



**Brookline Housing Authority**

This is an important notice.  
Please have it translated.  
這是個重要通告，請予翻譯。  
Это важное уведомление.  
Просим перевести его.  
Esta es una notificación importante.  
Por favor, mande a traducirla.  
Sa a se yon avi enpòtan. Tanpri fè tradui l.  
これは重要な通知です。  
これを翻訳してもらってください。  
זוהי הודעה חשובה. אנא תדאגו לתרגומה.  
Đây là một thông báo quan trọng.  
Vui lòng cho dịch ra.  
Este é um aviso importante.  
Por favor traduza o mesmo.

**Dear Resident of Sussman House,**

October 26, 2021

**On November 9<sup>th</sup>, 2021, the Brookline Housing Authority’s (BHA) Board of Commissioners will be asked to grant approval to BHA staff to submit a Section 18 Disposition application to the U.S. Department of Housing and Urban Development (HUD) for Sussman House at 50 Pleasant Street.**

### **What is Section 18?**

Section 18 is a section of the U.S. Housing Act of 1937. This Section allows public housing authorities such as the BHA to demolish or dispose of a public housing project. Section 18 is a tool that housing authorities can use to reposition their public housing to a more sustainable financial platform and access private capital. The housing authority must describe their plan and reasons for pursuing Section 18 in their application that is reviewed by HUD.

### **What is Disposition?**

In the context of Section 18, Disposition describes a process where an existing public housing project is removed from the federal Public Housing platform. Disposition on its own (as opposed to Disposition *and* Demolition) means that the existing public housing project will not be physically demolished and replaced with new housing, as is planned for the Col. Floyd development. In the context of Sussman House, the BHA intends only to “dispose” of this federal public housing development and transition it to a more sustainable financing platform. Sussman House will not be demolished, but rather renovated with financing that relies on Section 8 Project Based Vouchers (PBVs) and Low-Income Housing Tax Credits (LIHTC).

### **Why is the BHA submitting a Section 18 application for Sussman?**

The BHA intends to submit a Section 18 application for Sussman so it can pursue Disposition to transition the development to a more sustainable financing platform. As many residents know, Sussman House at 50 Pleasant Street is in need of substantial interior and exterior repairs. The traditional federal Public Housing funds are inadequate to address the required repairs and improvements. The historical inadequacy of public housing funds led to the capital needs backlog we have today. The transition from the federal public housing program to these more sustainable

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financing programs will enable the BHA to raise the capital needed to substantially renovate the building and preserve it as safe, decent, affordable housing for current and future residents of 50 Pleasant Street.

**What are the components of this Section 18 application?**

The Section 18 application has many requirements. Some of these include justification for disposition, an environmental review, local government consultation, resident consultation, and tenant relocation information. The application does not include information pertaining to building rehabilitation details.

**How does this application affect residents of Sussman House?**

The sections of this application that most directly affect residents are tenant consultation and relocation information. Three meetings were held for residents of Sussman House to learn about the BHA’s plans for Section 18 and proposed renovations. At the first meeting in April 2021, residents were asked to complete an existing conditions survey and indicate what they like and don’t like about the current building. This information was used by the architects to inform their design and programming decisions of the proposed building.

Residents were invited to join a second meeting in August 2021 to learn more about Section 18, the BHA’s plans for redevelopment at 50 Pleasant Street, and see preliminary building and unit designs presented by the architect.

Residents were invited to join a third meeting in October 2021 to hear again about Section 18, the BHA’s plans for redevelopment at 50 Pleasant Street, and be introduced to the relocation specialist firm Housing Opportunities Unlimited (HOU). The BHA and HOU presented preliminary plans for temporary tenant relocation and gave residents the opportunity to ask questions.

The BHA’s expectation is that resident relocation will be temporary and occur within the building at 50 Pleasant Street while the renovations take place. Tenant rents will remain unchanged both during the renovation and once it’s complete. Only a change in tenant income will change the share of rent owed by that tenant.

If residents have questions or comments, they can leave a message at **617-981-9370** or send an email to [fellow@brooklinehousing.org](mailto:fellow@brooklinehousing.org).

Sincerely,  
Connor Clark  
BHA Development Associate

