



# Town of Brookline

## Massachusetts

### HOUSING ADVISORY BOARD

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To: Board of Selectmen

From: Roger Blood, Chair  
Bill Madsen Hardy, Vice Chair

Re: Preliminary Funding Commitment to Proposed Affordable Senior Housing Project  
384 Harvard Street - Jewish Community Housing for the Elderly

Date: December 20, 2016

At its December 12th meeting, the Housing Advisory Board voted to request that the Board of Selectmen make a preliminary commitment to Jewish Community Housing for the Elderly's proposed 62-unit affordable housing development at 384 Harvard Street. This commitment would be for up to \$2.5 million and funding sources will be a combination of Brookline Housing Trust, HOME, and Community Development Block Grant. Our goal with this preliminary commitment is to show that the Town is financially committed to the project as JCHE will be making its initial application to DHCD in February for Low-Income Housing Tax Credits and other subsidies needed to build the project. Final commitments will be worked through over the next year with a goal of closing on project financing by the fall of 2018.

Since its last presentation to the Board of Selectmen, JCHE has done considerable work reaching out to the neighborhood and incorporating many of the issues raised by area residents into a revised design. These changes include important green space along Williams Street as well as separating the driveway presently shared by the abutting condo association. The revised project is currently under review by the Zoning Board of Appeals.

JCHE is a long-standing provider of quality, affordable senior housing and services in the Greater Boston area. This proposed project represents an excellent opportunity to expand Brookline's supply of much-needed affordable senior housing and will be located in an ideal location given the site's access to public transportation, retail opportunities, and services.

The HAB believes that this project represents an important opportunity for the Town to increase its supply of much-needed affordable senior housing and will produce an excellent yield of new affordable housing units relative to the amount of Town funding being sought by JCHE.

For these reasons, we request that the Board of Selectmen undertake the attached vote.

Thank you.

Vote:

The Town of Brookline is making a preliminary commitment of up to \$2.5 million to Jewish Community Housing for the Elderly for a 62-unit affordable senior housing project at 384 Harvard Street. This commitment will be fulfilled by a combination of Brookline Housing Trust, HOME and/or CDBG funds, as appropriate.

Conditions for the commitment include the following:

- Success in securing a Comprehensive Permit for the project;
- Success in securing non-Town funding resources adequate to develop and finance the project as proposed;
- The imposition of affordability restrictions in perpetuity; and
- Local preference in tenant selection, to the maximum extent permitted under law and by other funders.

This commitment will extend for two years following the approval by the Board of Selectmen.

The Board authorizes Board Chair Neil Wishinsky to sign a preliminary commitment letter.

HAB Vote 12/12/16:

Request that the Board of Selectmen make a preliminary commitment of up to \$2.5 million to Jewish Community Housing for the Elderly for a 62-unit affordable senior housing project at 384 Harvard Street. This commitment will be fulfilled by a combination of Brookline Housing Trust, HOME and/or CDBG funds, as appropriate.

Conditions for the commitment include the following:

- Success in securing a Comprehensive Permit for the project;
- Success in securing non-Town funding resources adequate to develop and finance the project as proposed;
- The imposition of affordability restrictions in perpetuity; and
- Local preference in tenant selection, to the maximum extent permitted under law and by other funders.

This conditional commitment will extend for two years following the approval by the Board of Selectmen.