

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**Purpose.** 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, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>
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A.1	<p><b>PHA Name:</b> Brookline Housing Authority      <b>PHA Code:</b> MA033 <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 04/2025 <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029 <b>Plan Submission Type</b>   <input checked="" type="checkbox"/> 5-Year Plan Submission    <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> The public can access the Plan via our website, <a href="http://www.brooklinehousing.org">www.brooklinehousing.org</a>, community rooms at our Federal Buildings: Kickham Apartments -190 Harvard St. and 22 High-Walnut St Apartments. and at the BHA main office, 90 Longwood Ave, Brookline MA 02446</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"><thead><tr><th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr><tr><th>PH</th><th>HCV</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>
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B.1	<p><b>Mission.</b> 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.</p> <p>The Brookline Housing Authority provides low-income families, seniors, and people of all abilities with safe, decent, accessible, and affordable places to live in a community rich with opportunities. The BHA works in collaboration with government and civic organizations to support and encourage the well-being and economic self-sufficiency of BHA residents; to sustain a diverse population in Brookline; and to maintain attractive residential neighborhoods.</p>
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B.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p>1. Comprehensive rehabilitation of our older housing stock 2. Strengthened approach to service coordination and self-sufficiency for adult residents of our family housing and Improved social service support for our senior citizens. 3. Expand financial services and supports for federal program participants by creating FSS programming. 4. Employ a well-qualified staff and outside consultants. 5. Strategically add more affordable housing; such as the BHA's in-progress 32 Marion Street project and upcoming Walnut-High Project 6. Being a fiscally responsible authority; running balance budgets 7. Increase Environmental Sustainability at properties wherever financially feasible</p>
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B.3	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Our goal of rehabilitating older housing has led to the successful redevelopment of three buildings: Morse Apartments, O'Shea Apartments, and Sussman Apartments. Col. Floyd Apartments (32 Marion Street): Demolition was completed in October 2023 and building is currently underway. When completed - 2026, there will be 115 Units. Additionally, the BHA has hired an architect to begin the RAD redevelopment of its Kickham Apartments, which will consist of 39 units. Since early 2023, BHA has been working with the Town of Brookline on this redevelopment to create new, affordable housing units at 22 High-Walnut. The Town's approval process included zoning reforms and funding support. In November 2023, Brookline's Town Meeting passed a zoning change to facilitate the redevelopment. BHA submitted its Site Plan Review application to the Town's Planning Board in October 2024 and received approval on December 10, 2024. The BHA has submitted a Section 18 application for its 22 High-Walnut Apartments redevelopment project. The project involves demolishing four buildings on the site in two phases. In Phase 1, BHA will demolish 32 units across three buildings and replace them with a 96-unit building. Residents from the remaining building at 22 High Street will then relocate to this new building. In Phase 2, the building at 22 High Street will be demolished. Our goal of Strengthened approach to service coordination and self-sufficiency: The BHA has also applied for and</p>
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	<p>recently received the HUD FSS Grant. We are in the process of hiring an FSS coordinator and will expand self-sufficiency programming to both Section 8 residents and federal public housing residents. To enhance social services for our senior residents, in 2023 the BHA added Hebrew Senior Life Service Coordinators to each of our senior buildings through a competitive procurement process. These coordinators provide essential services, including nursing care and fitness instruction. Our Goal of Employing a well-qualified staff and outside consultants: Over the past three years, we've strengthened our team by hiring highly qualified leaders, including a Lease Housing Compliance Manger, Chief Financial Officer, Leased Housing Director, and Maintenance Director, each bringing extensive expertise to their roles. Their leadership has had a positive impact on both our staff and operations. Additionally, we engage top-tier consultants with proven success, particularly those with expertise in public housing, town zoning, and state and federal regulations. This combination of skilled staff and expert consultants ensures we continue to improve our operations and meet the needs of our community effectively. The BHA has procured energy retrofit funds for its redevelopments and converted buildings to electric utilities. In the last five years the BHA has added VASH and Mainstream vouchers to increase affordable housing resources for vulnerable populations. The BHA has increased its financial reserves by running balanced or surplus budgets.</p>
B.4	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>In 2024, the entire BHA staff completed VAWA training. We also updated the homepage of our website to include a dedicated VAWA section, offering resources for VAWA victims, including our emergency transfer policy, helpful resources, and contact information. Additionally, we established a VAWA subcommittee comprising staff and board members, and we are currently working on informational mailing packets as well as resident meetings on this topic. Our VAWA Policy is attached.</p>
C.	<p><b>Other Document and/or Certification Requirements.</b></p>
C.1	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>The Brookline Housing Authority (BHA) is changing its definition for substantial deviation to the PHA Plan in the following respects: As part of the Rental Assistance Demonstration (RAD) and Section 18 Demo/Disposition Program (Section 18), BHA is redefining the definition of a substantial deviation from the PHA Plan to exclude the following RAD and Section 18 specific items: a. The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance. b. Changes to the Capital Fund Budget produced as a result of each approved RAD or Demo/Disposition Conversion, regardless of whether the 3434958.3 042028 CORR proposed conversion will include use of additional Capital Funds. c. Changes to the construction and rehabilitation plan for each approved RAD conversion or Section 18 Demo/Disposition; and d. Changes to the financing structure for each approved RAD conversion and Section 18 Demo/Disposition.</p>
C.2	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations  <b>During our Resident Advisory Board Meeting, residents asked questions but did not challenge the plan or suggest changes. Our RAB Meeting materials are attached.</b></p>
C.3	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
D.	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p>
D.1	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

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