



Brookline for Everyone
411 Washington Street
Brookline, MA 02446

Members of the Board: December 12, 2023

Amanda Zimmerman
Paul Saner
Jeff Wachter
Jonathan Klein
Alden Raine
Katha Seidman
Deborah Brown
Katherine Haenschen

Mr. Michael Alperin, Executive Director
Brookline Housing Authority (BHA)

Mr. Roger Blood, Chair
Brookline Housing Advisory Board (HAB)

Re: Support letter for Walnut/High CPA Funding

Dear Michael and Roger:

We write this support letter for inclusion in your joint application for \$3.75 million in CPA funds for the BHA's upcoming Phase 1 redevelopment of its Walnut/High Street public housing.

Brookline for Everyone (B4E) is a grassroots organization of Brookline residents who want Brookline to be economically thriving, racially inclusive and environmentally sustainable. To accomplish these goals, we believe that Brookline needs more housing – affordable housing, subsidized housing, work-force housing, and market rate housing. As has been well-documented, the demand for housing in the greater Boston area including Brookline far outstrips supply, leading to a cost of housing that is unaffordable for most families.

B4E strongly supports the BHA's and HAB's co-application for \$3.75 million in Community Preservation Act funding for BHA's upcoming Phase 1 redevelopment of its Walnut/High Street public housing. We understand that on December 6, the HAB voted to recommend to the Select Board a funding allocation of \$3.75 million from the Town's Affordable Housing Trust (AHT). Together, the AHT and CPA funds would provide the \$7.5 million (which is 10% of the total budget of \$75 million), which the BHA believes is required to successfully apply for balance of the required funding from state and federal sources.

A favorable recommendation by the Town's CPA Committee to match the \$3.75 million in AHT funding so that the Town can provide the full \$7.5

million needed in “local equity” would then go to the May 2024 Town Meeting for approval. Once approved, the BHA could then submit a pre-application for the State’s “One-Stop” process, which is due in approximately September 2024, for the necessary state and federal tax credits, other subordinate loans, and first mortgage tax-exempt debt.

Brookline’s agreement to provide these funds from the AHT and the CPA will greatly increase the likelihood of approval of state and federal funds in the initial One Stop application (rather than being delayed one or more years to subsequent funding rounds), significantly increasing the likelihood of delivering this urgently needed improved public housing as soon as possible for our community.

In addition, providing this early support of 10% of the total funding will allow the BHA to leverage those funds funding by 9 to 1, bringing approximately \$67.5 million of outside funds to Brookline.

B4E looks forward to the BHA and HAB application being supported by the CPA Committee and Town Meeting. Thank you for your consideration of these comments.

Sincerely,

Brookline for Everyone