



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

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Alison C. Steinfeld
Director

To: Board of Selectmen

From: Joe Viola, Assistant Director for Community Planning

Re: Substantial Amendment to the CDBG FY17 One-Year Action Plan
Public Hearing on January 17, 2017 at 7:30 PM

Date: January 11, 2017

In FY 2016, CDBG funds were allocated to the 112 Centre Street project and to the Affordable Housing Program. To date, funds have not been expended for either of these two activities for specific reasons. Since entitlement communities are required to expend CDBG funds in a timely manner, we propose to reallocate the unexpended FY 2016 CDBG funds from these two activities to a FY 2017 activity, the Brookline Housing Authority's Resident Security, Playgrounds and Capital Improvements, which has a need for additional resources and can expend in the shorter term.

At 112 Centre Street, CDBG funds were intended to be used for a stand-alone capital improvements project to support the comfort and well-being of seniors through the installation of energy efficient windows. Before moving forward with the windows project, however, Hebrew Senior Life/Centre Communities of Brookline hired an architect to look at a much larger renovation project for the building. After reviewing the scope of the window replacement project, HSL/CCB's architect recommended that the window replacement project be postponed and done at a later date in conjunction with a larger building envelope project that is in the early planning stages. Since HSL/CCB is pursuing a tax credit refinancing for this much larger building renovation project and since the timing tax credit equity is uncertain, we are redirecting CDBG funds at the request of HSL/CCB.

The FY 16 Affordable Housing Program funds were intended to be used as a source toward Pine Street Inn's acquisition cost of two lodging houses at 51-53 and 55-57 Beals Street. PSI ultimately acquired the two lodging houses by using a combination of its own resources and Town-controlled resources – namely CDBG and Brookline Housing Trust. However, due to the timing of PSI's acquisition of the properties, the Town was unable to include FY 16 CDBG funds as part of the pool of available funds. Even without FY 2016 funds, the Town was still able to loan PSI a total \$1,288,000 toward acquisition, including other years' CDBG (\$665,000) and Brookline Housing Trust (\$623,000) funds. As the Board is aware, Pine Street Inn completed renovation of the two lodging houses this past fall, creating 31 Enhanced Single Room Occupancy units.

As the Board is well aware, the Brookline Housing Authority is focused on the task of renovating and redeveloping its existing properties to preserve them as high-quality housing for generations to come. To that end, CDBG dollars have been used as a source for capital improvements when possible. In FY 2017, The BHA applied for \$568,866 in CDBG funds for five stand-alone capital projects as part of its Resident Security, Playgrounds and Capital Improvements application. The \$250,000 allocated to the BHA in FY 2017 was less than what was sought. Therefore, we are seeking approval from the Board of Selectmen to reallocate an additional \$182,000 in unexpended FY 2016 CDBG funding *from* the 112 Centre Street (\$75,000) and Affordable Housing Program (\$107,000) *to* the BHA's FY 2017 Resident Security, Playgrounds and Capital Improvements project (\$182,000). BHA's modernization staff will use the reprogrammed FY 16 CDBG dollars to undertake one additional capital improvement project – the installation of security cameras at its Sussman (\$60,300), O'Shea (\$65,608) and Kickham (\$47,436) developments.

In accordance with U.S. Dept. of Housing & Urban Development regulations, the Town is required to amend its relevant One-Year Action Plan when allocation priorities are changed for activities funded within a particular fiscal year. Brookline's Citizen Participation plan states that program staff will apprise residents of such amendments and seek input via public hearing and through written comments. The public hearing scheduled for **January 17, 2017 at 7:30 PM** is to seek public input related to the amendment of the Town's FY 2017 One-Year Action Plan, which calls for the reallocation of funds *from* the FY 2016 112 Centre Street and Affordable Housing Program activities *to* the BHA's FY 2017 Resident Security, Playgrounds and Capital Improvements project. After the public hearing, there will be an additional 30 day public comment period.

I request that Board of Selectmen hold a Public Hearing to discuss and vote upon the following:

- A. Approve a substantial change to the Fiscal Year 2017 CDBG One-Year Action Plan by reallocating \$182,000 in FY 2016 CDBG funding to the Brookline Housing Authority's Resident Security, Playgrounds and Capital Improvements project, as follows.

From:

\$ 75,000 - Fiscal Year 2016 CDBG Project 1879 G016 (112 Centre Street) and
\$ 107,000 - Fiscal Year 2016 CDBG Project 1899 G016 (Affordable Housing program)

To:

\$ 182,000 - Fiscal Year 2017 CDBG Project 1807 G017 (Resident Security, Playgrounds and Capital Improvements)

- B. Designate Alison Steinfeld, Director of Planning and Community Development, to execute all documents related to this transfer and commitment of funds to the Brookline Housing Authority for the Resident Security, Playgrounds and Capital Improvements project.