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property:	ACC	Non-ACC	PBV	Market Rate
Rental				
For Sale				
Name of Acquiring Entity (Rental Units)				
Name of Acquiring Entity (initial developer) (For Sale Units)				
Method of Disposition	(e.g. 99-year ground lease; fee simple sale; Fair Market Value)			
Lease Price	\$ _____ per year			
Sale Price	\$ _____			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)				

Section 3: Proceeds

In completing this section, PHAs should refer to the guidance at 24 CFR part 970, PIH Notice 2018-04 (or any successor notice) and any other HUD guidance on proceeds. In accordance with 24 CFR 970.19, PHAs describe their proposed use of estimated proceeds (gross and net) in the SAC application.

Relocation Costs (Question 3). Pursuant to 24 CFR 970.21(e)(2), PHAs must pay for the actual and reasonable relocation expenses for all residents who will be displaced from their public housing units as a result of a demolition and/or disposition action. HUD considers the following to be eligible costs of relocation that can be deducted from gross proceeds: counseling and advisory services to residents (including mobility counseling), moving expenses (including housing search costs), payment of a security and/or utility deposits at a comparable housing, and costs of providing any necessary reasonable accommodations to residents in accordance with Section 504 of the Rehabilitation Act of 1973 and other HUD guidance.

Reasonable Costs of Disposition (Question 4). Reasonable costs of disposition may include the following (although HUD may disapprove any costs it deems unreasonable): (i) costs that PHAs incur in preparing the SAC application (e.g. environmental studies, engineering costs of rehab estimates under 24 CFR 970.15, appraisal fees); and (ii) transactional (seller) closing costs (e.g., local customary split of any brokerage fees, appraisal fees, survey costs, tax certificates fees, fees for recording the DOT/DORC release, notary fees, title insurance fees, title company document preparation and closing fees, mailing and wire transfer fees, and reasonable attorney fees), provided such costs are listed on the HUD-1 or other applicable settlement statement document.

Net Proceeds (Question 5). Net proceeds means proceeds realized after deducting relocation and disposition costs.

Section 4: Offer of Sale to Resident Organizations

In completing this section, PHAs should refer to the guidance at 24 CFR part 970 and PIH Notice 2018-04 (or any successor notice). PHAs are eligible to exercise the exception from the offer of sale described at 970.9(b)(3)(ii) only in cases where the PHA has firm plans to replace substantially all of the units proposed for disposition with the housing units for low-income families (even if those housing units are not low-income housing units as defined by Section 3 of the 1937 Act). Note that a PHA cannot forgo giving applicable resident entities an offer of sale based on speculation or general plans to build a facility to benefit low-income families.

Section 5: Certification

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should sign and date this Certification.

DRAFT 3/22/21

Narrative statements for form HUD-52860-A

Section 1, Line 4, Justification (demolition).

Colonel Floyd qualifies for demolition approval as “Obsolete – Physical Condition.” Attached please find an obsolescence study by D3G/Dominion Due Diligence Group entitled “Section 18 Demolition/Disposition Physical Needs Assessment (PNA)” (the Obsolescence Study). The Obsolescence Study found that the cost to rehabilitate Colonel Floyd would be 83.37% of Total Development Cost (TDC), easily classifying Colonel Floyd as obsolete and thus suitable for demolition approval.

Section 1, Line 5, Cost-Test.

Attached please find completed HUD-52860-B. This form, supported by the Obsolescence Study, shows that rehabilitation costs for Colonel Floyd far exceed the threshold of 57.14% of TDC that is needed to qualify Colonel Floyd as eligible for demolition approval.

Section 2, line 1, Justification (disposition).

The Obsolescence Study and form HUD-52860-B, supplied with the narratives to Section 1, Line 4 and Section 1, Line 5, demonstrate that Colonel Floyd qualifies for disposition approval as Obsolete-Physical Condition. In addition, please see the answer to Section 2, Line 4.

Section 2, Line 2, Method of Disposition.

The method of disposition will be Negotiated Lease at below Fair Market Value. The BHA will enter into a long-term ground lease with _____, a limited partnership that can benefit from use of 4% low-income housing tax credits. The lease price will be determined based on the value of the land, now estimated to be \$3.3 million. The lease price will be payable over 15 years from surplus cash, if any, or upon sale of refinancing. Evidence that the acquiring entity is recognized under State law follows: _____.

Section 2, Line 4, Commensurate Public Benefit.

The BHA plans to replace the six physically obsolete buildings with a new 6-story building with 115 apartments for the elderly and disabled. All units will be PBV units. The Use Agreement will require at least 60 units to be reserved for and affordable to low-income households for at least thirty years.

The single building design will allow for more housing and better support for residents including handicapped accessibility, enhanced community space and delivery of supportive services. The building will meet the highest standards of energy efficiency and will have universal design features that will allow households to age in place. Nearly 11,000 SF of common space on the ground and first floors will include a living room, kitchen, dining area, nurses' stations, multipurpose rooms, library, fitness room, and possibly a multigenerational space for visits with grandchildren. The first floor will also house the property manager's office and a mail room. The grounds will include a landscaped courtyard, a drop-off area and 23 parking spaces. Each residential floor will have a lounge area, common laundry room and trash and recycling area. All units will be one-bedrooms.

Section 3, line 5, Use of Net Proceeds.

Any net proceeds will be used for a statutorily eligible use and in accordance with Notice PIH 2020-23, Use of Net Proceeds under Section 18 Disposition or Section 22 Voluntary Conversion.

Section 4, Line 1, Exception to Offer of Sale Requirements.

The checked exception to the offer of sale requirement applies because the BHA seeks disposition to replace 60 public housing units with 115 PBV units in a newly-constructed building on the same site.

Transaction Table (for the cover letter)

COLONEL FLOYD APARTMENTS MA000				
Proposed for Disposition: Building/s: 6, Units: 60, Acres:				
Total number of units to be developed (or preserved) on property: 115	Less than 80% of Area Median Income			
Total number of non-dwelling buildings to be developed (or preserved) on property: 0	ACC	Non-ACC	PBV	Market Rate
Rental	0	0	115	0
For Sale	0	0	0	0
Name of Acquiring Entity (Rental Units)				
Method of Disposition	Long-term ground lease at below Fair Market Value			
Lease Price	TBD based on land value; 15-year loan payable only from surplus cash, if any, or upon sale or refinancing			
Purpose and or summary of Commensurate Public Benefit (short description of units and non-dwelling property to be developed/preserved)	Provide new affordable housing			

**Total Development Cost
(TDC) Addendum****U.S. Department of Housing**
and Urban Development
Office of Public and Indian HousingOMB Approval No. 2577-0075
(exp. 10/31/2010)

Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information is required to as a supplement to the HUD-52860 for all inventory removal actions that involve a demolition action or a disposition action justified by obsolescence based on requirements of Section 18 of the United States housing Act of 1937 as amended ("Act") and 24 CFR Part 970. HUD will use this information to determine whether, and under what circumstances, to permit PHAs to remove from their inventories all or a portion of a public housing development, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. Please refer to the instructions for each section for additional guidance on how to complete this application. HUD approval of the proposed removal from inventory action in this application does not constitute HUD approval for funding of the proposed action. All capitalized terms not defined in this form have the meanings as defined in the Act and the HUD Regulations. The information requested does not lend itself to confidentiality.

1. Inventory Removal Application Number DDA _____
Development Name & Number Colonel Floyd Apts.

2. Total Development cost calculation

Based on HUD Notice PIH-2011-38 (HA) **For Locality** Brookline, MA

If Justification is based upon obsolescence of the units/buildings, complete the applicable calculation below for the unit proposed for demolition for each project

Size - Type	Number of units	Times	TDC Per Unit	= TDC
0 - Bdr Detached and Semi detached		X		\$ -
0 - Bdr Row Dwelling		X		\$ -
0 - Bdr Walk-Up		X		\$ -
0 - Bdr elevator		X		\$ -
1 - Bdr Detached and Semi detached		X		\$ -
1 - Bdr Row Dwelling		X		\$ -
1 - Bdr Walk-Up	60	X	\$ 225,539.00	\$ 13,532,340.00
1 - Bdr elevator		X		\$ -
2 - Bdr Detached and Semi detached		X		\$ -
2 - Bdr Row Dwelling		X		\$ -
2 - Bdr Walk-Up		X		\$ -
2 - Bdr elevator		X		\$ -
3 - Bdr Detached and Semi detached		X		\$ -
3 - Bdr Row Dwelling		X		\$ -
3 - Bdr Walk-Up		X		\$ -
3 - Bdr Elevator		X		\$ -
4 - Bdr Detached and Semi detached		X		\$ -
4 - Bdr Row Dwelling		X		\$ -
4 - Bdr Walk-Up		X		\$ -
4 - Bdr Elevator		X		\$ -
5 - Bdr Detached and Semi detached		X		\$ -
5 - Bdr Row Dwelling		X		\$ -
5 - Bdr Walk-Up		X		\$ -
5 - Bdr Elevator		X		\$ -
6 - Bdr Detached and Semi detached		X		\$ -
6 - Bdr Row Dwelling		X		\$ -
6 - Bdr Walk-Up		X		\$ -
6 - Bdr Elevator		X		\$ -
TOTAL				\$ 13,532,340.00

3. Estimated Cost of Rehabilitation

\$ 11,282,381.85

Provide an attachment showing cost breakdown and reference it as Addendum to 52860-B – Rehabilitation Cost Breakdown

4. Rehabilitation Cost % (estimated cost of Rehabilitation/Total TDC) x 100 =

83.37%

Provide attachments as needed.
All attachments must reference the
Section and line number to which
they apply. Previous versions obsolete.

form HUD-52860-B (10/2007)

HUD-52860-B: Total Development Cost (TDC) Form Instructions:

PHAs proposing to demolish all or a portion of a public housing development (or proposing to dispose of public housing based on obsolescence) must complete this HUD-52860-B in order to demonstrate to HUD that no reasonable program of modification/rehabilitation (rehabilitation) is cost-effective to return a development to its useful life.

Item 1: Insert the number of the HUD Notice from which the PHA extracted the Total Development Cost (TDC) data. The year of the HUD Notice should coincide with the year the rehabilitation estimate was generated, which should not be more than two years prior to the application submission date. Insert the name of the nearest locality to the Development

Item 2: TDC Calculation: Complete the TDC calculation for the affected Development.

Item 3: Rehabilitation Calculation: Attach the estimated cost of rehabilitation for the Development that is necessary to bring the Development up to current new construction standards. Provide details at the work item level (e.g. roofs, windows, heat, etc.). Show contingency, consultants and administrative cost as separate cost items.

To show obsolescence of non-Dwelling structures, obtain comparable new construction costs from the nationally recognized estimating sources referenced in the applicable HUD Notice for TDC, and do a similar analysis. In your attachment, identify the source and year of the benchmark amount.

HUD generally will not consider rehabilitation to be cost-effective if the costs of such rehabilitation exceed 62.5 percent of TDC for developments with elevators or 57.14 percent of TDC for developments, and all other types of structure, without elevators. If the rehabilitation cost for the affected Development does not result in these percentages, the PHA should attach to this form an explanation for why HUD should still approve the proposed demolition/disposition action.