

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: Brookline Housing Authority PHA Code: MA033 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 04/01/2011					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 439 /60 units pending acceptance through ARRA federalization Number of HCV units: 619					
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan 5 year Capital Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only In 2010 BHA was a standard performer					
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					

5.1 Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:

The Brookline Housing Authority is committed to providing the highest quality affordable housing and making every effort to develop additional affordable housing options in the town of Brookline.

We shall partner with businesses, landlords, other housing agencies, Town Departments, and our residents to achieve this mission.

We shall carry out all activities in a public, fiscally efficient, non discriminatory, ethical and professional manner. We do this with pride and commitment to excellence.

To achieve our mission we challenge ourselves to these goals:

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

To manage the agency to be a HUD high performer under public housing management assessment and 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 promote an efficient customer-friendly environment through capable and trained employees committed to excellence in public service.

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

To provide resources for residents to achieve self-sufficiency.

Through all out actions, to become the affordable housing landlord of choice for eligible residents in the community.

To provide economic and social diversity within the Public housing community.

<p>5.2</p>	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <ul style="list-style-type: none"> a) Maintain assessment under PHAS at a minimum of Standard Performer b) Maintain assessment under SEMAP at a minimum of Standard Performer c) Meet expenditure requirements of Capital Fund, ARRA formula and ARRA Competitive schedules d) Explore feasibilities at Ma 33-1 (22 High and Walnut St) for major re-development e) Pursue funding for and construction of 32 units of mixed finance on Dummer St. f) Assess 2011 Section 8 payment Standards and seek waivers as appropriate g) Coordinate resident and security services to maintain safety, promote self sufficiency h) Initiate process to develop additional resources in Town through the Project base Section 8 program <p>2010 Accomplishments In 2010 Brookline Housing Authority aggressively spent Capital Fund and ARRA dollars to preserve the existing portfolio, improve energy efficiencies, widen accessibility for disabled and aging residents and upgraded fire alarms at Morse apartments. Further, the BHA initiated a RFP to project base section 8 vouchers that would expand affordable housing in Brookline. BHA continued support for self sufficiency through participation and funding with Steps to Success (schooling, seasonal employment, and ESL and job referral). BHA advanced the development of 32 family housing, all of which are aimed at below 60% AMI at Dummer St. Funding applications to FHLB and DHCD (One-Stop) have been completed. Design has advanced and BHA initiated local zoning approvals. BHA received "High performer status in Section 8, and was one point shy (89 points) of high performer status in conventional public housing.</p>
<p>6.0</p>	<p>PHA Plan Update</p> <ul style="list-style-type: none"> (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. <ul style="list-style-type: none"> a) No elements of the 2010 were substantially changed. b) Copies of the BHA Plan are available during normal business hours at the BHA main offices at 90 Longwood Ave. Once the 2011 Plan is approved by HUD, it is posted on our website (www.brooklinehousing.org).

6.1	<p>Eligibility and Selection</p> <p>a) Federal family housing list remains closed.</p> <p>b) Wait list remains open for elderly and disabled housing. Applicants with incomes greater than 40% AMI and lower than 40% AMI are placed in a 1:1 ratio when those applicants exist. In reality, there are few applicants with incomes greater than 40% AMI. Applications are time and date stamped and called in order of application. Residents of Brookline and persons employed in Brookline will also receive a preference.</p> <p>c) BHA participates in a "shared list" with 80 other housing authorities for selection in Section 8. Priorities for selection are (i) loss of housing through natural disaster, (ii) local (residency or employment) through no fault eviction, and (iii) fleeing domestic violence.</p> <p>Credit, Criminal background and landlord references are completed on all applicants prior to offer and determination made in accordance with BHA policies and HUD regulations.</p> <p>Applications are available in person, by mail or from the BHA website.</p>
6.2	<p>Financial Resources</p> <p>For conventional Housing in addition to tenant paid rent, BHA receives operating subsidy. This combined income pays for operating costs of administration, resident services, maintenance, employee benefits and property betterments. The subsidy in 2011 is being determined in Washington. Using a continuing resolution and the 2012 budget process, BHA projects the formula subsidy to average 92% this and next fiscal year. The portfolio is in solid financial footing per 2010 FASS (HUD Financial Assessment) with receiving 9 of 9 points for current ratio and 8 of 9 points for expendable fund balance. For the closing 2011 fiscal year, BHA anticipates a net income that will further stabilize the portfolio.</p> <p>BHA also receives by formula a grant for capital funds (modernization). These typically average in the range of \$550,000 to \$600,000 annually. Please see section 8.0 of this plan for projected amounts and details of spending plan. For Section 8 Housing Vouchers, BHA anticipates being able to fund all vouchers under contract for fiscal year 2012. However, without clear funding commitments from HUD, some cutbacks may be needed. Administrative fees are expected to be sufficient to manage the program on day to day basis. This budget too may be cut, according to recent news projections in Washington.</p>
6.3	<p>Rent Determination</p> <p>Rents are calculated in accordance with HUD regulation. Income and deductions are supplied or verified by third party issuer. Rent is based on 30 percent of adjusted income. Deductions are as included in HUD regulation. Residents of the "to be federalized" Col. Floyd Apartments who had the state deduction for employment (20 hours per week at minimum wage, ~\$8,340 annually will contribute 25% of the actual income as year 2 of a four year phase-in).</p>

6.4	<p>Operations and Management</p> <p>All BHA managers have multiple hours weekly on a posted schedule for when they are at a specific site. All managers handle multiple properties. Maintenance staff are also assigned to each site on a daily basis. Service requests for maintenance can be made to a business hour staffed phone emailed or linked from the BHA website. During non business hours, calls are forwarded through an answering service. BHA only responds to emergencies during non business hours. Emergencies include wintertime no heat, wintertime broken window, fire or flood, look-outs, plumbing, electrical or elevator serious malfunction.</p> <p>Modify the Administrative Plan to require occupancy of all federal apartments to 9 months within a 12 month period. This could be "accommodated" if a resident were hospitalized or in a rehab facility and there was medical documentation of a likelihood to return to occupancy. This assumes all other lease provisions are current (rent, continued occupancy, resident in good standing). Please see attached language.</p> <p>Extermination for roaches, bedbugs, or rodents are completed timely. A licensed exterminator services BHA weekly for all orders called in during the week. In the interim, BHA will provide residential products (sticky traps, foam for filling holes) until an exterminator can schedule a visit.</p>
6.5	<p>Grievance Procedures</p> <p>Per agreement with the Town Wide Resident association of Brookline Public Housing tenants, a single hearing officer is available to hear cases. The BHA lease outlines and informs residents of this procedure.</p>
6.6	<p>Designated Housing Plan</p> <p>The BHA has a waiver from HUD to age designate BHA elderly disabled apartments. The waiver, extended for 5 years in 2009, establishes an 80% at age 62 and over and 20% at under age 62 for all non accessible apartments. The waiver approved is for walk-ups at Walnut St, 50 Pleasant St, 61 Park Sr., 90 Longwood Ave and 190 Harvard St. Once federalized, BHA would request HUD extend this waiver for the 60 unit Col. Floyd Apartments. The waiver covers 361 units in total.</p>
6.7	<p>Community Housing and Self Sufficiency</p> <p>BHA promotes the goals of self sufficiency in both Section 8 and conventional Housing. BHA employment and training referral specialist, ESL classes, computer centers are available to all BHA residents and participants. BHA receives no formal grants for these programs. Property managers oversee and refer public housing residents required to perform community service of these programs. Non compliance of community service is grounds for lease termination.</p>

6.8	<p>Safety and Crime Prevention</p> <p>All residents on lease up and annual recertification sign a receipt of transaction of the BHA Crime and Criminal Activity Policy, modeled after the HUD One Strike policy. Each incident of lease violation involving Drugs, assault, or violence involves management and resident conferences under lease termination language. BHA site managers meet with Brookline Police every two weeks to discuss any activities or suspicions. The Executive Director and the Chief routinely meet monthly to discuss issues and problems. BHA site managers forward BPD incident reports to the Dir. of Management and the Executive Director. Reports are provided by BPD except in juvenile or confidential scenarios. BHA management and Brookline Police annually provide community meetings on crime, police process and/ personal safety awareness at all BHA locations.</p>
6.9	<p>Pets</p> <p>BHA pet policy allows a person to apply for legally keeping a pet within the premises. One pet, weighing 18 pounds or less is permitted. Animals must be restrained in public, not be a nuisance and owners agree to "picking up" and disposing of waste.</p>
6.10	<p>Civil Rights Certification</p> <p>BHA continually monitors policies and practices to ensure equal access under Fair Housing laws and regulations. Requests for accommodation are reviewed and timely "worked out". BHA participates from time to time with Town of Brookline Fair Housing Office programs. These include forums and Cable TV programs.</p>
6.11	<p>Fiscal Audit</p> <p>The fiscal year audit for 2010 indicated no findings, comments or issues of concern. The audit was conducted in accordance with OMB Circular A-133 and BHA was found to be in full compliance.</p>
6.12	<p>Asset Management</p> <p>The fiscal year audit for 2010 indicated no findings, comments or issues of concern. The audit was conducted in accordance with OMB Circular A-133 and BHA was found to be in full compliance.</p>

Violence Against Woman Act

BHA has provided residents and participants of Section 8 with the VAWA policy.

The BHA has provided all BHA residents and participants of Rental Assistance Program a copy of Violence Against Women Act and persons rights under the Act. In addition, the BHA is part of the Brookline Court Violence Roundtable that meets quarterly. The BHA staff meet weekly with Brookline Police to discuss criminal activity on BHA properties. We cooperate and initiate trespass writs and offer assistance and encouragement on restraining orders on persons having committed violent crimes (and other offences) on BHA properties. BHA staff meet monthly with Brookline Community Mental Health outreach and case managers. At the Brookline Center, a full complement of social workers and mental health specialists provide full array of individual, family and group[assistance. BHA also provides a priority in issuing Section 8 vouchers for those cases where someone is fleeing domestic violence and needs housing vouchers (based on availability).

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Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. *Include statements related to these programs as applicable.*

a) BHA will explore major renovations for 22 High and Walnut St apartments. Built in 1960 as part of Urban Renewal, this property contains small 1 bedroom walk-up elderly, small 4 bedroom townhouses and 2 and 3 bedroom family units in a high-rise. Design standards and amenities have changed in 50 years. As this property enters its' period of obsolesce, redevelopment is a viable option. The 2.7 acres is in an excellent residential neighborhood with outstanding access to public transportation, schools, shopping and employment. The Town of Brookline is looking to address area vehicular, bicycle and pedestrian traffic as well as curbside and building issues. To accomplish the Town's goals, there has been discussion of a land swap or friendly eminent domain action. BHA would use this opportunity to redevelop and initiate a plan to continue to house present profile tenants, but in a building and land use that makes modern sense. There have been very preliminary discussions with the Town, the town concept design committee and BHA residents.

BHA is applying for federal tax credits through DHCD for use at a proposed new development on Dummer St. BHA would also apply to project base section 8 vouchers for this location through a competitive process in accord with HUD regulations.

b) No Demolition or Disposition of federal units are in planning stage or projected in BHA fiscal year 2012

c) BHA does not anticipate converting public housing to Section 8 in fiscal year 2012 unless through special approval by HUD under PETRA or similar program. These programs are expected to have citizen participation provisions. BHA does not anticipate conversion of public housing to homeownership in fiscal year 2012

d) Project Base Section 8 is expected to be utilized during fiscal year 2012. In the fall of 2010, as raised in the 2010 Annual Plan, BHA anticipated approximately 50 vouchers to project base. The process is not complete, but BHA anticipates that process to yield approximately 25 vouchers tied to units. BHA would seek to add up to an additional 50 vouchers in fiscal year 2012. Project basing section 8 is one of the few ways to expand affordable housing in a wealthy community. BHA will work with private, nonprofit, and limited liability corporations, including BHA itself to expand affordable housing supply. BHA is aware of HUD's role and approvals in "project basing to a BHA subsidiary.

e) As required under HUD Consent Decree for federalizing the Col. Floyd Apartments, the BHA agrees to add 3 accessible units within the federal portfolio.

BHA intends to add a 2 bedroom accessible and a studio apartment from 3 traditional units at 50 Pleasant Street. The third unit is projected to be added to 61 Park Street from present community/resident service space.

The combined total units would remain the same. BHA has included funding within the 5 year capital fund plan and will seek alternative private and public funding sources.

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8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p> <p>Please see attached</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. 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.</p> <p>Please see attached</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. 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.</p> <p>Please see attached</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><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>Housing Needs. 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>Brookline is an affluent community with limited housing for low income and workforce persons. Median selling price for a single family home exceeds \$1 million dollars. Median condominium sales exceed \$500,000. Median rents greatly exceed the allowed 120% of FMR payment standard as evidenced by the few family units "found" by participants in the Section 8 program. BHA believes it's plan to project base section 8 and develop new units on state public housing land incrementally provide new options.</p>
9.1	<p>Strategy for Addressing Housing Needs. 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. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>To assist families within the jurisdiction, BHA employs a residency preference within other priorities.</p>

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

2010 Accomplishment

a) In 2010 Brookline Housing Authority aggressively spent Capital Fund and ARRA dollars to preserve the existing portfolio, improve energy efficiencies, widen accessibility for disabled and aging residents and upgraded fire alarms at Morse apartments. Further, the BHA initiated a RFP to project base section 8 vouchers that would expand affordable housing in Brookline. BHA continued support for self sufficiency through participation and funding with Steps to Success (schooling, seasonal employment, and ESL and job referral). BHA advanced the development of 32 family housing, all of which are aimed at below 60% AMI at Dummer St. Funding applications to FHLB and DHCD (One-Stop) have been completed. Design has advanced and BHA initiated local zoning approvals. BHA received "High performer status in Section 8, and was one point shy (89 points) of high performer status in conventional public housing.

b) Substantial Deviation

Brookline Housing Authority defines substantial deviation or significant amendment to the plan as:

Addition as non emergency work items presently identified in the annual or 5-Year Capital Plan that would exceed 20% of the Annual Grant Award.

Any changes or intent to change in demolition, disposition conversion, homeownership plans as stated within the Plan.

Any changes to the Administrative Plan or Section 8 Administrative Plan related to tenant selection, rent calculation or occupancy issues. Discretionary or administrative amendments consistent with the Authorities stated mission and basic objectives will not be considered substantial deviations a significant modification.

c) BHA is not under any memorandum of agreement with HUD for performance improvements

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<p>11.0</p>	<p>Required Submission for HUD Field Office Review. 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. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (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) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (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. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

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 there under 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

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/ope6/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

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/cconversion.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.

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

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 5-Year and/or Annual PHA Plan for the PHA fiscal year beginning 04/01/2011, 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 certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. 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.
5. 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.
6. The PHA certifies that it 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.
7. 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - 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).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. 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.
11. 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.
12. 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.

12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. 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), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. 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.
20. 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.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

Brookline Housing Authority
PHA Name

MA033
PHA Number/HA Code

 5-Year PHA Plan for Fiscal Years 20 - 20

 X Annual PHA Plan for Fiscal Years 20 11 - 20 12

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
David Trietsch	Chair
Signature 	Date 06/14/2011

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

Brookline Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Plan

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

33-1 Walnut Street Apartments, 22 High Street, Brookline, MA 02445

33-2 Sussman House, 50 Pleasant Street, Brookline, MA 02446

33-3 Arthur O'Shea House, 61 Park Street, Brookline, MA 02446

33-5 Theresa Morse Apartments, 90 Longwood Avenue, Brookline, MA 02446

33-7 Kickham Apartments, 190 Harvard Street, Brookline, MA 02446

Check here if there are workplaces on file that are not identified on the attached sheets.

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

Brian Cloonan

Title

Executive Director

Signature

X

Date

APRIL 20, 2011

Certification of Payments to Influence Federal Transactions

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

Applicant Name

Brookline Housing Authority

Program/Activity Receiving Federal Grant Funding

Annual Plan

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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)

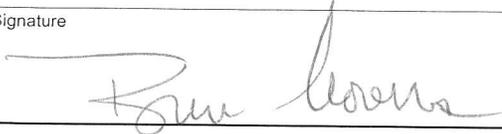
Name of Authorized Official

Brian Cloonan

Title

Executive Director

Signature



Date (mm/dd/yyyy)

April 20, 2011

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352
(See reverse for public burden disclosure.)

Approved by OMB
0348-0046

1. Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c		5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Brookline Housing Authority 90 Longwood Avenue, Suite #1 Brookline, MA 02446 Congressional District, if known:
6. Federal Department/Agency: U. S. Department of Housing & Urban Development	7. Federal Program Name/Description: CFDA Number, if applicable: _____	
8. Federal Action Number, if known: N/A	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI): N/A	b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI): <div style="text-align: center;">  _____ </div>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature: _____ Print Name: <u>Brian Cloonan</u> Title: <u>Executive Director</u> Telephone No.: <u>617-277-2022 Ext. 301</u> Date: <u>Apr. 20, 2011</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Resident Advisory Board

A meeting of the RAB was conducted on December 1, 2010.

Approximately 12 persons attended representing each of the BHA federal developments and the Section 8 program. (Sign in sheet is on file). The BHA discussed an outline of the 2011 Annual Plan elements. Included in discussion were expanding affordable housing opportunities with the federalization of Col. Floyd, Project basing section 8 vouchers, and Gateway East (at 22 high St). BHA also discussed new HUD programs the BHA would explore, although no major impacts were envisioned for 2011 (PETRA, Choice Neighborhoods and SEVRA). Should there be changes requiring modification to the BHA Annual Plan, such action would be initiated by the BHA.

BHA discussed a policy change being considered for the year 2011. Many agencies are establishing "No Smoking" buildings or portions of buildings. BHA will continue to explore options. A discussion followed on the difficulty of establishment and enforcement this policy.

The 2011 Annual Plan Capital Fund program was outlined and several favorable comments made. Residents complemented BHA and staff for the improvements made through prior renovations (Capital 2008, 2009 and 2 ARRA grants).

The Annual Plan was available for public comment and advertised February 17, 2011.

The Annual Plan Hearing was advertised as required and held April 4th at 3:00 pm. There were no public comments offered during this session.

Civil Rights Certification

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

Civil Rights Certification**Annual Certification and Board Resolution**

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 Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

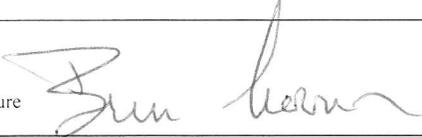
The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.

Brookline Housing Authority

MA033

 PHA Name

 PHA Number/HA Code

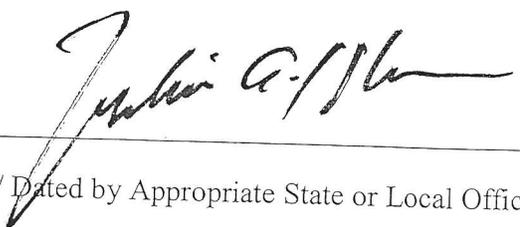
I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)	
Name of Authorized Official	Brian Cloonan
Title	Executive Director
Signature	
Date	April 20, 2011

Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan

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

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, Melvin Kleckner the Town Administrator certify that the Five Year and
Annual PHA Plan of the Brookline Housing Authority is consistent with the Consolidated Plan of
Brookline, Massachusetts prepared pursuant to 24 CFR Part 91.


6.14.11

Signed / Dated by Appropriate State or Local Official

**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

Part I: Summary

PHA Name:

Brookline Housing Authority

Grant Type and Number
Capital Fund Program Grant No: **MA006P033501-11**
Replacement Housing Factor Grant No:
Date of CFFP:

Federal FY of Grant:
2011
Federal FY of Grant
Approval: **2011**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised 2	Obligated	Expended
		Total Estimated Cost		Total Actual Cost 1	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) 3				
3	1408 Management Improvements	85,019			
4	1410 Administration (may not exceed 10%)	80,000			
5	1411 Audit	58,891			
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	42,000			
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	323,000			
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 4				

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

Part I: Summary

PHA Name: Brookline Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P033501-11 Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: 2011
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		Federal FY of Grant Approval: 2011
<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 1	
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	Amount of Annual Grant: (sum of lines 2-19)	\$588,910		
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			
Signature of Executive Director: Brian Cloonan		Date	Signature of Public Housing Director:	
<i>Brian Cloonan</i>		5-10-2011		

- 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.

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

Part I: Summary

PHA Name/Number Brookline Housing Authority MA033		Locality (City/County & State) Town of Brookline, Norfolk County, Massachusetts			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY __2011__	Work Statement for Year 2 FFY __2012__	Work Statement for Year 3 FFY __2013__	Work Statement for Year 4 FFY __2014__	Work Statement for Year 5 FFY __2015__
	AMP 1	See Annual Statement	296,519	419,019	444,019	349,019
	AMP to be determined (Col. Floyd)		95,000	0	0	0
	PHA - Wide		0	0	0	75,000
B.	Physical Improvements Subtotal	Approved Statement	391,519	419,019	444,019	424,019
C.	Management Improvements		70,000	60,000	55,000	55,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		58,891	58,891	58,891	58,891
F.	Other (Fees & Costs)		68,500	51,000	31,000	31,000
G.	Operations					
H.	Demolition					
I.	Development					20,000
J.	Capital Fund Financing - Debt Service					
K.	Total CFP Funds		588,910	588,910	588,910	588,910
L.	Total Non-CFP Funds					
M.	Grand Total	\$588,910	\$588,910	\$588,910	\$588,910	\$588,910

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

Part I: Summary

PHA Name: **Brookline Housing Authority**
 Grant Type and Number: **Capital Fund Program Grant No: MA06P033501-07**
 Replacement Housing Factor Grant No: **MA06P033501-07**
 Date of CFFP: **MA06P033501-07**
 Federal FY of Grant: **2007**
 Federal FY of Grant Approval: **2007**

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: **12-31-10** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised 2	Obligated	Expended
		Total Estimated Cost		Total Actual Cost 1	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) 3	113,264	113,264	113,264	113,264
3	1408 Management Improvements	92,142	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				
8	1440 Site Acquisition	161	161	161	161
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	304,123	304,123	304,123	304,123
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 4				

- 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

Part I: Summary

PHA Name: Brookline Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06FP033501-07 Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: 2007
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 3)		<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input checked="" type="checkbox"/> Final Performance and Evaluation Report		Federal FY of Grant Approval: 2007
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost	
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	Amount of Annual Grant: (sum of lines 2-19)	566,322	566,322	566,322
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			
Signature of Executive Director: <i>Brian Cloonan</i>		Brian Cloonan	Date 5-10-2011	Signature of Public Housing Director:
				Date

- 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

Part II: Supporting Pages

PHA Name: Brookline Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P033501-07 CFPP (Yes/No): No Replacement Housing Factor Grant No:		Federal FY of Grant: 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	20,000	20,000	20,000	20,000		Completed
MA 33-2 Sussman House	Elevator Upgrades	1460	101,000	101,000	101,000	101,000		Completed
MA 33-3 O'Shea House	Elevator Upgrades	1460	103,000	103,000	103,000	103,000		Completed
MA 33-5 Morse Apts.	Elevator Upgrades	1460	76,820	76,820	76,820	76,820		Completed
MA 33-7 Krickham Apts.	Elevator Upgrades	1460	3,303	3,303	3,303	3,303		Completed

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

Part II: Supporting Pages

PHA Name:	Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): No Replacement Housing Factor Grant No:	MA06P033501-07		Federal FY of Grant: 2007			
			Development	Development				
Development Number/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	56,193	56,193	56,193	56,193		
	Section 3 Coordinator	1408	8,618	8,618	8,618	8,618		
	Special Initiatives Coordinator	1408	27,331	27,331	27,331	27,331		
	Administration	1410	56,632	56,632	56,632	56,632		
	A/E Fees and misc. costs	1430	161	161	161	161		

- 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

Part I: Summary

PHA Name: Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P033501-08 Replacement Housing Factor Grant No: Date of CFFP:	Federal FY of Grant: 2008 Federal FY of Grant Approval: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12-31-10 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1		
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) 3	124,619	124,619	124,619	124,619
3	1408 Management Improvements	84,000	84,000	84,000	84,000
4	1410 Administration (may not exceed 10%)	62,309	62,309	62,309	62,309
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	126,190	96,054	96,054	84,972
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	225,978	256,114	256,114	158,897
11	1465.1 Dwelling Equipment—Nonependable				
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 4				

- 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

Part I: Summary

PHA Name: Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P033501-08 Replacement Housing Factor Grant No: Date of CFFP:	Federal FY of Grant: 2008 Federal FY of Grant Approval: 2008
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12-31-09 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
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	Amount of Annual Grant: (sum of lines 2-19)	623,096	623,096
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		
Signature of Executive Director: <i>Brian Cloonan</i>		Date: 5-10-2011	Signature of Public Housing Director:
			Date:

- 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.
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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

Part II: Supporting Pages

PHA Name:	Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): No	MA06P033501-08	Federal FY of Grant:	2008		Status of Work	
					Replacement Housing Factor Grant No:	Quantity		Total Estimated Cost
Development Number/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Original	Revised 1	Funds Obligated 2	Funds Expended 2	Status of Work
PHA-Wide	Operations	1406		124,619	124,619	124,619	124,619	
	Computer Learning Center Staff	1408		47,608	47,608	47,608	47,608	On-going
	Section 3 Coordinator	1408		10,101	10,101	10,101	10,101	On-going
	Special Initiatives Coordinator	1408		26,291	26,291	26,291	26,291	On-going
	Administration	1410		62,309	62,309	62,309	62,309	On-going
	A/E Fees and misc. costs	1430		96,740	66,611	66,611	58,229	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

Part I: Summary

PHA Name: Brookline Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06P033501-09 Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: 2009
				Federal FY of Grant Approval: 2009

Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: 12-31-10 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised 2	Obligated	Expended
		Total Estimated Cost		Total Actual Cost 1	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 20) 3	117,968	117,968	117,968	117,968
3	1408 Management Improvements	76,000	99,420	99,420	89,117
4	1410 Administration (may not exceed 10%)	58,984	58,984	58,984	58,984
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	9,766	41,356	41,356	11,175
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	327,126	272,116	259,570	154,850
11	1465.1 Dwelling Equipment—Noneexpendable				
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 4				

- 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.
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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

Part I: Summary

PHA Name: Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P033501-09 Replacement Housing Factor Grant No: Date of CFFP:	Federal FY of Grant: 2009 Federal FY of Grant Approval: 2009
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 3)
 Performance and Evaluation Report for Period Ending: **12-31-10** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
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	Amount of Annual Grant: (sum of lines 2-19)	\$589,844	\$577,298
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		
Signature of Executive Director: Brian Cloonan		Date	Signature of Public Housing Director:
<i>Brian Cloonan</i>		<i>5-10-20</i>	

- 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.
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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 and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: Brookline Housing Authority 90 Longwood Avenue Brookline, MA 02446	Grant Type and Number Capital Fund Program Grant No: MA03300000109E Replacement Housing Factor Grant No: Date of CFFP:	CFRRC	FFY of Grant: 2009 FFY of Grant Approval:
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Type of Grant

Original Annual Statement
 Performance and Evaluation Report for Period Ending: 12-31-10

Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: 3)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹	Expended
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)						
21	Amount of line 20 Related to LBP Activities	523,600	523,600	523,600	0	0	
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs	523,600	523,600	523,600	0	0	
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						
Signature of Executive Director: Brian Cloonan <i>Brian Cloonan</i>		Date	Signature of Public Housing Director		Date		
		5-18-2011					

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.

Part II: Supporting Pages

PHA Name: Brookline Housing Authority
 90 Longwood Avenue
 Brookline, MA 02446

Grant Type and Number
 Capital Fund Program Grant No: **MA03300000109E** **CFRC**
 CFFP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant:

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	
AMP 1								
O'Shea & Morse	Widen 10 doors to 42" from 30". Work includes demolition and rebuilding and widening of doorways; installation of lowered windows and shelving; relocation of electric switches; and infilling of carpeting.	1460	10	46,579	46,579	46,579	0	Construction
Sussman, O'Shea & Morse	Install 5 automatic door openers with remote controls at doors to parking lots and to courtyard/patio areas.	1460	5	19,132	21,056	21,056	0	Awarded
Sussman	Provide improved accessibility to library bookshelves and computers for residents' use.	1460	Project	13,000	13,000	13,000	0	Construction
Sussman	Renovate a one-bedroom unit to meet UFAS code for a one-bedroom accessible unit. Work would include substantial renovation to the unit including code compliant kitchen, bathroom and other measures.	1460	Project	148,370	146,446	146,446	0	Construction

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

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 and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: Brookline Housing Authority
 90 Longwood Avenue
 Brookline, MA 02446

Grant Type and Number
 Capital Fund Program Grant No: **MA03300000109E** **CFRC**
 CFPP (Yes/ No):
 Replacement Housing Factor Grant No:

Federal FFY of Grant:

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	
AMP 1 continued								
Sussman	Site Work for accessibility and safety, and to promote use of the site, including new exterior courtyard paving, passive and active recreational activities, ramping and other site improvements.	1450	Project	93,729	93,729	93,729	0	Construction
O'Shea	New exterior courtyard paving for improved access to community room in place of grass, new ramping, passive and active recreational activities; and other improvements for safety and site usage.	1450	Project	50,680	50,680	50,680	0	Construction
Morse	Walkway paving from rear courtyard to recycle and trash area. New paving for accessibility in upper courtyard and new seating to promote use of site.	1450	Project	40,000	39,990	39,990	0	Construction
Walnut	Remove tree roots and repave walkway and repair concrete stairs for safety.	1450	Project	22,450	22,450	22,450		Construction
AMP 1	A/E Fees & misc. costs	1430		37,300	37,310	37,310	24,579	On-going

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

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

Part I: Summary

PHA Name: Brookline Housing Authority		Grant Type and Number Capital Fund Program Grant No: MA06S033501-09 Capital Fund Recovery Grant Replacement Housing Factor Grant No: Date of CFFP:		Federal FY of Grant: 2009 Federal FY of Grant Approval: 2009
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Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost 1	
		Original	Revised 2	Obligated	Expended
1	Total non-CFP Funds	213,159	213,159	213,159	213,159
2	1406 Operations (may not exceed 20% of line 20) 3				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10%)	78,871	78,871	78,871	27,534
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	29,149	28,362	28,362	16,799
8	1440 Site Acquisition				
9	1450 Site Improvement	62,008	62,008	62,008	4,650
10	1460 Dwelling Structures	591,808	592,595	592,595	227,018
11	1465.1 Dwelling Equipment—Nonexpendable	26,880	26,880	26,880	26,880
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 4				

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.
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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

Part I: Summary

PHA Name: Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06S033501-09 Replacement Housing Factor Grant No: Date of CFFP:	CFRG	Federal FY of Grant: 2009 Federal FY of Grant Approval: 2009
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<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 6) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12-31-10 <input type="checkbox"/> Final Performance and Evaluation Report			
Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
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	Amount of Annual Grant: (sum of lines 2-19)	\$788,716	\$788,716
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	26,880	26,880
Signature of Executive Director: Brian Cloonan <i>Brian Cloonan</i>		Date	Signature of Public Housing Director:
			Date

- 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.
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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

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant:				
PHA Name: Brookline Housing Authority		Capital Fund Program Grant No: MA06S033501-09		2009				
		CFPP (Yes/No): No						
		Replacement Housing Factor Grant No:						
Development Number/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	
AMP 1								
Walnut St.	EPDM Roofing buildings A, E1, E2	1460		43,189	43,189	43,189	43,189	Completed
Sussman	Bldg. Envelope repair/replace Siding & Caulking	1460		231,296	232,084	232,084	107,901	Construction
O'Shea & Morse	Bldg. Envelope: Repair Concrete Balconies & Rails	1460		98,725	98,725	98,725	75,928	Completed
Kickham	Carpeting in Common Areas	1460		18,824	18,823	18,823	0	Construction
Walnut, Sussman, O'Shea & Kickham	Site Improvements & Paving Repairs	1450		22,880	22,880	22,880	4,650	Construction
Morse	Site Improvements: Re-Paving	1450		39,128	39,128	39,128	0	Construction
AMP 1	Appliances - Refrigerators	1465.1		26,880	26,880	26,880	26,880	Completed
AMP 1	A/E for Electrical upgrades Study	1430		4,750	4,750	4,750	4,750	Completed
AMP to be determined								
Col. Floyd	Unit Window Replacement	1460	60 Units	199,774	199,774	199,774	0	Construction
Col. Floyd	A/E for Unit Windows	1430		19,899	19,482	19,482	11,049	Construction
Col. Floyd	Storefront Entry Window Replacement	CDBG Funds	15 Entries	213,159	213,159	0	0	Bidding
Col. Floyd	Development Activities	1499	60 Units	0	0			

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

Part I: Summary

PHA Name: Brookline Housing Authority	Grant Type and Number Capital Fund Program Grant No: MA06P033501-10 Replacement Housing Factor Grant No: Date of CFFP:	Federal FY of Grant: 2010 Federal FY of Grant Approval: 2010
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 12-31-2010 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost	Total Actual Cost 1
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	Amount of Annual Grant: (sum of lines 2-19)	\$588,910	\$106,891
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		
Signature of Executive Director: <i>Brian Cloonan</i> Brian Cloonan		Date	Signature of Public Housing Director:
			Date

- 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.
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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

Part I: Summary

PHA Name: <p align="center">Brookline Housing Authority</p>	Grant Type and Number Capital Fund Program Grant No: MA06P033501-10 Replacement Housing Factor Grant No: Date of CFFP:	Federal FY of Grant: 2010 Federal FY of Grant Approval: 2010
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: **12-31-2010** Final Performance and Evaluation Report

Line No.	Summary by Development Account	Original	Revised 2	Obligated	Total Actual Cost 1	Expended
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 20) 3	95,519	95,519			
3	1408 Management Improvements	98,000	108,000	48,000		0
4	1410 Administration (may not exceed 10%)	58,891	58,891	58,891		0
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs	86,500	72,500	0		
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	250,000	254,000	0		
11	1465.1 Dwelling Equipment—Noneexpendable					
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 4					

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.