



**Goals and Objectives**

TO ACHIEVE OUR MISSION WE CHALLENGE OURSELVES TO THESE GOALS:

To manage the agency in full compliance with all applicable laws, regulations and statues.

To manage the agency to be HUD High Performer under Public Housing Management Assessment & Section Eight Management Assessment and other Regulatory Compliance Audits.

To increase availability of affordable options and safe homes for eligible families, seniors, and persons with disabilities.

To develop service components for residents in need so they may maintain their apartment or Rental Assistance Certificate.

To promote participant self-sufficiency and program integrity.

To advocate for sufficient resources with responsible housing and supportive services policies on a local level, state and national level.

To achieve public efficiency in property management that preserves existing public housing as a resource for future decades.

Through quality affordable housing improve the quality of life for low-income seniors, families and persons.

To encourage residents to participate in building and neighborhood activities and support the development of community and neighborhoods.

6.0	<p><b>PHA Plan Update</b></p> <p>(a) The PHA Plan elements that have been revised by the PHA since its last Annual Plan submission are: none.</p> <p>(b) The PHA Plan and attachments are available for public inspection at the Brookline Housing Authority, 90 Longwood Avenue, Suite #1 Brookline Massachusetts 02446. The office hours are Monday through Friday 8:30 AM - 4:30 PM.</p> <p>Eligibility for units and vouchers issued by the Brookline Housing Authority follow regulations as controlled by the Department of Housing and Urban Development. Income eligibility is based upon family size and Government standards of 80% area medium income. These are adjusted annually. For Section 8, 75% of the vouchers are required to be issued to families at or below 30% AMI. In addition to the income limits, BHA does utilize certain priorities and preferences for selection. For conventional housing, there is a preference for families living in or working in Brookline. In addition to the preference there is an alternate priority of income below 40% AMI followed by income above 40% AMI. In practice there are very few placed applicants above 40% AMI, but it is a requirement that agencies make an attempt to house a “broad Range of Incomes”. For the Section 8 program, the BHA also employs a residency preference as described above. Priorities include:</p> <ol style="list-style-type: none"> <li>1. Local resident who is displaced by Natural disaster, displaced by public action, fleeing domestic violence, displaced by hate crimes or reprisals, or board of health condemnation.</li> <li>2. Local resident who is or about to be displaced by landlord non-renewal through no-fault of their own.</li> <li>3. Non-local resident who is displaced by Natural disaster, displaced by public action, fleeing domestic violence, displaced by hate crimes or reprisals, or board of health condemnation.</li> <li>4. Local families with either head or family members that are disabled or veterans</li> <li>5. Local resident</li> <li>6. Standard applicant</li> </ol>
6.1	<p><b>Eligibility, Selection and Admissions Policies</b></p> <p>Eligibility, selection and admissions policies, including wait list procedures, are defined in the Brookline Housing Authority “Admissions and Continued Occupancy Policy for Public Housing”. The policy is available to the public at the main office located at 90 Longwood Avenue, Suite #1, Brookline, MA 02446, during regular business hours. Applicants and tenants may also refer to the U. S. Department of Housing and Urban Development (HUD) or Massachusetts Department of Housing and Community Development (DHCD).</p>

**Financial Resources**

In addition to rents, resident charges and interest, the BHA budgets a subsidy from the federal government of approximately \$1,700,000 to meet expenses of the 438 conventional apartments under the aegis of BHA via HUD. In addition, the BHA receives an average of \$600,000 for modernization of sites, buildings, systems and apartments. Under this program in 2009, BHA intends to replace roof at Morse, replace air conditioner sleeves at Kickham and carpet corridors at Kickham.

The Section 8 Housing Choice Vouchers receive a subsidy budgeted at \$6,223,176 for housing assistance payments to landlords on behalf of residents. An administrative budget of \$630,816 is available for staffing, inspections and overhead for program administration.

<b>Source</b>	<b>Planned</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY2009)</b>		
<b>a). Public Housing Operating Fund</b>	<b>\$1,666,477</b>	<b>Federal Housing Operating Costs Insurance</b>
<b>b). Public Housing Capital Fund</b>	<b>\$623,096</b>	<b>Roof @ 33-5 AC Sleeves @33-7 Carpet Corridors @ 33-7</b>
<b>c). Hope VI Revitalization</b>		
<b>d). Hope VI Demolition</b>		
<b>e). Annual Contributions for Sec 8 Tenant-Based Assistance</b>	<b>\$6,223,176</b>	<b>Rent Subsidies</b>
<b>f). Program Administrative Fee</b>	<b>\$630,816</b>	<b>HVCP Administrative Expenses</b>
<b>g). Public Housing Drug Elimination Program</b>		
<b>h). Resident Opportunity &amp; Self Sufficiency Grants</b>		
<b>i). Community Development Block Grant</b>		
<b>j). HOME</b>		
<b>Other Federal Grants (list below)</b>		
<b>2. Prior Year federal Grants (unobligated funds only)</b>		
<b>CFPFY07</b>	<b>\$20,095</b>	
<b>CFPFY08</b>	<b>\$232,988</b>	
<b>3. Public Housing Dwelling Rental Income</b>	<b>\$1,760,000</b>	<b>Management Maintenance Costs &amp; Utilities</b>
<b>4. Other Income (list below)</b>		
<b>a) Interest Income</b>	<b>\$4,000</b>	<b>Operations</b>
<b>b). Tenant Charges</b>	<b>\$17,400</b>	<b>Key Replacement, Lock Outs &amp; Damage Control</b>
<b>5. ARRA Funds (list below)</b>	<b>\$788,716</b>	<b>Fire Alarms @ 33-5 Façades @ 33-2,3,5 Roof @ 33-3</b>
<b>Total Resources</b>	<b>11,966,764</b>	

6.2

6.3	<p><b>Rent Determination</b>  Rent will be calculated using the method and income as determined by HUD or DHCD regulations.  <i>Minimum Rents:</i> For federally funded programs, BHA has established, pursuant to and in compliance with HUD regulations, a minimum rent of \$50.00. Residents of the BHA are charged the greater of \$50.00 or 30% of their adjusted gross income.  <i>Flat Rents:</i> For federally funded programs, BHA has established, pursuant to and in compliance with all HUD regulations, a flat rent. The flat rent for BHA residents is set at the Brookline Section 8 Payment Standard as established and periodically updated in accordance with HUD regulations.  Once per year, the BHA shall give each family the opportunity to choose between paying a flat rent or an income-based rent. Except for financial hardship cases, the family shall not be offered this choice more than once a year.  For families who choose flat rents, the BHA shall conduct a reexamination of family composition at least annually, and shall conduct a reexamination of family income at least once every three years.  If the family chooses to pay a flat rent, the BHA will not pay any utility reimbursement.  <i>Disallowance of Increase in Annual Income:</i> For federally funded programs, a disallowance of increase in annual income is granted a family in certain circumstances as a self-sufficiency incentive, per HUD regulations.</p>
6.4	<p><b>Operations and Management</b>  Statement of the rules, standards, and policies are of the Brookline Housing Authority governing maintenance management of housing owned, assisted by the BHA are available to the public at the main office located at 90 Longwood Avenue, Suite #1, Brookline, MA 02446, during regular business hours 8:30 AM – 4:30 PM, Monday – Friday. Inquires are directed to the appropriate administrative department.</p>
6.5	<p><b>Grievance Procedures</b>  Grievances procedures and informal hearing and review procedures for applicants and tenants are defined in the Brookline Housing Authority “Admissions and Continued Occupancy Policy for Public Housing” the Policy is available to the public at the main office located at 90 Longwood Avenue, Suite #1, Brookline, MA 02446, during regular business hours 8:30 AM – 4:30 PM , Monday – Friday.</p>
6.6	<p><b>Designated Housing for Elderly and Disabled Families</b>  The BHA has an approved waiver from HUD to provide priority to persons 62 years and over for placement in all apartments designated for elderly/disabled.  The waiver applies to all non accessible apartments until that development has a ration of 80% aged 62 and above, and 20% aged below 62. The waiver further provides a near elderly preference to persons between 50-62 in the event of no 62 or older applicants.  The waiver further provides if a unit is offered to 3 persons 62 or older and not accepted, the unit would be offered to the first person on the wait list. Applicants that are passed over are offered a Section 8 voucher if they chose, or they can remain on the wait list. Section 8 vouchers are provided at the nearest opportunity based on availability. The waiver from HUD is for 5 years and expires in June of 2010.</p>
6.7	<p><b>Community Service and Self-Sufficiency</b>  The Brookline Housing Authority has implemented a Community Service and Self Sufficiency Policy at all of its federal conventional developments. The policy requires that all non-exempt adult residents of federal public housing contribute (8) hours per month of community service or participate in (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This policy has been incorporated into the federal public housing lease by addendum.  All residents are given copies of the Brookline Housing Authority Community Service and Self Sufficiency Policy. Household members between the ages of 18 and 62 who claim an exemption must certify their exemption. Non-exempt household members are identified and informed of their obligations under their lease with regard to Community Service and Self Sufficiency requirements. These individuals are referred to the BHA Next Steps Program counselor for referral to community service opportunities or self sufficiency activities. At the time of annual rent recertification, these Community Service and Self Sufficiency activities are verified. If a non-exempt resident fails to verify compliance with the policy, additional steps are taken with the household, including legal eviction action if necessary.</p>

6.8	<p><b>Safety and Crime Prevention</b>  BHA is aggressive in trying to maintain safe and secure neighborhoods. All applicants for housing are admitted only after a criminal background screening of adults 18 years and older.. BHA work closely with Brookline Police to ensure neighbors and visitors are in compliance with lease. BHA site managers meet every two weeks with Community Service Division of Police. BHA administration meets seasonally with Police administration. BHA Board of Commissioners also meets with Police during regular monthly meetings as needed. Brookline Police annually conduct Police, Fire and Personal Safety meetings at all developments.</p>
6.9	<p><b>Pets</b>  The BHA has a pet policy conforming to HUD regulations. To comply with this policy, a tenant must fully register their animal with the BHA before bringing it onto the premises. Tenants are given a copy of the written policy and registration form and must sign and acknowledge the following: the right of the BHA to enter the registered pet owner's dwelling unit when there is evidence that an animal left alone is in danger or distress; that they have received a copy of all animal-related requirements and restrictions administered by the BHA; that failure to abide by any animal-related requirement or restriction constitutes a violation of a BHA tenant's lease and is grounds for lease termination.</p> <p>The pet policy defines animals that are not permitted. It mandates compliance with state and local ordinances. It also lists registration requirements including evidence that all cats or dogs have been spayed or neutered and designation of an alternative pet care giver. Other restrictions include limits on numbers of pets according to the size of the unit and weight limits for pets.</p> <p>The pet policy defines ongoing tenant responsibilities including proper pet waste disposal, restraint and confinement of pets, the requirement of the pet owner to prevent the pet from interfering with BHA management and maintenance functions, proper care of the pet, restrictions on housing stray animals, liability for property damage or personal injury caused by a pet, requirement to exterminate for fleas, ticks or other animal-related pests, and pet noise restrictions.</p>
6.10	<p><b>Civil Rights Certification</b>  As a public agency the Brookline Housing Authority certifies our compliance with Civil Rights and Fair Housing Requirements. BHA works with federal, state and local agencies to investigate issues, identify impediments, and implement initiatives that further fair housing.</p>
6.11	<p><b>Fiscal Year Audit</b>  The fiscal year audit and financial statements for March 31, 2008, are available to the public for at the main office located at 90 Longwood Ave., Suite #1, Brookline, MA 02446, during regular business hours 8:30 AM – 4:30 PM, Monday – Friday. Hurley O’Neil and Company conducted the fiscal audit. The audit contained no findings.</p>
6.12	<p><b>Asset Management</b>  The BHA is in compliance with requirements of HUD Asset Management. BHA prepares annual operating budgets for AMP and Central Office Cost Center.</p>

6.13	<p><b>Violence Against Women Act (VAWA)</b> The BHA has trained site management staff on the requirements of VAWA. BHA has complied with the requirements of resident notification of the Act.</p> <p>As required under the Violence Against Women Act of 2005, the Brookline Housing Authority has advised all households that they may not be evicted or denied housing because they are victims of domestic violence. This has been completed in all federally assisted housing and recipients of Section 8 Assistance. Leases and amendments have been changed outlining this provision. Further, the BHA has informed all Section 8 landlords of this law and amended the Housing Assistance Contract to include the laws provisions.</p> <p>Program Directors, family application staff, and housing managers have been trained in the provisions and protections of the Act.</p> <p>Brookline Housing Authority Staff participate in the Norfolk County Roundtable against Violence held at the Brookline District Court for purposes of information ad networking for referral. BHA management and application staff meet monthly to discuss issues and with the Brookline Center, for the possibility of client referral. BHA site management staff meets bi-monthly with the Brookline Police and follow-up on police incidents. Both parties use the Brookline Center and the Courts for referral of possible or known issues of domestic violence. With reasonable evidence, claim or request, trespass writs are assigned to batters', stalkers, aggressors or perpetrators of domestic violence.</p> <p>For purpose of application, BHA has provided preference to persons fleeing domestic violence in the Section 8 program.</p> <p>Copies of HUD form 50066 are available at BHA main office located at 90 Longwood Avenue, Suite #1, Brookline, MA 02446, during regular business hours 8:30 AM – 4:30 PM , Monday – Friday.</p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> Brookline Housing Authority has not received or applied for a HOPE VI revitalization grant for the plan year.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable. Capital Fund Requested Improvements, Performance and Evaluation Reports are attached to this Summary. As this Annual Plan is being prepared, Congress is debating the federal stimulus Bill Within the versions of the Stimulus Bill are possibilities of the formula amount being doubled from ~\$600,000 to ~\$1.2 million. In addition, there are amounts being debated for competitive grants that address energy efficiencies and vacancies. The BHA has been notified that our Stimulus award is \$788,716. Due to the accelerated schedule of this grant, the BHA advertised with a 10 day comment period (March 26-April 6), conducted a public hearing on the Stimulus amendment. Residents spoke in favor of the BHA plan additions for the management and capital improvement plan for spending Stimulus dollars.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing. <b>See Attachments</b></p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. <b>See Attachments</b></p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b> <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>In the Town of Brookline Comprehensive Plan (2005-2015) it was identified that due to market forces and lack of available land, that preservation of existing affordable housing and incremental growth would be the strategy. As the largest provider of affordable housing in Town, the BHA partnership in both elements is essential. With full occupancy, and tidy curb appeal the BHA properties are perceived as well preserved. Capital funds and CDBG grants supported by the Town contribute to BHA successes.</p> <p>Housing for low income persons and families remains in high demand and low availability. With 922 units and 650 housing vouchers, the Brookline Housing Authority is the largest supplier of housing for low income persons. As we are near the end of the annual census, many demographics from 2000 lose accuracy. Studies by the Town do not quantify. Given the overall largeness of private housing in the area, Brookline remains an anomaly with selling prices continuing to rise. The median price of a condominium exceeds \$500,000, and median price of single family home exceeds \$1 million dollars. The high price, plus the proximity to many local colleges places stress on demand. The Town goal is for incremental growth through set aside units and/or contributions to the Brookline Affordable Housing Trust Fund have produced new rental and condo units at the new St Aiden’s development. Obstacles for low income, accessible rental and homeownership units are identified as little available land, zoning (parking and accessory apartments and minimal areas for mixed use development. This summary is in greater detail in the Town Comprehensive Plan (2005-2015) and 2006 amendments available from the Town website.</p> <p>As the largest provider, Brookline Housing Authority is examining existing developments for additional build up possibilities. Two federal sites at 22 High/Walnut Street and 50 Pleasant St. have been identified. Further one State site, Trustman Apartments is also seen as possible. BHA will continue to look to advance “concept” to a p[re] development feasibility over the coming year. BHA continues discussion with the Town of Brookline Planning and Housing staff for further opportunities to project base section 8, as a mid length strategy to assist developers and participants. The BHA has had discussions with the Town Affordable Housing Trust custodians for funding possibilities to advance these developments.</p> <p>Paramount to expanding affordable housing is the need to priority to preserve existing housing. Toward that end, the BHA has used HUD Capital Fund dollars to improve building systems (elevators) and efficiencies (trash and recycling). BHA has received awards from Town CDBG funds for improving fire safety at 22 High, address deferred common area painting at High and Egmont Street and address walkway and street safety at Col. Floyd Apartments.</p>
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9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>BHA has looked at federal property at 50 Pleasant St (MA 033-02) for adding units. While we have a concept drawing showing possibility, the BHA does not feel the program is as right as it needs to be to provide additional units and not distract from existing portfolio. BHA plans to explore options at 22 High and Walnut St (MA 33-01) in the year 2009. In private sector housing, market prices continue to increase, an anomaly to neighboring Towns. With high quality housing in a desirable community, supply for affordability is greatly exceeded by demand. Brookline real estate and per capita income remain on the upper levels.</p>
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**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

**Progress on BHA 2008 Plan**

BHA achieved many successes in year 2008. Importantly, BHA completed our Memorandum of Agreement with HUD and was removed from the "Deficiency List" in February. This had been our 2007 top priority. BHA transitioned to our first year with re-structured reporting under new HUD Asset Management. In the area of expanding opportunities, BHA was able to have approval to raise Payment Standards to 120% of HUD fair market rent, BHA was one of a few across the nation to have this distinction. Section 8 utilization was 99.8%, this is better than state and national averages. In the area of preservation, de-leading of hallways occurred at Trustman (state) apartments, elevators were modernized at 22 High, 190 Harvard St. and 50 Pleasant St. Energy audits were completed at all federal properties with recommendations being analyzed in 2009 for ways to maintain resident comfort and decrease operational costs. BHA received local zoning approval to add two units at Trustman Apartments, and conceptually agreed to the possibilities of adding 2 new buildings, each with 12 units along Dummer Street. BHA continued in a cooperative program with DHCD and Transitional Assistance. In the past 2008, 11 families were moved from shelters and motels into apartments; five of the eleven graduated and were offered permanent housing for themselves and their families.

10.0

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

**BHA Substantial Deviation or Significant Amendment or Modification**

A substantial change to the annual plan would include any changes not previously raised and discussed with the Resident Advisory Board that would impact application preferences and selection order, changes in lease provisions, rent calculation or tenant grievances or modifications to the Capital Improvements Program (Modernization). Other policies included in this modification would include other critical elements of the Annual Plan including policies on pets, conversion to homeownership, demolition and disposition of public housing and community service. Further, all amendments will be reviewed and discussed as part of the subsequent years annual plan

The BHA will convene a meeting of the RAB and hold a public hearing prior to Board adoption.

Amendments to the Annual Plan will be submitted to HUD for their review with a summary or copy of written comments of the RAB.

\* Not included in the 5-year plan

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

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## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### **PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers**

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

**8.2 Capital Fund Program Five-Year Action Plan**

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
Office of Public Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> <b>Brookline Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MA06P033501-09</b> Replacement Housing Factor Grant No: Date of CFFP:			<b>Federal FY of Grant:</b> <b>2009</b> <b>Federal FY of Grant</b> <b>Approval: 2009</b>	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 1 )</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending:</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	117,968	117,968			
3	1408 Management Improvements	94,000	114,000			
4	1410 Administration (may not exceed 10%)	58,984	58,984			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	6,000			
8	1440 Site Acquisition					
9	1450 Site Improvement	0	80,000			
10	1460 Dwelling Structures	318,892	212,892			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-09 Replacement Housing Factor Grant No: Date of CFFP:		<b>Federal FY of Grant:</b> 2009 <b>Federal FY of Grant Approval:</b> 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$589,844</b>	<b>\$589,844</b>	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security --Soft Costs			
24	Amount of Line 20 related to Security-- Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director:</b> Brian Cloonan		<b>Date</b>	<b>Signature of Public Housing Director:</b>	
		11-19-2009		

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Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

Office of Public Housing  
OMB No. 2577-0226  
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: <b>Brookline Housing Authority</b>		Grant Type and Number Capital Fund Program Grant No: <b>MA06P033501-09</b> CFFP (Yes/No): No Replacement Housing Factor Grant No:				Federal FY of Grant: <b>2009</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MA 33-1 Walnut St. Apts.	No development-specific work planned							
MA 33-2 Sussman House	Site Improvements, re-paving	1450		0	25,000			From CFRG
MA 33-3 O'Shea House	Site Improvements, re-paving	1450		0	20,000			From CFRG
	Roofing, flashing etc.	1460		0	212,892			From CFRG
MA 33-5 Morse Apts.	Roofing, flashing etc.	1460		243,892	0			To FY10
	Site Improvements, re-paving	1450		0	20,000			From CFRG
MA 33-7 Kickham Apts.	Building Envelope: AC sleeves, caulking	1460		50,000	0			To FY11
	Carpeting common areas, corridors	1460		25,000	0			To FY11
	Site Improvements, re-paving	1450		0	15,000			From CFRG

1 To be completed for the Performance and Evaluation Report.

2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-09 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA-Wide	Operations	1406		117,968	117,968			
	Computer Learning Center Staff	1408		48,000	48,000			
	Section 3 Coordinator	1408		10,000	10,000			
	Special Initiatives Coordinator	1408		26,000	26,000			
	Physical/Management Needs Assessment	1408		10,000	30,000			
	A/E Fees & Costs	1430		0	6,000			
	Administration	1410		58,984	58,984			

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part III: Implementation Schedule</b>					
PHA Name: <b>Brookline Housing Authority</b>					Federal FY of Grant: <b>2009</b>
Development Number Name/HA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MA 33-1	09/14/2011		09/14/2013		
MA 33-2	09/14/2011		09/14/2013		
MA 33-3	09/14/2011		09/14/2013		
MA 33-5	09/14/2011		09/14/2013		
MA 33-7	09/14/2011		09/14/2013		
<b>HA-Wide:</b>					
Mgmt. Imp.	09/14/2011		09/14/2013		

<sup>1</sup> Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

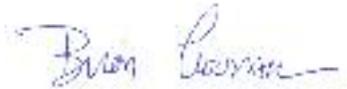
**U.S. Department of Housing and Urban Development  
Office of Public Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06S033501-09 Capital Fund Recovery Grant Replacement Housing Factor Grant No: Date of CFFP:			<b>Federal FY of Grant:</b> 2009 <b>Federal FY of Grant Approval:</b> 2009	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10%)	78,871	78,871			
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	4,750	4,750			
8	1440 Site Acquisition					
9	1450 Site Improvement	110,000	0			
10	1460 Dwelling Structures	595,095	334,295			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>	0	370,800			

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- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06S033501-09 CFRG Replacement Housing Factor Grant No: Date of CFFP:		<b>Federal FY of Grant:</b> 2009 <b>Federal FY of Grant Approval:</b> 2009
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report				
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>\$788,716</b>	<b>\$788,716</b>	
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security --Soft Costs			
24	Amount of Line 20 related to Security-- Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director:</b> Brian Cloonan		<b>Date</b>		<b>Signature of Public Housing Director:</b>
		11/25/09		<b>Date</b>

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

form HUD-50075.1 (4/2008)  
U.S. Department of Housing and Urban Development  
Office of Public Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06S033501-09 CFRG CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MA 33-1 Walnut St. Apts.	EPDM Roofing buildings A, E1, E2	1460		50,000	43,189			
	Site Improvements re-paving	1450		30,000	0			FY10 CFP
MA 33-2 Sussman House	Bldg. Envelope repair/replace siding, caulking	1460		275,095	221,106			
	Site Improvements re-paving	1450		25,000	0			FY09 CFP
MA 33-3 O'Shea House	Roofing, flashing etc.	1460		195,000	0			FY09 CFP
	Bldg. Envelope concrete balconies, rails	1460		25,000	20,000			
	Site Improvements re-paving	1450		20,000	0			FY09 CFP
MA 33-5 Morse Apts.	Bldg. Envelope concrete balconies, rails	1460		50,000	50,000			
	Site Improvements re-paving	1450		20,000	0			FY09 CFP
MA 33-7 Kickham Apts.	Site Improvements re-paving	1450		15,000	0			FY09 CFP

1 To be completed for the Performance and Evaluation Report.  
2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.



**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06S033501-09 CFRG CFFP (Yes/No): No Replacement Housing Factor Grant No:			<b>Federal FY of Grant:</b> 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MA 33-8 Col. Floyd Apts.	Window Replacement	1499		0	111,000			
	A/E for Windows	1499		0	9,000			
	Pre-development costs: legal/consultants	1499		0	3,600			
MA 33-9 Egmont St. Apts.	Window Replacement, partial	1499		0	171,000			
	A/E for Windows	1499		0	11,000			
	Lead-Based Paint Abatement	1499		0	38,000			
	LBP oversight & re-testing	1499		0	20,000			
	Pre-development costs: legal/consultants	1499		0	7,200			
PHA-Wide	Administration	1410		78,871	78,871			
	A/E for electrical upgrades study	1430		4,750	4,750			

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part III: Implementation Schedule</b>					
PHA Name: <b>Brookline Housing Authority</b>					Federal FY of Grant: <b>2009 CFRG</b>
Development Number Name/HA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MA 33-1	03/17/2010		60% 03/17/2011		
			100% 03/17/2012		
MA 33-2	03/17/2010		60% 03/17/2011		
			100% 03/17/2012		
MA 33-3	03/17/2010		60% 03/17/2011		
			100% 03/17/2012		
MA 33-5	03/17/2010		60% 03/17/2011		
			100% 03/17/2012		
MA 33-7	03/17/2010		60% 03/17/2011		
			100% 03/17/2012		
<b>HA-Wide:</b>	03/17/2010		60% 03/17/2011		
			100% 03/17/2012		

1 Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-08 Replacement Housing Factor Grant No: Date of CFFP:			<b>Federal FY of Grant:</b> 2008 <b>Federal FY of Grant Approval:</b> 2008	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-08 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	113,264	124,619	124,619	0	
3	1408 Management Improvements	86,000	84,000	84,000	0	
4	1410 Administration (may not exceed 10%)	56,632	62,309	62,309	50,088	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	115,774	127,190	33,542	7,542	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	251,426	224,978	30,556	0	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.  
 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-08 Replacement Housing Factor Grant No: Date of CFFP:		<b>Federal FY of Grant:</b> 2008 <b>Federal FY of Grant Approval:</b> 2008
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-08 <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>623,096</b>	<b>623,096</b>	<b>335,026</b>
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security --Soft Costs			
24	Amount of Line 20 related to Security-- Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director:</b> Brian Cloonan		<b>Signature of Public Housing Director:</b>		<b>Date</b>
 <b>Date 9/23/09</b>				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MA 33-1 Walnut St. Apts.	Elevator Upgrades	1460		13,500	21,000	7,500	0	Construction
	Corridor Doors, Magnetic Holders	1460		25,000	25,000	0	0	Design
MA 33-2 Sussman House	Elevator Upgrades	1460		13,500	26,000	7,500	0	Construction
	Bldg. Envelope: caulking, seal wood	1460		68,426	96,978	0	0	Design
MA 33-3 O'Shea House	Elevator Upgrades	1460		13,500	26,000	7,500	0	Construction
MA 33-5 Morse Apts.	Elevator Upgrades	1460		13,500	26,000	7,500	0	Construction
	Upgrade Fire Alarm System	1460		100,000	0			To FY09
	A/E for Fire Alarm	1430		25,000	25,000	24,000	0	Design
MA 33-7 Kickham Apts.	Elevator Upgrades	1460		4,000	4,900	556	0	Construction

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 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>									
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-08 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2008			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
PHA-Wide	Operations	1406		113,264	124,619	124,619	0		
	Computer Learning Center Staff	1408		50,000	48,000	48,000	0	On-going	
	Section 3 Coordinator	1408		10,000	10,000	10,000	0	On-going	
	Special Initiatives Coordinator	1408		26,000	26,000	26,000	0	On-going	
	Administration	1410		56,632	62,309	62,309	50,088	On-going	
	A/E Fees and misc. costs	1430		94,774	102,190	9,542	7,542	On-going	

- 1 To be completed for the Performance and Evaluation Report.
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**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part III: Implementation Schedule</b>					
PHA Name: <b>Brookline Housing Authority</b>					Federal FY of Grant: <b>2008</b>
Development Number Name/HA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MA 33-1	6/12/10		6/12/12		
MA 33-2	6/12/10		6/12/12		
MA 33-3	6/12/10		6/12/12		
MA 33-5	6/12/10		6/12/12		
MA 33-7	6/12/10		6/12/12		
<b>HA-Wide:</b>					
Mgmt. Imp.	6/12/10		6/12/12		
Fees & Costs	6/12/10		6/12/12		

<sup>1</sup> Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
Office of Public Housing  
OMB No. 2577-0226  
Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> <b>Brookline Housing Authority</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MA06P033501-07</b> Replacement Housing Factor Grant No: Date of CFFP:			<b>Federal FY of Grant:</b> <b>2007</b> <b>Federal FY of Grant</b> <b>Approval: 2007</b>	
<input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Reserve for Disasters/ Emergencies</b> <input checked="" type="checkbox"/> <b>Revised Annual Statement (revision no: 2 )</b> <input checked="" type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 9-30-08</b> <input type="checkbox"/> <b>Final Performance and Evaluation Report</b>						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	113,264	113,264	113,264	113,264	
3	1408 Management Improvements	90,000	92,142	92,142	92,142	
4	1410 Administration (may not exceed 10%)	56,632	56,632	56,632	56,632	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	1,279	1,200	0	0	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	281,147	303,084	284,084	0	
11	1465.1 Dwelling Equipment—Nonexpendable	24,000	0			
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-07 Replacement Housing Factor Grant No: Date of CFFP:		<b>Federal FY of Grant:</b> 2007 <b>Federal FY of Grant Approval:</b> 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-08 <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>566,322</b>	<b>566,322</b>	<b>546,122</b>
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities			
23	Amount of line 20 Related to Security --Soft Costs			
24	Amount of Line 20 related to Security-- Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director:</b> Brian Cloonan		<b>Signature of Public Housing Director:</b>		<b>Date</b>
 <b>Date 9/23/09</b>				

- 1 To be completed for the Performance and Evaluation Report.
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**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MA 33-1 Walnut St. Apts.	Elevator Upgrades	1460		26,000	20,000	20,000	0	Construction
MA 33-2 Sussman House	Elevator Upgrades	1460		87,700	101,000	101,000	0	Construction
MA 33-3 O'Shea House	Elevator Upgrades	1460		40,000	103,000	84,000	0	Construction
MA 33-5 Morse Apts.	Elevator Upgrades	1460		110,000	75,781	75,781	0	Construction
MA 33-7 Kickham Apts.	Elevator Upgrades	1460		17,447	3,303	3,303	0	Construction
PHA-Wide	Upgrade Appliances for energy efficiency	1465.1		24,000	0			To later year

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>									
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-07 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2007			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised 1	Funds Obligated 2	Funds Expended 2		
PHA-Wide	Operations	1406		113,264	113,264	113,264	113,264		
	Computer Learning Center Staff	1408		56,000	56,193	56,193	56,193	On-going	
	Section 3 Coordinator	1408		8,000	8,618	8,618	8,618	On-going	
	Special Initiatives Coordinator	1408		26,000	27,331	27,331	27,331	On-going	
	Administration	1410		56,632	56,632	56,632	56,632	On-going	
	A/E Fees and misc. costs	1430		1,279	1,200	0	0		

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**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part III: Implementation Schedule</b>					
PHA Name: <b>Brookline Housing Authority</b>					Federal FY of Grant: <b>2007</b>
Development Number Name/HA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates <sup>1</sup>
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MA 33-1	9/12/09	9/30/08	9/12/11		
MA 33-2	9/12/09	9/30/08	9/12/11		
MA 33-3	9/12/09		9/12/11		
MA 33-5	9/12/09	9/30/08	9/12/11		
MA 33-7	9/12/09	9/30/08	9/12/11		
<b>HA-Wide:</b>					
Mgmt. Imp.	9/12/09	9/30/08	9/12/11	9/30/08	
Fees & Costs	9/12/09		9/12/11		

<sup>1</sup> Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>						
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-06 Replacement Housing Factor Grant No: Date of CFFP:			<b>Federal FY of Grant:</b> 2006 <b>Federal FY of Grant Approval:</b> 2006	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-08 <input type="checkbox"/> Final Performance and Evaluation Report						
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>		
		Original	Revised <sup>2</sup>	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	105,996	105,996	105,996	105,996	
3	1408 Management Improvements	109,133	109,133	109,133	109,133	
4	1410 Administration (may not exceed 10%)	54,566	54,566	54,566	54,566	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	40,461	30,700	30,700	15,661	
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	235,482	245,243	245,243	151,650	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities <sup>4</sup>					

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.  
 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.  
 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part I: Summary</b>				
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-06 Replacement Housing Factor Grant No: Date of CFFP:		<b>Federal FY of Grant:</b> 2006 <b>Federal FY of Grant Approval:</b> 2006
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 3 ) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 9-30-08 <input type="checkbox"/> Final Performance and Evaluation Report				
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost <sup>1</sup></b>
18a	1501 Collateralization or Debt Service paid by PHA			
18b	9000 Collateralization or Debt Service paid via System of Direct Payment			
19	1502 Contingency (may not exceed 8% of line 20)			
20	<b>Amount of Annual Grant: (sum of lines 2-19)</b>	<b>545,638</b>	<b>545,638</b>	<b>545,638</b>
21	Amount of line 20 Related to LBP Activities			
22	Amount of line 20 Related to Section 504 Activities	25,000	20,643	20,643
23	Amount of line 20 Related to Security --Soft Costs			
24	Amount of Line 20 related to Security-- Hard Costs			
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director:</b> Brian Cloonan		<b>Signature of Public Housing Director:</b>		<b>Date</b>
 <b>Date 9/23/09</b>				

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.
- 3 PHAs with under 250 units in management may use 100% of CFP Grants for Operations.
- 4 RHF funds shall be included here.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>MA06P033501-06</b> CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> <b>2006</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
MA 33-1 Walnut St. Apts.	Elevator Upgrades	1460		38,000	38,000	38,000	38,000	Construction
MA 33-2 Sussman House	Elevator Upgrades	1460		12,898	20,634	20,634	20,634	Construction
	A/E for wood façade/building envelope	1430		17,042	0	0	0	To FY08
MA 33-3 O'Shea House	Elevator Upgrades	1460		52,000	52,000	52,000	25,000	Construction
MA 33-5 Morse Apts.	Elevator Upgrades	1460		32,000	92,000	92,000	25,407	Construction
MA 33-7 Kickham Apts.	Elevator Upgrades	1460		100,584	42,609	42,609	42,609	Construction
	A/E for site contamination clean-up	1430		15,719	17,656	17,656	9,765	On-going

1 To be completed for the Performance and Evaluation Report.  
 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
<b>PHA Name:</b> Brookline Housing Authority		<b>Grant Type and Number</b> Capital Fund Program Grant No: MA06P033501-06 CFFP (Yes/No): No Replacement Housing Factor Grant No:				<b>Federal FY of Grant:</b> 2006		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised 1	Funds Obligated 2	Funds Expended 2	
PHA-Wide	Operations	1406		105,996	105,996	105,996	105,996	
	Computer Learning Center Staff	1408		58,446	58,446	58,446	58,446	On-going
	Section 3 Coordinator	1408		8,460	8,460	8,460	8,460	On-going
	Peer Leadership Program	1408		14,103	14,103	14,103	14,103	Completed
	Special Initiatives Coordinator	1408		28,124	28,124	28,124	28,124	On-going
	Administration	1410		54,566	54,566	54,566	54,566	On-going
	A/E Fees and misc. costs	1430		7,700	13,044	13,044	5,896	Design

- 1 To be completed for the Performance and Evaluation Report.
- 2 To be completed for the Performance and Evaluation Report or a revised Annual Statement.

**Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program**

**U.S. Department of Housing and Urban Development  
 Office of Public Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011**

<b>Part III: Implementation Schedule</b>					
PHA Name: <b>Brookline Housing Authority</b>					Federal FY of Grant: <b>2006</b>
Development Number Name/HA-Wide Activities	All Fund Obligated		All Funds Expended		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
MA 33-1	7/17/08	9/30/07	7/17/10	9/30/08	
MA 33-2	7/17/08	9/30/07	7/17/10	9/30/08	
MA 33-3	7/17/08	9/30/07	7/17/10		
MA 33-5	7/17/08	9/30/07	7/17/10		
MA 33-7	7/17/08	9/30/07	7/17/10	9/30/08	
<b>HA-Wide:</b>					
Mgmt. Imp.	7/17/08	9/30/07	7/17/10	9/30/07	
Fees & Costs	7/17/08	7/17/08	7/17/10		

1 Obligation and expenditure end date can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number Brookline Housing Authority MA033		Locality (City/County & State) Town of Brookline, Norfolk County, Massachusetts			<input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: 1	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year 2 FFY <u>2010</u>	Work Statement for Year 3 FFY <u>2011</u>	Work Statement for Year 4 FFY <u>2012</u>	Work Statement for Year 5 FFY <u>2013</u>
	33-1 Walnut	See	30,000	100,000	37,500	50,000
	33-2 Sussman	Annual	0	40,000	37,500	50,000
	33-3 O'Shea	Statement	0	85,000	141,000	25,000
	33-5 Morse		268,892	40,000	46,500	135,000
	33-7 Kickham		0	85,000	49,500	35,000
	H.A. - Wide		0	0	40,000	50,000
B.	Physical Improvements Subtotal	Annual Statement	298,892	350,000	352,000	345,000
C.	Management Improvements		84,000	104,000	104,000	84,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		58,984	58,984	58,984	58,984
F.	Other (Fees & Costs)		30,000	30,000	30,000	30,000
G.	Operations		117,968	46,860	44,860	51,860
H.	Demolition					
I.	Development					20,000
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		589,844	589,844	589,844	589,844
L.	Total Non-CFP Funds					
M.	Grand Total	<b>\$589,844</b>	<b>\$589,844</b>	<b>\$589,844</b>	<b>\$589,844</b>	<b>\$589,844</b>



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2010</u>			Work Statement for Year: <u>3</u> FFY <u>2011</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<b>33-1 Walnut</b> Site Improvements, repaving		30,000	<b>33-1 Walnut</b> Electric service feeders, breakers		30,000
	<b>33-2 Sussman</b> No work planned at this location			Security surveillance system upgrade		10,000
	<b>33-3 O’Shea</b> No work planned at this location			Heating boilers		60,000
	<b>33-5 Morse</b> Roof replacement		268,892	<b>33-2 Sussman</b> Electric service feeders, breakers		30,000
	<b>33-7 Kickham</b> No work planned at this location			Security surveillance system upgrade		10,000
				<b>33-3 O’Shea</b> Electric breaker panels		30,000
				Security surveillance system upgrade		10,000
				GFI’s in kitchens & baths		15,000
				Electric baseboard heating units		30,000
				<b>33-5 Morse</b> Electric service feeders, breakers		30,000
				Security surveillance system upgrade		10,000
				<b>33-7 Kickham</b> Bldg. Env.: AC Sleeves, caulking, etc.		50,000
				Carpet in corridors		25,000
				Security surveillance system upgrade		10,000
	Subtotal of Estimated Cost		\$298,892	Subtotal of Estimated Cost		\$350,000

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>4</u> FFY <u>2012</u>			Work Statement for Year: <u>5</u> FFY <u>2013</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See						
Annual Statement	<b>33-1 Walnut</b>			<b>33-1 Walnut</b>		
	Trash compactor		12,500	Building env. masonry, caulking, bldg.H		50,000
	Emergency generator overhaul		25,000	<b>33-2 Sussman</b>		
	<b>33-2 Sussman</b>			Windows, phase 1		50,000
	Trash compactor		12,500	<b>33-3 O’Shea</b>		
	Emergency generator overhaul		25,000	Bldg. env. concrete, masonry, caulking		25,000
	<b>33-3 O’Shea</b>			<b>33-5 Morse</b>		
	Trash compactor, chute doors		16,000	Kitchen & bath upgrades, phase 1		50,000
	Emergency generator overhaul		25,000	Rooftop ventilation fans		10,000
	Kitchen & bath upgrades		100,000	Sliding glass doors		50,000
	<b>33-5 Morse</b>			Bldg. env. concrete, masonry, caulking		25,000
	Trash compactor		12,500	<b>33-7 Kickham</b>		
	Emergency generator overhaul		25,000	Rooftop ventilation fans		10,000
	Back-flow preventer for sprinkler system		9,000	Bldg. env. concrete, masonry, caulking		25,000
	<b>33-7 Kickham</b>			<b>H.A. – Wide</b>		
	Trash compactor		12,500	Renovate BHA offices		50,000
	Emergency generator overhaul		25,000			
	Extend emergency generator exhaust pipe		3,000			
	Back-flow preventer for sprinkler system		9,000			
	<b>H.A. – Wide</b>					
	Exterior doors		10,000			
	Interior doors		10,000			
	Flooring over existing		10,000			
	Appliances		10,000			
	Subtotal of Estimated Cost		\$352,000	Subtotal of Estimated Cost		\$345,000





Minutes of the Resident Advisory Board  
2009 Annual Plan for Federal Programs  
April 28, 2009

Please see sign in sheet for attendance. Those present included: Commissioner, Barbara Dugan, Director Cloonan 9 staff and 22 residents. Residents represented each of the BHA buildings and a Section 8 participant.

Mr. Cloonan highlighted the Plan by timeline, new format, Policies on Selection and Rent, Budget and staffing, Capital work items and Initiatives.

Mr. Wolf of Pleasant Street inquired about proposed new windows and would the size remain the same. Mr. Cloonan responded that meetings would be held with residents prior to a final determination being made.

Ms. Wright asked if BHA could recruit volunteers for the Food Programs through the HUD community service requirement, Mr. Baronas responded the BH would publish this opportunity.

Ms Stitt inquired of smoke free housing. Mr. Baronas and Mr. Cloonan responded that smoking is not permitted in interior common areas per Town of Brookline ordinance. Brookline will monitor for guidance from the state and HUD for ways to not conflict with waiting list statutes and fair housing. BHA maintenance has assisted residents with door sweeps that might assist with unusual situations.

Residents of park Street spoke of some undermining residents to the building association. Mr. Cloonan responded that it was a management item BHA would continue to try to sway.

Residents conversed about how happy they were to be living in well kept buildings with competent and caring managers and maintenance staff.

Mr. Kemel of 90 Longwood spoke that his wife was a teacher of Slavic languages. Mr. Cloonan said he would keep this in mind for translation possibilities

Public Comment Meeting  
for Significant Amendment to  
2009 BHA Annual Plan

November 19, 2009  
90 Longwood Ave  
3:00 pm

Those present were Mr. Cloonan, BHA, Mr. Baronas, BHA,

Residents: Mr. Drummond and Mr. Norton both residents of Col. Floyd Apartments

Mr. Cloonan reviewed rationale for requesting consideration to federalize” Col. Floyd Apartments” and Egmont Street Veterans Apartments. The inadequacies of state operating and capital funding for preservation of this critical and high demand public housing in Brookline is the primary reason. In addition, HUD has traditionally supported public housing with other grant opportunities for service of residents (Service Coordinator, Drug Elimination, ROSS grants) that would benefit the profile of residents the BHA houses. Mr. Cloonan repeated the message, the BHA purpose is to house the present profile of BHA residents. We are not looking to mix income, sell to private or educational groups as had been rumored.

In trying to preserve the asset for the next 20-30 years, the transfer from state to federal would follow federal rules. The differences will hopefully be identified early and development of mitigating options for minimal tenant hardship an important part of BHA consideration. Some changes include: for seniors an eligibility age difference of 62 vs. 60, citizenship or legal resident of USA, minimum rents, change in medical deduction for families, changes in earned income deduction for seniors, and community service..

Mr. Norton inquired if added funds were required to be spent at Floyd or Egmont  
Response: No, pending how properties were eventually grouped, the properties would be competing for funds within priorities within the group.

Mr. Norton asked why not sell some state properties to upgrade the balance?

Response: The BHA has long waiting lists and selling properties is a disservice to persons on the wait list. Also, according to DHCD, selling properties would have the proceeds revert to the Commonwealth of Mass. General Fund.

Mr. Norton voiced his displeasure of notice about community meetings and confusion with other messages residents received of a Managers Coffee hour, rent recertification notice and a maintenance notice. There was also criticism of the manager not sharing new federalization information at her “coffee hour”

Response: BHA added to community meetings to try to inform more residents and identify issues because of lower than expected meetings at Egmont St. The initial Floyd meeting drew approximately 50% (+) households. Mr. Cloonan apologized for confusion among the notices that arrived in the course of a few days to Col. Floyd residents. In the

“federalization meetings, several added dates for community meetings were announced (including the November 17 meeting and a BHA Commissioner meetings on Novemeber17 and 19). Mr. Norton and Mr. Drummond acknowledged they were in the lobby for the BHA meeting of November 17, but did not enter because they felt it was another BHA meeting. Both men acknowledged seeing the sign on the door “BHA Board of Commissioners Meeting” on the door but did not enter thinking they would be invited in. Mr. Cloonan advised them, the BHA would be taking the issue again on November 19 at 8:45 am. If they were present they would be welcome to make a statement or leave any written material.

Mr. Norton discussed his service related disability and his projected impact on loss of deduction of income disallowance. Mr. Cloonan promised to continue to explore options for minimizing impact on residents that have significant rental increases. Mr. Norton spoke of changes in housing and the Town of Brookline schools and unions over the past 40 years. Mr. Norton voiced his displeasure with BHA seeking this change because ioff impact on his rent, he said he has spoken to HUD, and will seek counsel and the newspapers to assist him in cause. Mr. Cloonan responded that Mr. Norton can seek any support he chooses. The BHA, as responsible parties, needs to seek any and all resources to preserve this needed asset for future residents.

The meeting adjourned at 4:15

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:  
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and  
Streamlined 5-Year/Annual PHA Plans***

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the \_\_\_standard Annual, X standard 5-Year/Annual or \_\_\_streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 4/2009, hereinafter referred to as" the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105( a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.

**Brookline Housing Authority**  
PHA Name

**MA033**  
PHA Number/HA Code

- Standard PHA Plan for Fiscal Year: 20\_\_
- Standard Five-Year PHA Plan for Fiscal Years **2005 - 2009**, including Annual Plan for FY **2009**
- Streamlined Five-Year PHA Plan for Fiscal Years 20\_\_ - 20\_\_, including Annual Plan for FY 20\_\_

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	Title
<b>David Trietsch</b>	<b>Chairman</b>
Signature	Date
X 	<b>November 19, 2009</b>