

Roger Blood, Chair
Jonathan Klein
Leslie Reid
Steve Heikin
Carol Gladstone
Pam Goodman
Shawn K O'Neal
Alex Krieger
Bernard Greene
William Fagan



Remote Meeting via Zoom
[Click Here to Register for Meeting](#)
Or call: 646-828-7666
Meeting ID: 160 360 3709

Housing Advisory Board Agenda

Public Meeting to be held remotely via Zoom

Wednesday, September 2, 2026 at 5:30 PM

Note that items may be taken out of order:

- 1. Winn Companies request for \$4 million in Affordable Housing Trust funds for the substantial rehabilitation and extension of affordable housing restrictions at 99 Kent Street for 99 years**
 - 1a. Winn Presentation
 - 1b. Prospective HAB vote
- 2. Proposed Inclusionary Zoning Bylaw Amendment Warrant Article to restore the 'cash-in-lieu' option for projects located in the Harvard/Main Street Districts**
 - 2a. Discussion and vote
- 3. Proposed Warrant Article Resolution to adopt a non-binding policy for annual non-project-specific CPA funding for the Affordable Housing Trust**
 - 3a. Discussion and vote
- 4. Brookline Community Development Corporation request for \$295,000 in Affordable Housing Trust funds to support BCDC Emergency Rental Assistance Program**
 - 4a. BCDC presentation
 - 4b. HAB discussion/Q&A
 - 4c. Supplemental BCDC Emergency Rental Assistance Program Analysis

5. Centre Street Lots Next Steps

5a. Presentation and discussion

6. Updates

6a. Affordable Housing Trust Resources

6b. Smaller is Better Subcommittee: Inclusionary Zoning Cash-in-Lieu fee changes to be recommended to the Planning Board

6c. Comprehensive Plan

6d. Other

Housing Advisory Board Webpage

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Requests for language access may be sent to the Language Access Coordinator at ODEICR@brooklinema.gov.



99 Kent Street Preservation

PRESENTED TO THE BROOKLINE SELECT BOARD

SEPTEMBER 15, 2026



**HARBORWALK RESIDENCES AND HARBOR125 –
EAST BOSTON, MA**



**THE WATSON –
QUINCY, MA**



201 CANAL – LOWELL, MA



**THE RESIDENCES AT
BRIGHTON MARINE –
BOSTON, MA**



**THE TYLER – EAST
HAVEN, CT**



**GORDON H. MANSFIELD
VETERANS COMMUNITY
– TINTON FALLS, NJ**



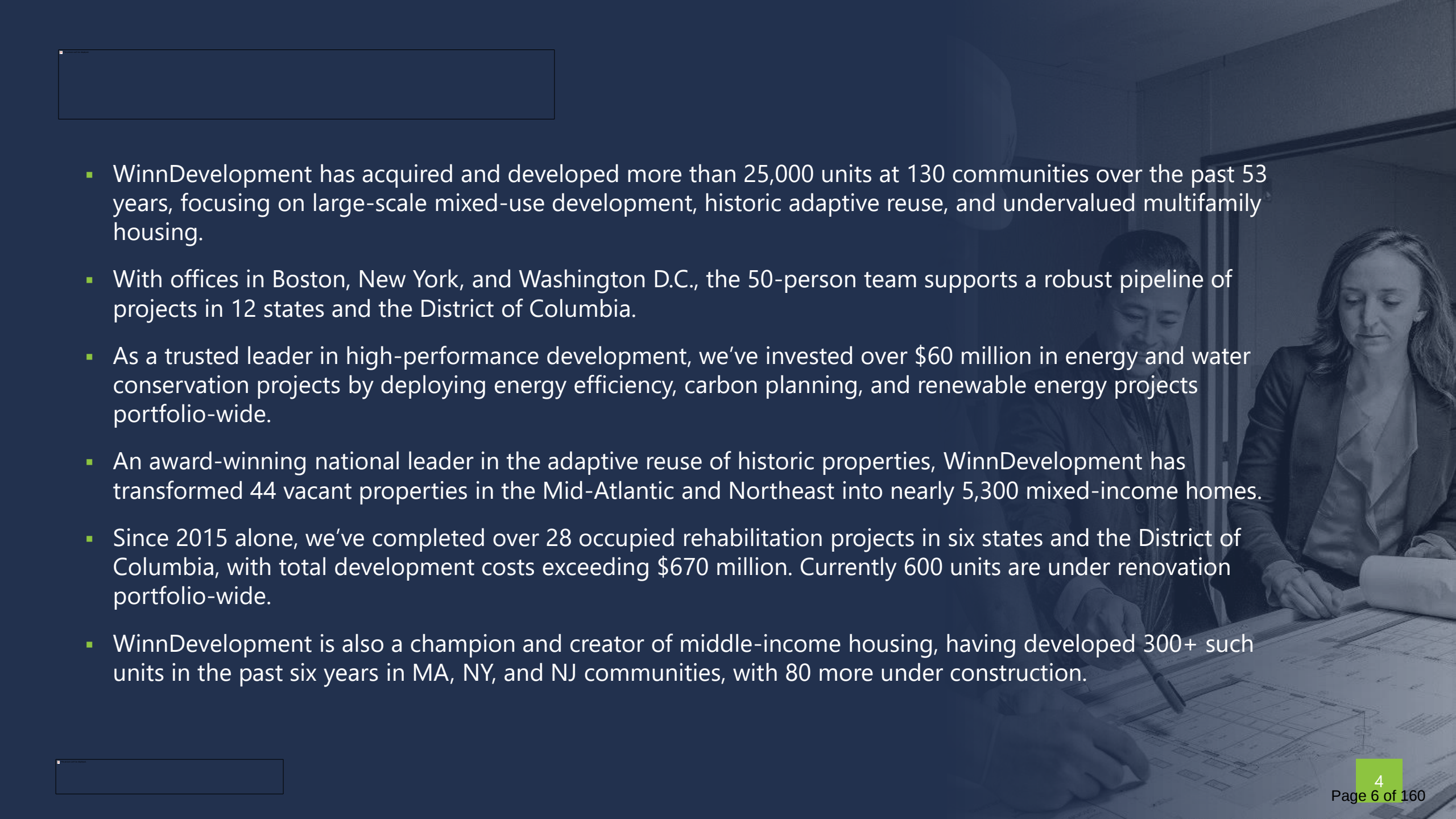
**CITY CROSSING –
JERSEY CITY, NJ**



**IVY SQUARE –
BRIDGETON, NJ**

WINNCOMPANIES AS A BUSINESS

- Founded in 1971 and still privately-held, WinnCompanies is an award-winning owner, developer and manager of high-impact, quality apartment homes.
- We manage more than **109,000 apartment homes** across **700 communities** in **25 states**, the **District of Columbia**, and **Puerto Rico**.
- Ranked as the **largest manager** of affordable housing, the **second-largest manager** of privatized military housing, and one of the **largest managers of all rental housing in the US**.
- Our Housing Stability Program has supported **60,000 households** in avoiding eviction.
- Proud developer and owner of **130 communities** across **ten states**.
- **4,000 dedicated team members** and growing, with minority team members holding 52% of managerial positions.
- In our 53-year history, WinnCompanies has **never missed a mortgage, tax, or loan payment**

- 
- WinnDevelopment has acquired and developed more than 25,000 units at 130 communities over the past 53 years, focusing on large-scale mixed-use development, historic adaptive reuse, and undervalued multifamily housing.
 - With offices in Boston, New York, and Washington D.C., the 50-person team supports a robust pipeline of projects in 12 states and the District of Columbia.
 - As a trusted leader in high-performance development, we've invested over \$60 million in energy and water conservation projects by deploying energy efficiency, carbon planning, and renewable energy projects portfolio-wide.
 - An award-winning national leader in the adaptive reuse of historic properties, WinnDevelopment has transformed 44 vacant properties in the Mid-Atlantic and Northeast into nearly 5,300 mixed-income homes.
 - Since 2015 alone, we've completed over 28 occupied rehabilitation projects in six states and the District of Columbia, with total development costs exceeding \$670 million. Currently 600 units are under renovation portfolio-wide.
 - WinnDevelopment is also a champion and creator of middle-income housing, having developed 300+ such units in the past six years in MA, NY, and NJ communities, with 80 more under construction.

PROJECT TEAM



ADAM STEIN
President,
WinnDevelopment



JOE THIFAUT
Divisional Vice President,
WinnResidential



TREVOR SAMIOS
Executive Vice President,
Operations Strategy &
Solutions, Connected
Communities



LAUREN CANEPARI
Senior Project Manager,
WinnDevelopment

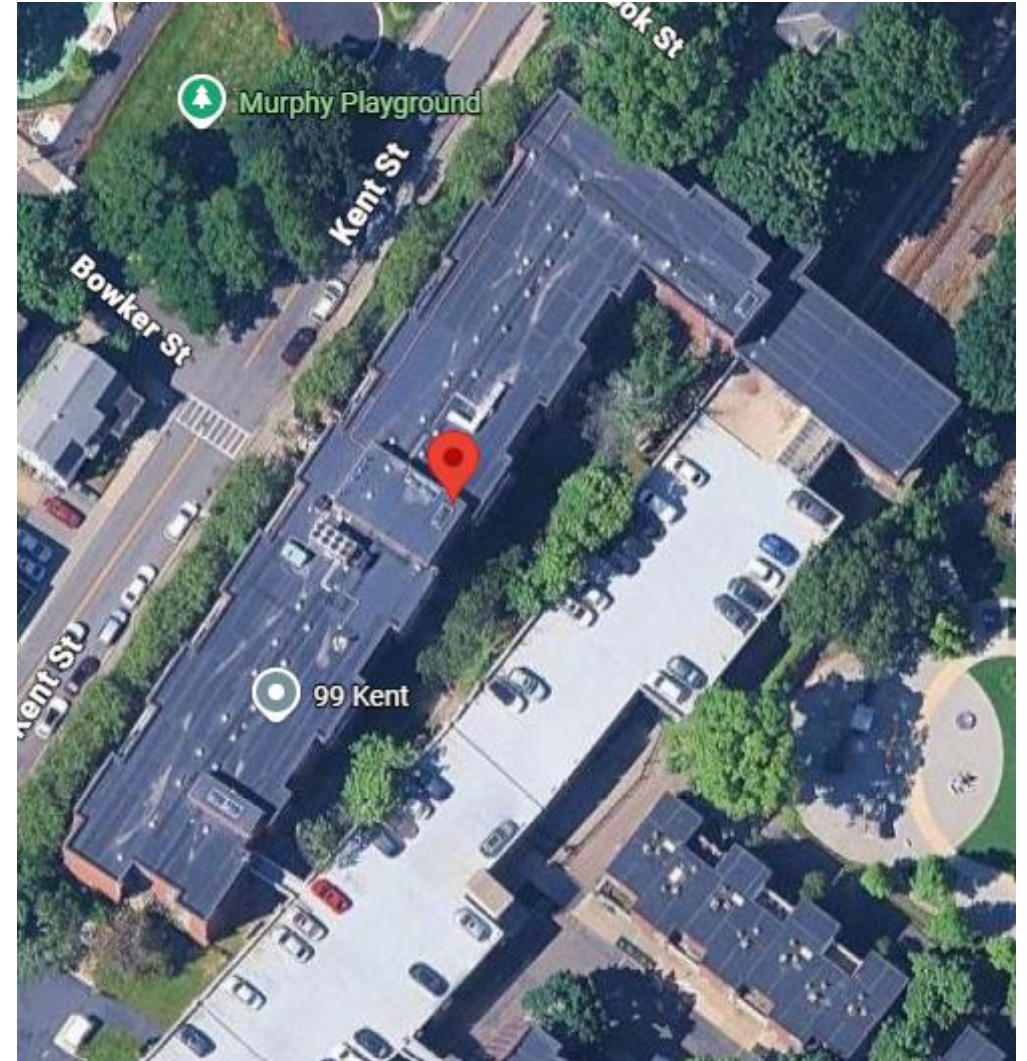


MARCEL MERWIN
Assistant Project Manager,
WinnDevelopment



WHY ARE WE HERE?

- We plan to apply to EOHLC for funding to rehabilitate the 99 Kent Street project.
- Preapplications are due September 24th, with a full application due in December
- To be invited to submit a full application, we need a strong preapp showing town support, including matching funds.
- Other essential items are a rezoning to reduce parking requirements, and town help with the MBTA air rights lease.

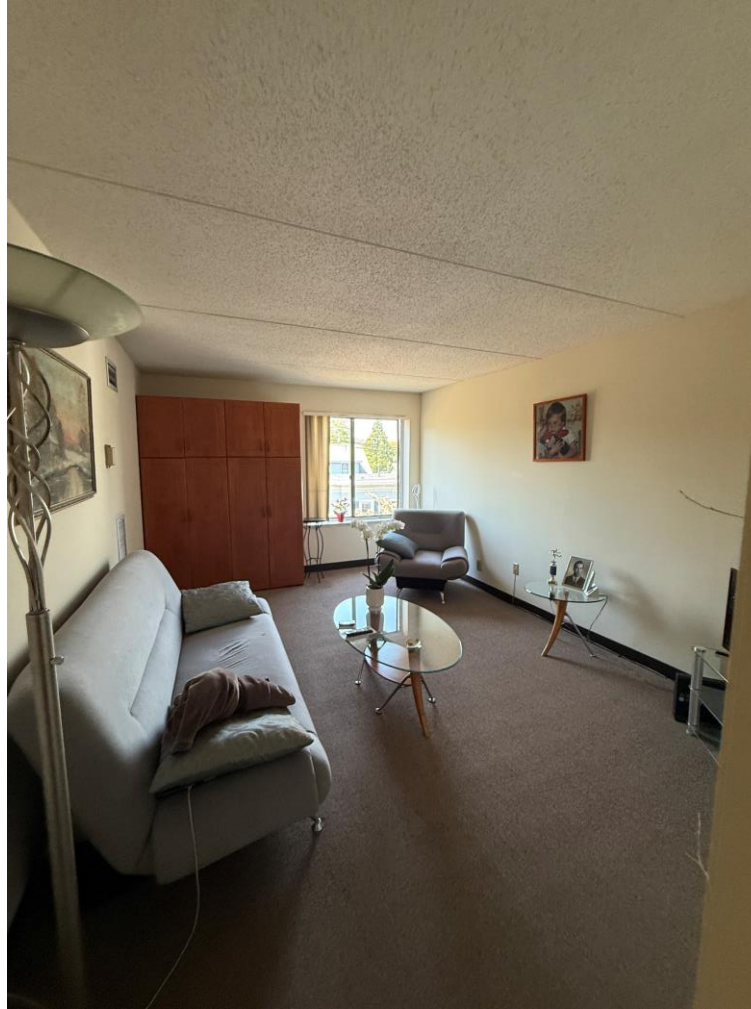


99 KENT STREET **REHABILITATION**

- Existing 1975 residential building at 99 Kent Street in Brookline, MA
- 117-unit Elderly Apartments
- Affordability expires at the end of 2027
- 28 years since last renovation
- Rehab will extend Affordability for 99 years



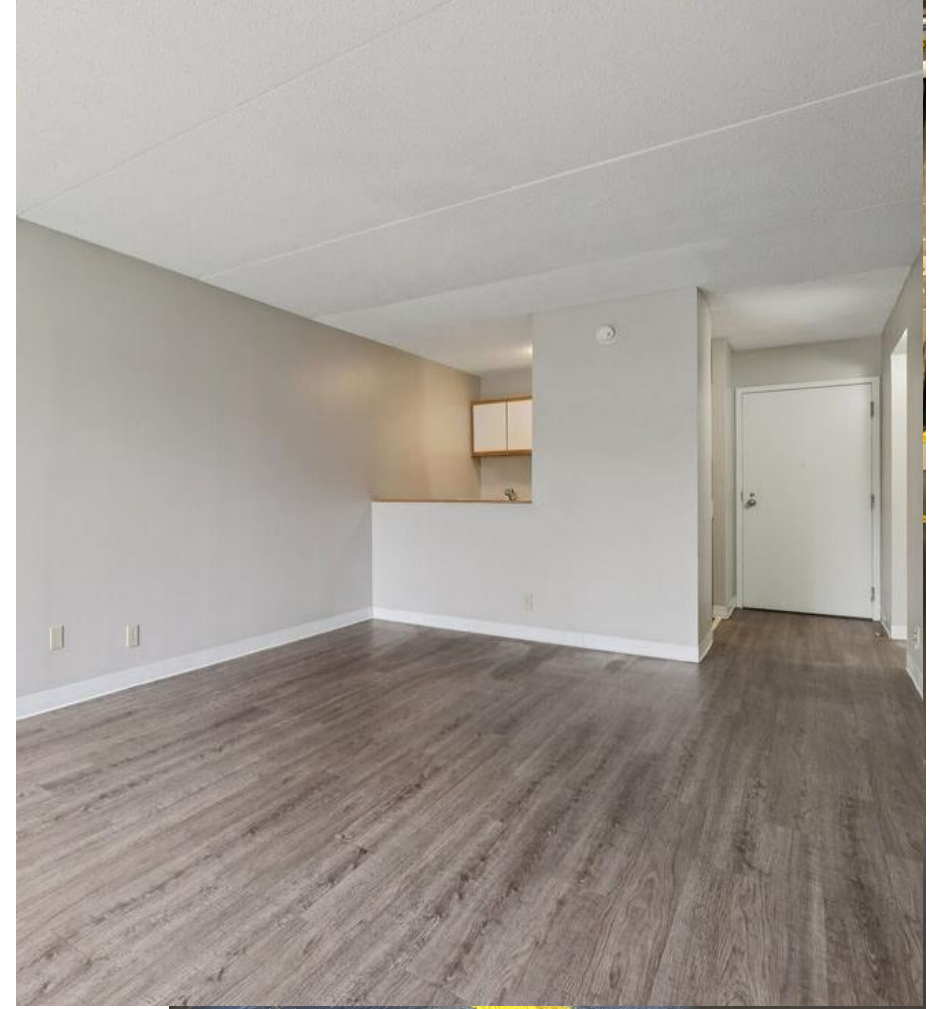
EXISTING CONDITIONS



EXISTING CONDITIONS



RENOVATED UNIT



SCOPE OF IMPROVEMENTS

- The rehabilitation includes residential units, common areas, and building scale upgrades:
 - Full renovation of all kitchens and bathrooms including replacement of cabinetry, countertops, plumbing fixtures, appliances, flooring, lighting, thermostats, and other interior finishes.
 - Gut rehabilitation of 9 units to meet current ADA accessibility codes
 - Common area improvements including new flooring, carpeting, ceilings, lighting, painting, resident amenities, mail and package facilities, elevator cab modernization, and accessibility enhancements.
 - Creation of new community spaces for seniors to gather, hold events, and provide services.
 - Exterior improvements upgrades to sidewalks, landscaping, entryways etc.



DEEP ENERGY RETROFIT

- A separate, deep energy retrofit project is currently in development, anticipating a kick-off in Q4 2026. Construction will take 16 months, completing Q2 2028.
- Scope of Work includes a new high efficiency exterior envelope, HVAC system, 1200 Amp Electrical service, and triple pane windows
- Funding sources include a total of **\$10.5MM in awards** from DOER, MHP Climate Ready Housing, and MassSave
- Winn is committed to putting an **additional \$7.2MM** into the project.
- This project greatly increases the building's energy efficiency without sacrificing the stately design of the original building.



DEEP ENERGY RETROFIT



- METAL PARAPET CAP
- SINGLE SOLDIER COURSE
- GREY THIN BRICK
- BLACK WINDOW FINISH
- WARM LIGHT BROWNSTONE SILL
- WARM LIGHT BROWNSTONE HEAD
- PAINTED FASCIA BOARD
- BREAK METAL TRIM
- DARK RED THIN BRICK
- DOUBLE SOLDIER COURSE

DEEP ENERGY RETROFIT



FRONT ELEVATION



FINANCIAL SOURCES

- Planned as a Twin 4% and 9% Low Income Tax Credit project, utilizing both federal and state credits.
- Additional funds include Executive Office of Housing and Livable Communities (EOHLC) soft funds, Seller note, Deferred Developer Fee, permanent mortgage, and the anticipated Town of Brookline soft funds.

Funding Source – 4% Deal	Amount
Federal LIHTC 4%	17,652,000
State LIHTC	7,593,000
Permanent Mortgage	14,390,000
HLC Soft Debt	6,500,000
Town of Brookline	4,000,000
Seller note	1,000,000
Deferred Developer Fee	443,292

Funding Source – 9% Deal	Amount
Federal LIHTC 9%	10,009,000
State LIHTC	7,519,000
Permanent Mortgage	2,790,000
Deferred Developer Fee	160,306



FINANCIAL USES

Use of Funds – 4% Deal	Amount
Acquisition	30,788,889
Design	688,084
Construction	9,433,581
Construction Contingency	885,296
Administration	1,160,923
Financing	4,183,105
Taxes/Insurance	480,506
Capitalized Reserves	1,319,275
Miscellaneous/Other Costs	494,017
Soft Cost Contingency	190,759
Developer Fee	3,792,308
Total Development Budget	53,416,741

Use of Funds – 9% Deal	Amount
Acquisition	11,591,111
Design	259,310
Construction	3,558,405
Construction Contingency	333,982
Administration	437,053
Financing	1,909,976
Taxes/Insurance	180,959
Capitalized Reserves	496,668
Miscellaneous/Other Costs	185,983
Soft Cost Contingency	93,647
Developer Fee	1,427,692
Total Development Budget	20,474,787



UNIT COMPOSITION

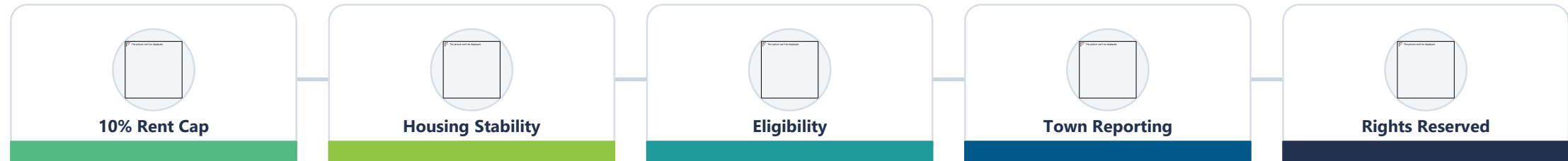
- 115 units are anticipated to be Affordable, mixed between 60% AMI and 30% AMI units
- Project Based Vouchers are anticipated to support most of the 30% AMI units
- 2 Market Rate units – these are current tenants who live at the property and do not income-qualify for affordable units. Winn is committed to not losing any tenants due to the rehabilitation of the property.

UNIT COMPOSITION 4% Deal				
UNIT TYPE	≤ 30% AMI	≤ 60% AMI	Market Rate	TOTAL
1 BR	34	33		67
2 BR	7	11		18

UNIT COMPOSITION 9% Deal				
UNIT TYPE	≤ 30% AMI	≤ 60% AMI	Market Rate	TOTAL
1 BR		29	2	31
2 BR		1		1



Winn's Core Commitments



10%
cap on qualifying
annual rent increases

Conditional framework

Applies only where all household conditions are met.

Annual Town report

Privacy-protected summary report during the Agreement term.

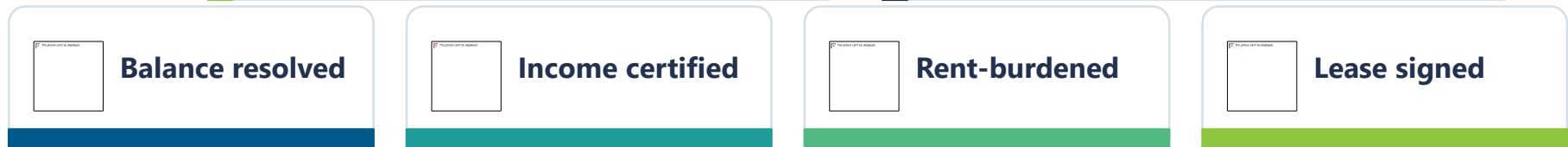
Resident stability

Targeted support for qualifying covered households.

Owner rights preserved

Existing lease and legal remedies remain reserved.

Eligibility checks

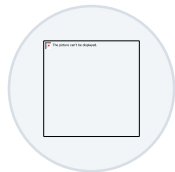


Open items: effective date, term/end date, annual report deadline, and bracketed assistance references.



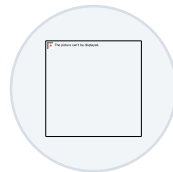
Resident Support

The Agreement acknowledges sustained efforts to help affected households remain housed after prior restrictions expired.



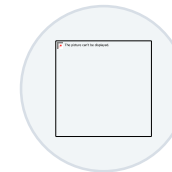
Resident engagement

- Advance written notice
- Individual resident meetings
- Support with income certification and housing options



Affordability support

- Voucher assistance and acceptance
- Referrals to RAFT and Town resources
- Rental assistance application help



Payment flexibility

- Case-by-case payment plans
- Phased rent adjustments
- Repayment compliance required



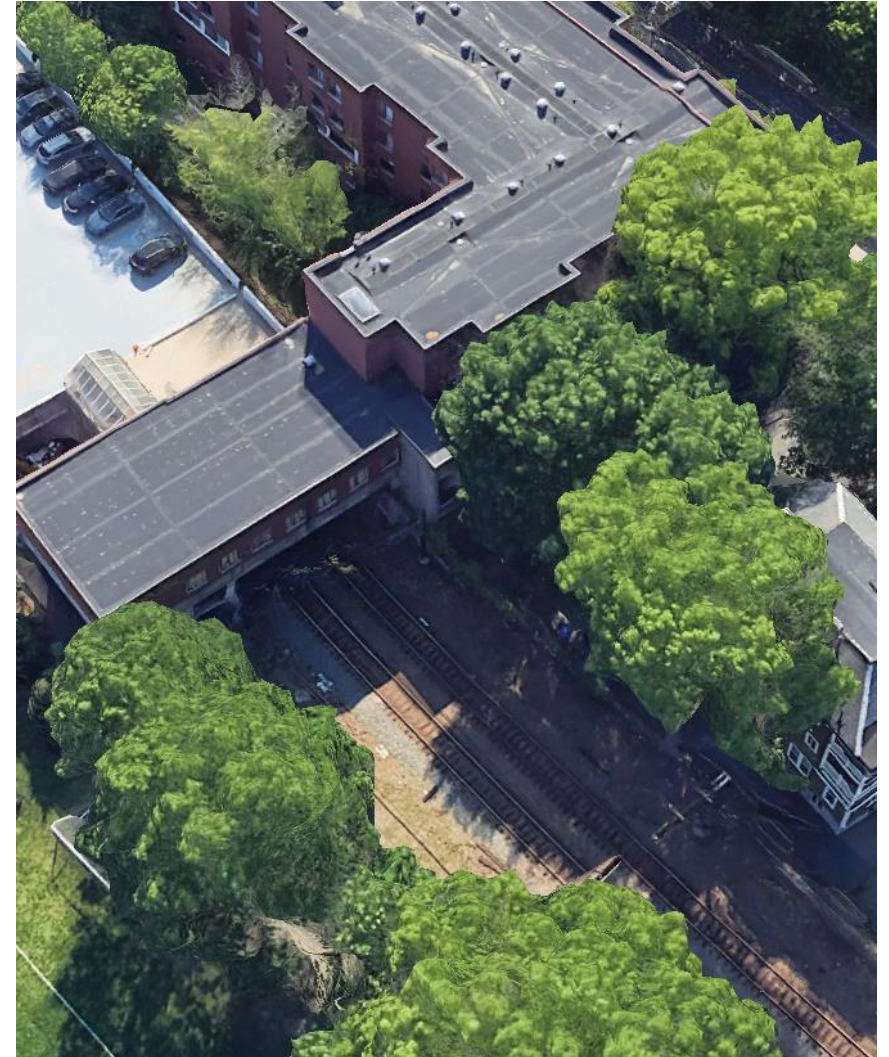
Capital investment and long-term strategy

Owner has invested over \$9 million since 2018 and continues to address capital needs, including building systems and unit renovations.



PROJECT CHALLENGES

- Occupied Rehab with Elderly Residents
 - Temporary relocation throughout construction
 - Tenants will stay in place except for 9 ADA units who will be moved out for approximately 6 weeks.
- Active MBTA rail line below the building
 - Additional complexity with construction and coordination with MBTA
 - Air rights lease expires in 2075. Help from the town with the extension is essential to long term affordability.
- Need reduction in required parking – this will give us more flexibility with the garage. Including a partnership with town either to lease spaces or buy the garage outright.

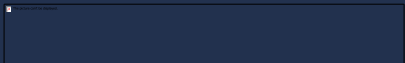


PROPOSED TIMELINE

Milestone	Date
Application for funding- State and Federal	09/2026 and 12/2026
Approval of funding- State and Federal	Q1 2027
Financial Closing / Construction Start	Q4 2027
Construction Completion	Q2 2029
Lease-up	Q2/Q3 2029
Permanent Conversion	Q3 2029



THANK YOU



Draft HAB vote language:

The Housing Advisory Board recommends that the Select Board make a preliminary commitment of Affordable Housing Trust funds in the amount of \$4 million to the Winn Companies for its Senior Affordable Housing rental project at 99 Kent Street, as follows:

The Select Board of the Town of Brookline is pleased to make a preliminary commitment of up to \$4 million to the Winn Companies to be utilized for the substantial rehabilitation and extension of affordable housing restrictions at 99 Kent Street and authorizing the Select Board Chair to sign related documents on behalf of the Select Board.

Conditions for this commitment include the following:

- Success in securing non-Town funding resources adequate to develop and finance the project as proposed;
- Extension of the affordability restrictions on 115 of the 117 rental units at 60 percent of area median income for 99 years; and
- Provision of a more detailed description of the proposed capital improvements at 99 Kent Street that will be completed under the funding plan as presented.

The loan term will be for 45 years at zero percent interest with no payments due until maturity. Ninety-five percent of the funds will be made available during construction.

This conditional commitment will be in effect for a period of two years, unless further extended by mutual agreement between both parties.

Presentations to Select Board and draft language of Select Board votes

Discussion and potential Select Board votes related to the rehabilitation and affordability of homes at 99 Kent Street, as well as the existing income-qualified residents at 77 Village Way, as favorably recommended by the Housing Advisory Board:

- a. Presentation by Winn Companies and Roger Blood, Housing Advisory Board Chair;
- b. Question of authorizing \$4,000,000 of Affordable Housing Trust funds, on the terms and conditions as recommended by the Housing Advisory Board, to be utilized for the substantial rehabilitation and extension of affordable housing restrictions at 99 Kent Street for 99 years and authorizing the Select Board Chair to sign related documents on behalf of the Select Board;
- c. Question of authorizing the Town Administrator, Planning & Community Development Director and Housing and/or Community Planning Director to: (i) favorably recommend to the state or other funding sources grant applications that supports the rehabilitation and affordability of homes at 99 Kent Street; (ii) support Winn Companies' efforts in extending their air rights lease with the MBTA for 99 years; and (iii) support eliminating parking minimums for 99 Kent Street and 77 Village Way and allow some of the excess existing parking to be utilized by the general public.

-DRAFT-

Warrant Article XX

(Inclusionary Zoning)

Explanation

The November 2023 Special Town Meeting passed Warrant Article XX, which adopted the MBTA Communities Act by upzoning several designated multifamily zones in the Town. One additional provision of Article XX, not required by the MBTACA, modified the Inclusionary Zoning Section 4.08 of the Zoning Bylaw. This change created a ‘carve-out’ for designated sections of Harvard and Beacon Streets in which the option for a developer to make a cash payment to the Town’s Affordable Housing Trust in lieu of providing an onsite affordable unit was eliminated. Instead, any proposed project containing four or more units would be required to provide at least one affordable onsite unit.

While the Housing Advisory Board (HAB) supported Article XX’s adoption of the MBTA Communities Act, including the designated areas therein, the HAB opposed the added provision of this Article which removed the cash-in-lieu option. The HAB’s position was that this special carve-out was ill-advised, as it would place a significant added financial burden on developers of smaller projects; that it would discourage the creation of any new housing in the designated areas, while also denying any “leverageable” revenue for the Housing Trust to produce affordable units elsewhere in Brookline.

The HAB position, furthermore, is that standardized Inclusionary Zoning requirements townwide are preferable to imposing varying I.Z. rules for different parts of the Town.

Since Brookline’s adoption of the MBTA Communities Act in the Fall of 2023, minimal development has occurred in the designated MBTACA zoning districts. Only two small projects with four market-rate and zero affordable units have been proposed.

While several reasons have been offered for this dearth of development activity, Warrant Article XX would remove one such deterrent to the creation of new housing in these districts, while restoring geographic uniformity to Brookline’s Inclusionary Zoning rules and generating some revenue for the Housing Trust.

PETITION TO SUBMIT A WARRANT ARTICLE FOR THE 2026 SPECIAL TOWN MEETING

Submitted by Roger Blood, Chair, Brookline Housing Advisory Board (rfblood@gmail.com)

To see if the Town will vote to approve the RESOLUTION as further detailed below.

PRINT NAME	SIGNATURE	ADDRESS	PRECINCT
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§ 4.08 AFFORDABLE HOUSING REQUIREMENTS

4. Required Affordable Units

d. For Projects that upon completion will create fewer than 11 additional Dwelling Units and are not located in the Harvard Street Main Street Corridor districts (H-MS, H-MS-O, H-MST, H-MSN), the applicant may choose to make a Cash in Lieu of Units Payment to the Affordable Housing Trust,

6. Alternative Requirements for Affordable Units by Special Permit

c. **Alternative Cash Payment** — The applicant may make a cash payment to the Town's Affordable Housing Trust Fund with a value comparable to the difference between the value of the Affordable Units required under this § 4.08 if provided on-site, and the fair market value of such units free of the conditions set forth in Section 4.08.2.

~~A Special Permit pursuant to this Section 4.08.6 shall not be permitted for Projects located in the Harvard Street Main Street Corridor districts (H-MS, H-MS-O, H-MST, H-MSN).~~

Or act on anything relative thereto.

PETITION TO SUBMIT A WARRANT ARTICLE FOR THE 2026 SPECIAL TOWN MEETING

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WHEREAS, the creation and preservation of Affordable Housing has been consistently ranked among the top priority needs for Brookline to address; and

WHEREAS, the Town of Brookline has, for more than three decades, demonstrated a strong and consistent commitment to the creation and preservation of affordable housing, recognizing that a diverse and inclusive community requires a range of housing opportunities for households of varying incomes; and

WHEREAS, a key mission of the Brookline Housing Advisory Board, including as Trustees of the Town's Affordable Housing Trust, is "*to promote the preservation and creation of housing which is affordable to low-, moderate- and upper-moderate-income persons and households and families*"; and

WHEREAS, the Housing Advisory Board is charged with reviewing, evaluating, and recommending local support for affordable housing developments consistent with the Town's Housing Production Plan and other Town-adopted housing goals; and

WHEREAS, in order for the Housing Advisory Board to effectively perform its mission, a substantial Housing Trust balance needs to be accrued and maintained to fund the local contribution component of future Affordable Housing project development and preservation needs; and

WHEREAS, among the high-priority future calls upon the Affordable Housing Trust that far exceeds its current local funding capacity is the Brookline Housing Authority's second phase of its Walnut-High Street redevelopment project (approximately \$10 million) and the future expiration of long-term

affordability protections in Brookline's existing federally funded low-income rental housing projects; and

WHEREAS, Town Bylaw Section 3.13 stipulates that specific skillsets and experience relating to Affordable Housing projects, including finance, legal, development, planning and design, be demonstrated by Housing Advisory Board members; and

WHEREAS, municipal housing trusts can act expeditiously in vetting and committing funds in response to qualified Affordable Housing project applications; and

WHEREAS, the Community Preservation Act Committee ("CPAC") is responsible for recommending annual allocations of CPA funds among the CPA's three eligible purposes of community (affordable) housing, historic preservation, and open space/recreation; and

WHEREAS, any appropriation of CPA funds to the Affordable Housing Trust remains subject to applicable CPA requirements, including recommendation by CPAC, appropriation by Town Meeting, and applicable accounting and reporting requirements; and

WHEREAS, the Housing Advisory Board acknowledges and is committed to the CPAC's top priorities in its funding plan for Community Housing, including climate resilience and sustainability and diversity and inclusion; and

WHEREAS, the Town recognizes the importance of efficient coordination to maximize the impact of limited public resources, ensuring transparency in funding decisions, and simplifying the process for developers and nonprofit sponsors of affordable housing seeking local financial support; and

WHEREAS, approximately ten other Boston Metro area cities and towns, including Newton, Cambridge and Somerville, have adopted policies and practices that entail periodic non-project-specific grants of CPA funding for their affordable housing trusts; and

WHEREAS, the Housing Advisory Board and Community Preservation Act Committee have engaged in substantial discussions concerning a framework for non-project-specific CPA funding for the Affordable Housing Trust but have not reached agreement on a continuing policy.

Now, therefore, be it RESOLVED: Town Meeting recommends adoption of the following non-binding policy for annual Non-Project-Specific CPA funding for the Town's Affordable Housing Trust:

1. A Non-Project-Specific CPA housing grant to the AHT will be made only during a CPA annual funding cycle when the unencumbered Affordable Housing Trust balance at the end of the most recent prior Fiscal Year is less than \$10 million.
2. The amount of a Non-Project-Specific CPA housing grant to the Affordable Housing Trust for any CPA annual funding cycle will be the lesser of 1/3 of the Town's certified CPA revenue for the most recent prior Fiscal Year or \$1 million.
3. The amount of a Non-Project-Specific CPA housing grant for any CPA annual funding cycle will be reduced by the amount of any Project-Specific CPA housing grant(s) to the Affordable Housing Trust during the same annual CPA funding cycle;

Or act on anything relative thereto.

July 16, 2026

Town of Brookline
Select Board and Brookline Housing Advisory Board

Dear Select Board and Members of the Housing Advisory Board:

On behalf of the Brookline Community Development Corporation (BCDC), I respectfully request \$295,000 to support our Emergency Rental Assistance Program over the next eight months. As you know, we distributed the HAB's initial award and have submitted a quarterly report, including a request for reimbursement.

This funding will enable BCDC to provide emergency rental assistance to approximately 57–60 Brookline households, stabilizing housing for an estimated 165–180 residents who are experiencing temporary financial hardship. In addition to direct rental assistance, the program provides housing counseling, legal assistance, and coordinated case management through Metro West Collaborative Development to help families remain stably housed and avoid eviction.

Our goal is to maintain a 95% or greater housing retention rate while preventing approximately 57–60 evictions. By intervening early, the program preserves housing stability, reduces the need for costly emergency shelter and other public services, and helps maintain the diversity and economic vitality of our community.

Thank you for your continued commitment to affordable housing and housing stability in Brookline. We appreciate your consideration of this request and look forward to discussing the proposal with the Board.

Sincerely,

Deborah Brown
President
Brookline Community Development Corporation

Brookline Community Development Corporation Emergency Rental Assistance Funding Request

Purpose

The Brookline Community Development Corporation (BCDC) seeks temporary financial support from the Brookline Housing Advisory Board (HAB) to sustain its Emergency Rental Assistance Program while additional state, federal, philanthropic, and private funding sources are pursued. This bridge funding will ensure that Brookline households facing immediate housing crises continue to receive assistance without interruption.

We are seeking emergency rental assistance funding for an eight month period, because this timeline would allow the CPA to meet and provide permanent funding. It is our understanding that the HAB will be reimbursed a portion of this award. We lowered our standard award from \$5,000 to \$3,500, because the average claim is \$3,350, which is far less than \$5,000. We can assist more families in need. Finally, we are being financially prudent by lowering the award amount.

During the eight-month funding period, Brookline Community Development Corporation (BCDC) will provide emergency rental assistance to approximately 57 to 60 households, preventing eviction and stabilizing housing for an estimated 165 to 180 residents, including children, seniors, and working families. The program will provide an average financial assistance award of approximately \$3,350 per household, resulting in roughly \$190,000 to \$201,000 in direct rental assistance payments made directly to landlords.

Financial assistance will be paired with comprehensive housing stabilization services. Every participating household will receive individualized housing counseling, budgeting assistance, and referrals to Metro West Collaborative Development and other community resources to address the underlying causes of their housing instability. BCDC anticipates providing 60 or more housing counseling sessions, 60 or more Metro West referrals, and 16 to 24 legal consultations for households facing eviction proceedings or other housing-related legal issues.

The program's primary outcome is to ensure that at least 95% of participating households remain permanently housed, while preventing approximately 57 to 60 evictions. By combining direct financial assistance with supportive services, BCDC seeks not only to resolve immediate housing crises but also to strengthen long-term housing stability and reduce the likelihood of future episodes of homelessness. This integrated approach protects vulnerable residents, preserves neighborhood stability, and reduces the significantly higher public costs associated with eviction and homelessness.

We are seeking eight months of gap funding, because of the complex CPA funding cycle.

- screening
- Financial coaching

- Referrals to community resources

Eight-Month Objectives

During the eight-month funding period, BCDC will:

- Prevent evictions and homelessness among Brookline residents experiencing temporary financial hardship.
- Maintain uninterrupted emergency rental assistance while long-term funding is secured.
- Strengthen partnerships with Metro West Collaborative Development, legal services providers, and social service agencies.
- Expand outreach to households most at risk due to reductions in federal rental assistance, SNAP, and other anti-poverty programs.
- Position the program for long-term sustainability through diversified funding.

Eight-Month Production Goals

Goal	Eight-Month Target
Households Assisted	57–60
Residents Stabilized	165–180
Average Grant	Approximately \$3,350
Direct Rental Assistance	Approximately \$195,000
Housing Counseling Participants	60+
Metro West Referrals	60+
Legal Consultations	16–24
Households Remaining Housed	95%+
Evictions Prevented	57–60

Based on the program assumptions we've previously developed—including an average grant of \$3,350 per household, integrated housing counseling, Metro West coordination, legal assistance, administration, and a modest contingency—an eight-month Emergency Rental Assistance Program budget would be:

Budget Category	Amount
Direct Rental Assistance (57–60 households)	\$195,000
Housing Counseling (approximately 20%)	\$39,000
Metro West Collaborative Services (15%)	\$29,250
Legal Assistance	\$8,000
Program Administration	\$10,000
Outreach, Translation & Program Materials	\$3,500
Contingency/Emergency Reserve	\$10,250
<u>Total Eight-Month Budget</u>	<u>\$295,000</u>

Budget Narrative

The proposed \$295,000 budget is designed to provide a comprehensive housing stabilization program over an eight-month period. Approximately 66% of the budget is dedicated to direct rental assistance, allowing BCDC to prevent eviction for approximately 57 to 60 households through average grants of about \$3,350.

The remaining funds support the services that make emergency assistance more effective:

- Housing counseling (\$39,000) provides individualized budgeting, landlord negotiation, benefits screening, and long-term housing stabilization planning. We have found that counseling helps to stabilize families and thus, reduces the need for additional assistance. This work is done in collaboration with the Brookline Center's experienced therapists.
- Legal assistance (\$8,000) is essential to stop evictions which are far more costly relocations.
- Metro West Collaborative services (\$29,250) eligibility determination, income verification, grant administration, reporting, and compliance Legal assistance (\$8,000) supports tenants facing Notices to Quit, summary process actions, or other housing-related legal issues. We have been told that upwards of 90% of tenants who have legal representation are not evicted.
- Program administration (\$10,000) covers BCDC's overhead.
- Outreach, translation, and program materials (\$3,500) improve access for residents with limited English proficiency and help ensure eligible households are aware of available assistance.
- A contingency reserve (\$10,250) provides flexibility to respond to unexpected increases in demand or unusually complex cases like situations. It will likely be used to provide rental assistance. If the HAB prefers, these funds can be moved directly into the direct assistance line item.

This investment is expected to stabilize housing for 165–180 Brookline residents, prevent 57–60 evictions, and maintain a 95% or greater housing retention rate, while reducing the far greater public costs associated with homelessness, emergency shelter, and housing displacement.

Expected Community Impact

Over the eight-month period, BCDC anticipates:

- Assisting approximately 60 households.
- Stabilizing approximately 125 Brookline residents.
- Preventing dozens of avoidable evictions.
- Reducing demand on emergency shelter and other crisis services.
- Strengthening collaboration among Brookline's housing providers and human service organizations.
- Preserving neighborhood stability during a period of increasing economic uncertainty.

Conclusion

The Brookline Housing Advisory Board's temporary investment will provide an essential bridge during a period of growing need. As federal housing and anti-poverty resources become increasingly uncertain, local emergency rental assistance has become one of Brookline's most effective tools for preventing homelessness and preserving housing stability.

By filling this temporary funding gap, HAB will enable BCDC to continue responding rapidly to housing emergencies, keep vulnerable residents safely housed, and position the Emergency Rental Assistance Program for long-term financial sustainability through a diversified funding strategy.



Emergency Rental Assistance Program Summary April 2025 to June 2026

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Program Overview

The Brookline CDC Emergency Rental Assistance (ERA) Program was designed to assist Brookline residents experiencing temporary financial hardship, housing instability, or risk of eviction. It also helps to save Brookline and the Commonwealth substantial sums of money.

The program was administered in partnership with Metro West Collaborative Development, Inc. and supported by Community Preservation Act funding, Town of Brookline support, Housing Advisory Board (HAB) resources, Brookline Community Foundation (BCF) support, West Metro funds, and Brookline CDC funds and in-kind donations.

Operated on a first-come, first-served basis while funds remained available based on the applicants meeting its qualifications, we believe that it has largely helped to prevent homelessness and eviction, stabilize vulnerable tenants, preserve existing tenancies, support survivors of domestic violence, improve housing access and financial stability, connect residents with supportive services and promote long-term housing sustainability.

Given the high volume of need, BCDC has had to lower its award amount from \$5,000 to \$3,500 in order to remain financially stable. We based this number on the average amount requested by tenants.

This program analysis runs from April 2025 to June 30, 2026.

II. Program Statistics and Outcomes

The data demonstrate several important conclusions:

Total Town Investment: approximately \$370,000 Private Investment: \$40,000 (BCDC & BCF)¹

Key Takeaways:

Measure	Result	Community Impact
Households Remaining Stably Housed	69	Prevented evictions and preserved housing stability.
Residents Remaining Stably Housed	Approximately 200	Included children, seniors, working adults, and individuals with disabilities.
Average Investment per Household	Approximately \$3,500	A modest investment that prevented far more expensive housing crises, including eviction, emergency shelter, relocation, and homelessness.

¹ This \$40,000 does not include in-kind donations of approximately \$30,000.

Measure	Result	Community Impact
Estimated Benefits	High	Every dollar invested helped avoid substantially higher public costs associated with homelessness, emergency services, healthcare, education disruption, and court proceedings. • Many households required less than \$2,000 to remain housed, demonstrating that early intervention is highly cost-effective. • Housing counseling substantially increases the likelihood that assistance results in long-term housing stability. • Direct payments to landlords strengthen Brookline's rental housing market while avoiding costly evictions. • The program likely generated a multiple return on investment by avoiding emergency shelter, healthcare, legal, educational, and municipal costs associated with homelessness.

Generally, National studies consistently estimate that a single episode of homelessness can cost public systems \$20,000 to over \$50,000 per household through emergency shelter, healthcare, police, courts, child welfare involvement, and other public services.

If even half of the 69 - 74 assisted households would otherwise have entered homelessness, preventing those outcomes likely avoided:

Scenario	Estimated Public Costs Avoided
20 households	\$400,000–\$1,000,000
35 households	\$700,000–\$1.75 million
73 households	\$1.4–\$3.45 million

BCDC's Emergency Rental Assistance Program is an effective homelessness prevention strategy that protects vulnerable residents while reducing costs for taxpayers and strengthening Brookline's housing ecosystem. For an average investment of less than \$3,500 per household, the program kept families in their homes, protected children and seniors from displacement, supported landlords, and likely avoided hundreds of thousands—if not millions—of dollars in downstream public expenditures. The results demonstrate that targeted rental assistance, coupled with housing stabilization services, is one of the most cost-effective tools available to preserve housing stability in a high-cost community like Brookline.

III. Demographic Analysis

a. Demographic Analysis of Households Assisted²

The demographic data for households funded demonstrates that the Emergency Rental Assistance Program is reaching populations that are disproportionately vulnerable to housing

² These data are based on families receiving CPA and AHTF resources and not the additional families assisted during the program's pilot phase. The pilot recipients do not materially change the findings.

instability. The program primarily serves women-led households, households of color, and working-age adults who often face the greatest housing cost burdens in high-cost communities like Brookline.

To further illustrate this point, below please find a representative gender and Race and Ethnicity snap shot of 29 program awardees from July to September, 2025.

b. Representative Gender Snap Shot for Q3 of 2025 (July to September)

The program overwhelmingly served women applicants, highlighting the important role emergency rental assistance plays in supporting women who are often the primary caregivers and financial providers for their households.

Snap Shot Gender Number Percent

Women	26	89.7%
Men	3	10.3%

Key Findings

- Nearly 9 out of every 10 households assisted were headed by women.
- Many women seeking assistance are supporting children, elderly relatives, or other dependents while balancing rising housing costs.
- National research consistently finds that women—particularly single mothers and older women living alone—are at greater risk of housing insecurity and eviction because of wage disparities, caregiving responsibilities, and lower accumulated wealth.

c. Representative Race and Ethnicity Snap Shot for Q3 of 2025 (July to September)

The program primarily served households from historically underserved communities.

Race/Ethnicity	Number	Percent
Hispanic/Latino	14	48.3%
Black/African American	9	31.0%
White	3	10.3%
Asian	2	6.9%
Mixed Race	1	3.4%

Key Findings

- Nearly 80% of funded households identified as Hispanic or Black.
- Communities of color continue to experience disproportionate housing cost burdens due to longstanding disparities in income, wealth, and access to affordable housing.
- These results suggest that the program is effectively reaching residents facing the greatest barriers to maintaining stable housing.

d. Age

Recipients represented a broad range of ages, with working-age adults comprising the largest group.

Snap Shot Age Group	Number	Percent
25–40	14	48.3%
50–60	4	13.8%
60+	4	13.8%
70+	2	6.9%

Key Findings

- Adults ages 25–40 accounted for nearly half of all households assisted, reflecting the financial pressures faced by working families during their prime earning years.
- Approximately one in five recipients were age 60 or older, demonstrating that seniors living on fixed incomes remain vulnerable to unexpected financial emergencies.
- Assistance to older adults helps prevent displacement, reduces the likelihood of costly institutional care, and enables residents to age safely in their communities.

IV. Housing Source Analysis³

- Based on the **69 households⁴** targeted with HAB/CPA funds:

Category	Total Percentage	
BHA	43	62.3%
Section 8 / Other Affordable	6	8.7%
Market Rate	20	29.0%
TOTAL	69	100%

- Thus, 71.0% (49 of 69) of the households are living in BHA, Section 8, or other affordable housing, while 29.0% (20 of 69) are living in market-rate housing.

³ We compared addresses with the type of funding the property or individual receives.

⁴ This sum does not include five other funding recipients, because they did not use CPA or HAB funds. They were paid from BCDC's operating budget or other sources. One deeply affordable Caritas House, two Section 8 Winn and one BHA.

Housing Category	Original	Added	New Total	% of 73
BHA	43	+1	44	60.3%
Section 8 / Other Affordable	6	+3	9	12.3%
Market Rate	20	—	20	27.4%
TOTAL	69	+4	73	100%

- BCDC's Emergency Rental Assistance data demonstrates that the program is overwhelmingly reaching Brookline's lowest-income and most housing-vulnerable residents. Of the 73 households analyzed, 44 households (60.3%) live in Brookline Housing Authority housing, while another 9 households (12.3%) live in Section 8 or other affordable housing. Together, 53 households, or 72.6%, live in publicly subsidized or income-restricted housing.
- At the same time, the program is reaching low- and moderate-income residents who live outside the subsidized housing system. Twenty households (27.4%) live in market-rate housing, but remain eligible for BCDC assistance because their household incomes are at or below 80% of Area Median Income (AMI). Thus, roughly one-third of recipients are lower-income Brookline residents attempting to maintain housing in the private market.
- The results show that BCDC's emergency rental funds are serving two important purposes: preventing displacement among Brookline's poorest residents who already depend on public or subsidized housing, while also providing a critical safety net for households at or below 80% AMI who are struggling to remain in market-rate housing.

The fact that nearly three-quarters of assisted households live in subsidized or affordable housing also demonstrates that affordable rent alone does not eliminate the risk of housing instability when very-low-income households experience an unexpected financial crisis.

V. Equity and Community Impact

These demographic patterns demonstrate that the Emergency Rental Assistance Program is successfully targeting assistance to households that often face the greatest risk of housing instability. The program serves:

- Women-led households with caregiving responsibilities.
- Communities of color disproportionately affected by housing affordability challenges.
- Working adults striving to remain employed while managing Brookline's exceptionally high housing costs.
- Older adults on fixed incomes who are particularly vulnerable to rent increases and unexpected expenses.

By focusing resources on these populations, the program advances housing stability, promotes economic equity, and helps ensure that Brookline remains a diverse and inclusive community where long-term residents, essential workers, seniors, and families can continue to live.

The demographic data reinforce that BCDC's Emergency Rental Assistance Program is reaching households with the greatest demonstrated need. The concentration of assistance among women, people of color, and working-age families reflects the realities of today's housing crisis rather than differences in need across populations. Combined with counseling and case management, the program provides targeted, equitable assistance that helps prevent homelessness, preserve community diversity, and strengthen Brookline's social and economic fabric.

D. Possible Underrepresentation

Men, older adults over age 70, and some racial and ethnic groups appear underrepresented among funded applicants. The demographic characteristics of program participants likely reflect differences in housing need, income eligibility, household composition, and help-seeking behavior rather than unequal access to services. Women and households of color are disproportionately represented among participants, consistent with national evidence showing these groups experience higher rates of rent burden and housing instability. Lower participation among White, Asian, and male applicants may reflect higher average incomes and homeownership rates for some groups, as well as differences in awareness of available resources or willingness to seek assistance. BCDC will continue to evaluate its outreach efforts to ensure that all eligible Brookline residents have equitable access to rental assistance regardless of race, ethnicity, gender, or age.

VI. Key Accomplishments

A. Eviction Prevention and Housing Stabilization

Life of Grant Program Goals

Eviction Prevention – 73⁵ households and over 200 residents.

Employment Gained – 4⁶, including people returning to work after long absences.

The program successfully stabilized numerous households facing eviction and housing insecurity.

Brookline CDC:

- Prevented multiple evictions;
- Assisted approximately 10 families in drafting responses to eviction notices;
- Supported tenants impacted by rent increases and Chapter 40T conversion notices;
- Coordinated tenant advocacy and referrals for legal and technical assistance.

At one Brookline property, tenants faced proposed rent increases of approximately \$1,000 per month and potential conversion of units to market-rate housing. Brookline CDC assisted residents in organizing responses and seeking opportunities for negotiation and stabilization.

A. Domestic Violence and Trauma-Informed Housing Support

Overall Program Achievements – We have helped approximately 12 families escape domestic violence. Brookline CDC identified a significant intersection between housing insecurity and domestic violence.

⁵ 73 families helped over life of program and 210 residents assisted. 69 households funded by CPA/HAB, 4 households funded from other sources.

⁶ If you include the individuals helped with non CPA and HAB funds then the sum increases from four to six. With the exception of senior and women with young children, the vast majority of tenants work.

The program increasingly incorporated trauma-informed care principles into service delivery, recognizing the impact of domestic violence, economic abuse, housing instability, poverty and mental health challenges. Brookline CDC worked closely with the programs below to increase outreach and capacity and provide support and financial assistance:

- DOVE, Inc.
- Brookline Mental Health Center
- JRI Trauma Center
- Simmons University
- Brigham and Women's Hospital
- Boston Medical Center
- Second Step
- Harvard Law Housing Clinic
- Greater Boston Legal

Housing Clinics and Community Outreach

1. Women Thriving Inc. - Community Organizer met with Executive Director to establish collaborative partnership and referral resource for the purpose of empowering our clients who have been impacted by domestic violence need mentorship, personal development and development of leadership qualities.
2. Family Aid (temporary homeless shelter) - Introduce Home Arp grant to their population as an additional funding source.
3. Healthworks fitness, awarded thirty memberships to BCDC clients and Town of Brookline residents. The Community Organizer met with Membership Director and finalized the Wellness and fitness portion of our service plans and Wellness initiative in April 2026 which includes 30 free memberships for three months which will also include free Yoga and dance classes after the 90 days membership expires for an additional 90 days of classes.
4. Dove Inc. Correspondence with Sr. Director of Prevention and Education. The Community Organizer makes referrals to this organization for resources and shelter placement for those impacted by domestic violence, however the C.O. reached out to SR. Director of Prevention and Education Services to inquire about the cost of providing training to BCDC staff and service providers. The C.O. registered for Dove's 35 hour training for advocates and service providers next training will start October 2026.
5. Hebrew Senior Life in person outreach to invite to section eight conference and continued outreach efforts to form partnership with this organization to address the senior population and offer emergency rental assistance.
6. We continue to support the tenants at Village Way who have been fighting a rent increase of \$1000 per month. The rent hike would stay in place for three years. To date, the tenants have each avoided paying over \$10,000. They continue to try to reach some agreement with the landlord for lower rent increases and improved living conditions. Some tenants complain of rodent infestations.
7. Chapter 40T allows landlords to convert affordable housing to market rate housing if certain conditions have been met. Brookline CDC is working with the tenants at Village Way and community leaders to learn what Winn intends to do with their property and how many residents could be impacted. BCDC meets with Village Way tenants on a weekly basis and has done so since August 2025.

Overall impact of outreach has been well over 1500 people, partnering with these and other organizations.

VII. Program Goals and Progress Over Life of Grants to Date

Goal 1 — Increase Financial Wellness

Brookline CDC expanded discussions with the Brookline Center for Community Mental Health and continued referrals to financial wellness programming through the Brookline Housing Authority. Brookline CDC is in discussion with Rockland Bank to host a series of financial wellness classes for young people in the fall of 2026.

Goal 2 — Expand Translation Services

Initial work was completed to evaluate language access needs and identify gaps in translation services. BCDC now uses Google Translate, AI and “211,” which is operated by United Way, to assist with tenant communications. Through a combination of these services, we believe that we can communicate with our clients with greater clarity and efficiency.

Goal 3 — Eliminate Program Backlog

The program eliminated its application backlog through workflow improvements and focused staff effort.

Goal 4 — Increase Outreach to Underserved Groups

Brookline CDC strengthened partnerships and outreach efforts targeting underserved populations and communities. At the beginning of the program BCDC had essentially one significant housing partner, Brookline Housing Authority and to a lesser extent, the Brookline Schools. At present, BCDC has well over 15 organizations that it works with to improve housing security for our most vulnerable residents.

The data suggest that BCDC is effectively reaching many of the households at greatest risk of housing instability. At the same time, the lower participation among White, Asian, and male applicants may warrant further examination to ensure that all eligible residents are aware of and able to access the program. Potential strategies include expanding outreach through employers, healthcare providers, schools, and faith communities; partnering with organizations that serve Asian residents and providing multilingual outreach materials where appropriate; reviewing whether application procedures present unnecessary barriers; and monitoring applicant demographics over time to determine whether underrepresentation reflects differences in need or differences in access.

Goal 5 — Expand Supportive Services

The organization continued evaluating local and state-level resources that could complement rental assistance and improve tenant stability. By the close of the grant cycle, as described above, significant improvement have been made. We have a MOU with the Brookline Center to provide tenants with mental health services, domestic violence is recognized as a core issue for many residents and programming has been created accordingly. It has partnered with BHA, Women Thriving and other organizations to promote financial wellness programming, an essential element of a thriving household.

Goal 6 — Continue and Expand Wellness Programming

Brookline CDC coordinated with HealthWorks and Brookline Housing Authority to expand wellness and fitness programming for this year. The program has been established and outreach for memberships is underway.

Goal 7 — Increase Individual Service Plan Participation

This goal was achieved through collaboration with the Brookline Housing Authority and the Brookline Center for Community Mental Health. This continues to be a difficult process. Many of our clients perceive stigmas attached with seeking mental health assistance, some are too busy and some believe that they can unravel their issues without professional assistance.

In order to increase meaningful participation, BCDC and Brookline Center have undertaken a range of programs including, remote mental health services and are discussing forming group wellness events, especially for women who have experienced domestic violence.

VIII. Challenges Encountered

A. Funding Constraints

Rental assistance demand continues to significantly exceed available resources. The program repeatedly experienced situations where funding exhausted quickly, additional eligible households remained unserved and some households required more than one-time assistance. We need a steady funding process, so that there are no gaps as there were in the past.

It's unclear how we can effectively address repeat requests without creating a revolving door. In some instances, the once a year requirement, which is similar to RAFT's, may prove to be harsh for tenant in need of assistance. Interestingly, we have to balance repeat requests with sending the wrong message, that we can always help them with their financial needs. We prefer the idea that we can teach a person to fish theory.

B. Administrative Burdens

The reimbursement process and documentation requirements created substantial administrative burdens for staff, tenants, and landlords. Providing cancelled checks from landlords delayed reimbursements and created a burden for Metro West. This particular burden was changed in the CPA program, but remains so in the HAB program. We also agreed that seniors and significantly disabled people did not need to complete an ISP, other than making sure that they knew that mental health and financial wellness services were available to them. Asking more of them might appear punitive.

C. Staffing Capacity

Brookline CDC determined that administering rental assistance at this scale effectively requires a dedicated full-time coordinator position. One had to treat the entire person. In a great many instances, board members and the executive director have had to step in to supplement programming, despite their not being sufficient reimbursement dollars to actually cover the amount of time spent helping individual families. At a minimum, funding should reflect the true level of effort required to provide meaningful counseling for individuals and families and outreach to increase program goals across groups represented in Brookline.

D. Tenant Engagement

Maintaining ongoing tenant engagement proved challenging due to:

- Trauma
- Mental health concerns
- Housing instability
- Work schedules
- Lack of child care
- Avoidance
- Language barriers

IX. Equity and Community Impact

The program played a significant role in addressing racial, gender, and economic disparities in housing instability. The majority of funded households were women and households identifying as Hispanic or Black. For a detailed picture of race and ethnic equality in Brookline see Brookline Community Foundation’s report, “Understanding Brookline, An initiative by the Brookline Community Foundation” and Brookline’s Racial Equity Data Report, Brookline, like most of America has a wealth gap along racial lines.

Race/ethnicity	1990	2000	2020
White	85.4%	78.7%	65.3%
Black	3.1%	2.7%	3.1%
Asian	8.4%	12.8%	19.1%
Hispanic/Latino	2.9%	3.5%	6.8%
Other	1.1%	1.2%	0.6%

Racial/Ethnic Composition of Brookline, 1990, 2000 and 2020⁷

“Income disparities exist by race and ethnicity from 2018 to 2022. White and Asian households consistently had higher median incomes, with Asians reaching \$111,883 in 2022, while Black or African American and American Indian/Alaska Native households lagged significantly, with incomes of \$83,674 and \$38,698, respectively, showing persistent economic inequities across group.”⁸

Finally, “According to the American Community Survey (ACS), Black and African American individuals comprised 3% of the population, and Latino individuals 4% in 2022. Yet, only 2.7% of all first-lien home-purchase loans for owner-occupied homes went to these groups, underscoring a disparity in homeownership opportunities This suggests that Black and Latino adults are underrepresented in the housing market relative to their population share, pointing to broader issues like access to credit, economic inequality, or systemic barriers that disproportionately affect these communities.”⁹

⁷ RACIAL EQUITY DATA REPORT, Town of Brookline, 2022, <https://www.brooklinema.gov/3891/Equity-Data#>

⁸ Id.

⁹ Id.

Both reports describe in some detail the inequalities and how race is a factor. This likely means that the high rate of Black and Brown requests for assistance aligns with some economic and racial realities in Brookline and beyond.

What can Brookline CDC do? Allow funds to be used to provide legal services for tenants. We know that 90% of tenants with legal assistance avoid eviction. That has been our experience as well. Even limited funding for legal assistance could have a significant impact on housing stability in Brookline. Many tenants facing eviction, large rent increases, subsidy issues, or Chapter 40T conversion notices do not understand their legal rights or how to navigate housing court and negotiations with landlords. As a result, tenants may leave housing prematurely or lose opportunities to preserve their tenancy.

Brookline CDC's recent work assisting tenants facing eviction and displacement pressures demonstrates the growing need for legal support, particularly for low-income residents, seniors, survivors of domestic violence, and households with limited English proficiency.

A pilot legal assistance initiative would help tenants better understand their rights, respond to notices, negotiate payment plans or reasonable outcomes, and reduce the risk of unnecessary displacement. Even modest legal intervention can prevent eviction, stabilize families, and reduce larger public costs associated with homelessness and housing instability.

X. Next Steps

Brookline CDC recommends the following program enhancements going forward.

Program Sustainability – In order to be successful, we must secure recurring and stable funding; expand reserve funding capacity; and increase flexibility for repeat hardship assistance.

Brookline CDC's long-term sustainability depends on strengthening both its financial stability and organizational capacity while continuing to respond to growing housing insecurity in Brookline. The organization has demonstrated strong community impact through emergency rental assistance, eviction prevention, tenant organizing, housing stabilization, wellness initiatives, and partnerships with local service providers. However, demand for assistance continues to exceed available resources, and the current operating model remains heavily dependent on limited and episodic funding sources.

Brookline CDC has also identified that administration of emergency rental assistance and housing stabilization programming effectively requires dedicated full-time staffing capacity. Continued investment in staffing, multilingual outreach, trauma-informed care, tenant engagement and supportive services will be critical to maintaining program quality and accessibility.

The organization's extensive partnerships with the Brookline Housing Authority, mental health providers, domestic violence organizations, healthcare institutions, legal services providers, and community organizations represent a major strength that should continue to be expanded. These

collaborations improve service coordination, strengthen outreach to vulnerable populations, and support more comprehensive housing stabilization strategies.

Finally, Brookline CDC's growing ability to collect demographic, housing stability, and program outcome data provides an important opportunity to strengthen future funding requests, policy advocacy, and long-term strategic planning. Continued use of data-driven decision making will help the organization better target resources, identify underserved populations, and demonstrate measurable community impact.

Overall, Brookline CDC is well-positioned to continue evolving into a comprehensive affordable housing preservation and housing stabilization organization. Long-term sustainability will depend on securing recurring revenue sources, strengthening reserves and staffing infrastructure, expanding preservation and project-based subsidy efforts, and continuing to integrate housing assistance with broader supportive services that address the root causes of housing instability.

XI. What Support Brookline CDC Needs from The Town

BCDC respectfully requests Town support to strengthen housing stability, eviction prevention, affordable housing preservation, and tenant support services for low- and moderate-income Brookline residents.

Brookline CDC's emergency rental assistance and housing stabilization work demonstrates substantial unmet need within Brookline, particularly among women-led households, households of color, seniors, survivors of domestic violence, and residents facing significant rent increases and displacement pressures.

Demand for assistance continues to exceed available resources, while rising operating costs, housing instability, and the potential loss of existing affordable housing stock continue to place pressure on vulnerable residents and nonprofit housing providers.

Brookline CDC therefore seeks Town and Community Preservation Act (CPA) support for the following initiatives:

Proposed Funding Request and Budget

Budget Category	Percent	Amount
Direct Rental Assistance	70%	\$286,705
Housing Counseling & Stabilization Services	15%	\$61,437
Metro West Collaborative	15%	\$61,437
Legal		\$10,000
Materials		\$5,000
Total		\$424,579

Expected Community Benefits

Town support would help Brookline CDC:

- Prevent eviction and homelessness;
- Preserve existing affordable housing;
- Reduce displacement pressures;
- Support vulnerable and underserved residents;
- Stabilize nonprofit affordable housing operations;
- Improve tenant engagement and service coordination;
- Expand equitable access to housing resources;
- Strengthen long-term housing preservation efforts in Brookline.

Brookline CDC respectfully welcomes the opportunity to discuss these requests further and collaborate with the Town on long-term housing stabilization and preservation strategies.

XII. Conclusion

The Community Preservation Act grant enabled Brookline CDC to provide critical housing stabilization assistance to vulnerable Brookline residents during a period of increasing housing insecurity and economic pressure.

Through direct rental assistance, tenant advocacy, crisis intervention, wellness programming, and strong community partnerships, Brookline CDC helped prevent displacement, stabilize households, and strengthen community well-being.

The organization remains committed to preserving housing stability, expanding equitable access to services, and continuing collaborative efforts to address the growing affordability challenges facing Brookline residents.

Brookline CDC respectfully thanks the Town of Brookline and the Community Preservation Committee for their support and partnership.

APPENDIX I

RECIPIENT'S ADDRESSES

Address	Status
160 Boylston St, #1106	Non-BHA, Market
99 Kent St, Unit 411	Non-BHA, Section 8
190 Harvard St., #307	BHA
150 Amory St., #5	BHA
75 Egmont St., #1	BHA
22 High St., #11	BHA
217 Gerry Rd	Non-BHA, Market
132 Gerry Rd	Non-BHA, Market
18 Short St, Apt 2	Non-BHA, Market
175 Freeman St, apt 303	Non-BHA, Market
44 Washington St, Apt 803	Non-BHA, Market
1017 Beacon St, Unit 9	Non-BHA, Section 8
50 Pleasant St, 4L	BHA
50 Pleasant St, 9K	BHA
216 High St., #5	BHA
19 Sherman Rd	Non-BHA, Market
99 Kent St., Apt. 523	Non-BHA, Section 8
1017 Beacon St., #6	Non-BHA, Section 8
50 Pleasant St., 6G	BHA
61 Park St., #10K	BHA
156-2 Boylston St.	Non-BHA, Affordable
50 Pleasant St, 1E	BHA
342 Paul St	BHA
341 Paul St., #3	BHA
5 Bartlett Crescent, #2	Non-BHA, Market
85 Egmont St. Unit 5	BHA
218 Chestnut St., #5	BHA
81 Egmont St., #5	BHA
144 Amory St	BHA
220 High St., #3	BHA
204 Chestnut St., #5	BHA
50 Pleasant St. apt 1A	BHA
1477 Beacon St., #103	Non-BHA, Market

Address	Status
347 St. Paul St., #4	BHA
30 Walnut St	BHA
337 St. Paul St. #1	BHA
156 Amory St., #10	BHA
22 High St., #69	BHA
22 High St., #6	BHA
110 Babcock St. Apt. P4	Non-BHA, Market
232 High St, #59	BHA
32 Walnut St.	BHA
22 High St., #40	BHA
40 Walnut St.	BHA
63 Egmont St, #4	BHA
65 Egmont St., #6	BHA
55 Egmont St., #4	BHA
36 Independence Dr.	Non-BHA, Market
338 St Paul St, #1	BHA
210 Chestnut St., #3	BHA
36 Walnut St.	BHA
21 Independence Dr.	Non-BHA, Market
22 High St	BHA
22 High St., #34	BHA
142 Davis, #3	Non-BHA, Market
403 Paine Court	Non-BHA, Market
210 High St., #2	BHA
220 High St., #2	BHA
210 Chestnut St., #2	BHA
221 Pleasant St., #2	BHA
90 Longwood Ave., #10LL	BHA
204 Chestnut St., Apt. 6	BHA
90 Longwood Ave., #10A	BHA
341 St. Paul St., apt. 4	BHA
90 Longwood Ave., #9K	BHA
37 Independence Dr.	Non-BHA, Market
30 Gerry Rd	Non-BHA, Market
101 Independence Dr.	Non-BHA, Market

Next Steps for the Centre Street Lots Exploratory Study

Housing Advisory Board Presentation
Meredith L. Mooney, Economic Development Director
September 2, 2026

Centre Street Lots Exploratory Study Project Timeline

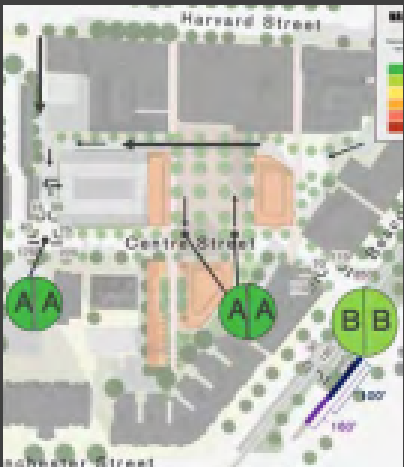
Project Kickoff
What is currently working at the Lots? What isn't?



Testing it Out
How can tactical urbanism interventions inspire the community to re-envision the potential of the Lots?



Select Preferred Scenario(s)
Which design scenario(s) work best for Brookline's future?



Final Report and Presentation
What findings did we arrive at? What comes next?

JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER
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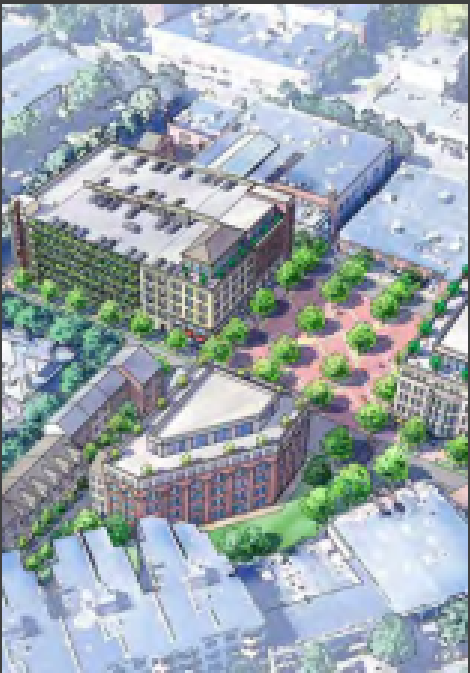
Gathering Input
What do the residents, employees, merchants, vendors, patrons, visitors, and others who use these Lots want to see in them?



Develop Scenarios
What are the 3-5 scenarios that make the most sense to present to the community?



Modeling and Analysis
How will the proposed scenario(s) impact traffic flow and parking capacity? What about economic viability?



Project Recap & Immediate Next Steps

2025: Centre Street Lots Exploratory Study & Recommendations

Jan 2026: CSL Committee presents a preferred concept and recommended next steps to the Transportation Board & Select Board

Feb 2026: Select Board raises questions and concerns, and tasks staff with follow-up conversations with the Land Use Boards

June & Aug 2026: Next steps discussions with EDAB

Early Sept 2026: Discussions HAB and Planning Board

Late Sept/Early Oct 2026: Return to Select Board with revised next steps

CSL Committee Recommendations

Recommended Implementation Roadmap

- Proceed with issuing a Request for Information (RFI) based on the Side Lot concept to gauge feasibility and developer interest in a public-private partnership redevelopment
- Include the Babcock Street Lot in that RFI
- Develop & implement a wayfinding system to help optimize the Coolidge Corner parking system



**Preferred Concept:
The Side Lot Design Scenario**

Select Board Feedback

(January 2026)

Concerns & Points of Confusion

- Conceptual vision v. a specific development program for developers to respond to: Is this the right scenario? Is an RFI the right next step?
- Scope of community engagement
- Misalignment with the Comp Plan timeline
- Committee charge and determination of priorities

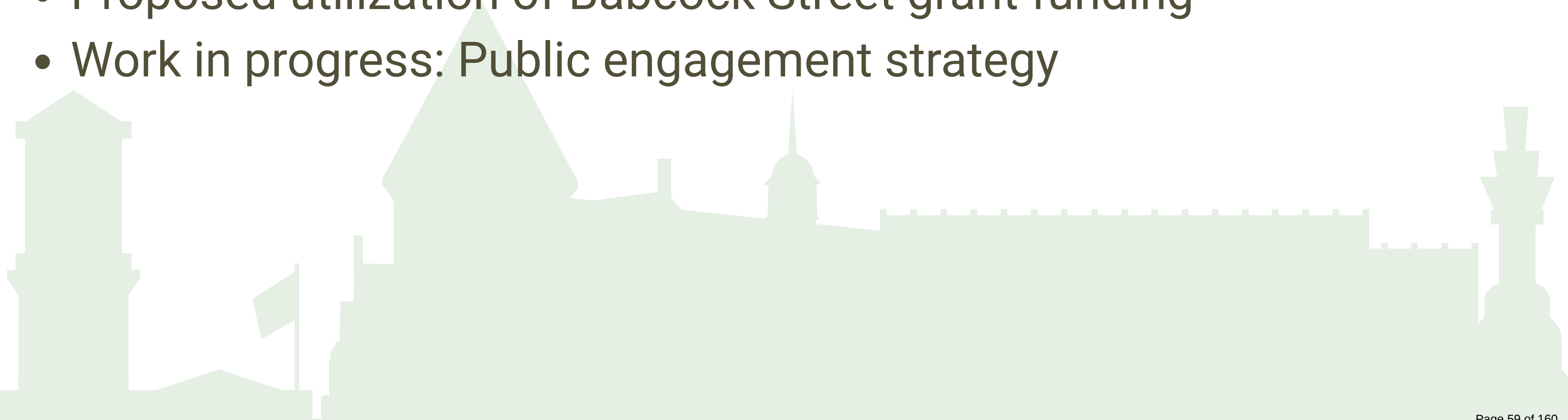
Directive

- Share Centre Street Lot Study presentation with EDAB, HAB, Planning Board, and Transportation Board
- Ask board members to submit their feedback, questions and concerns directly to the Select Board

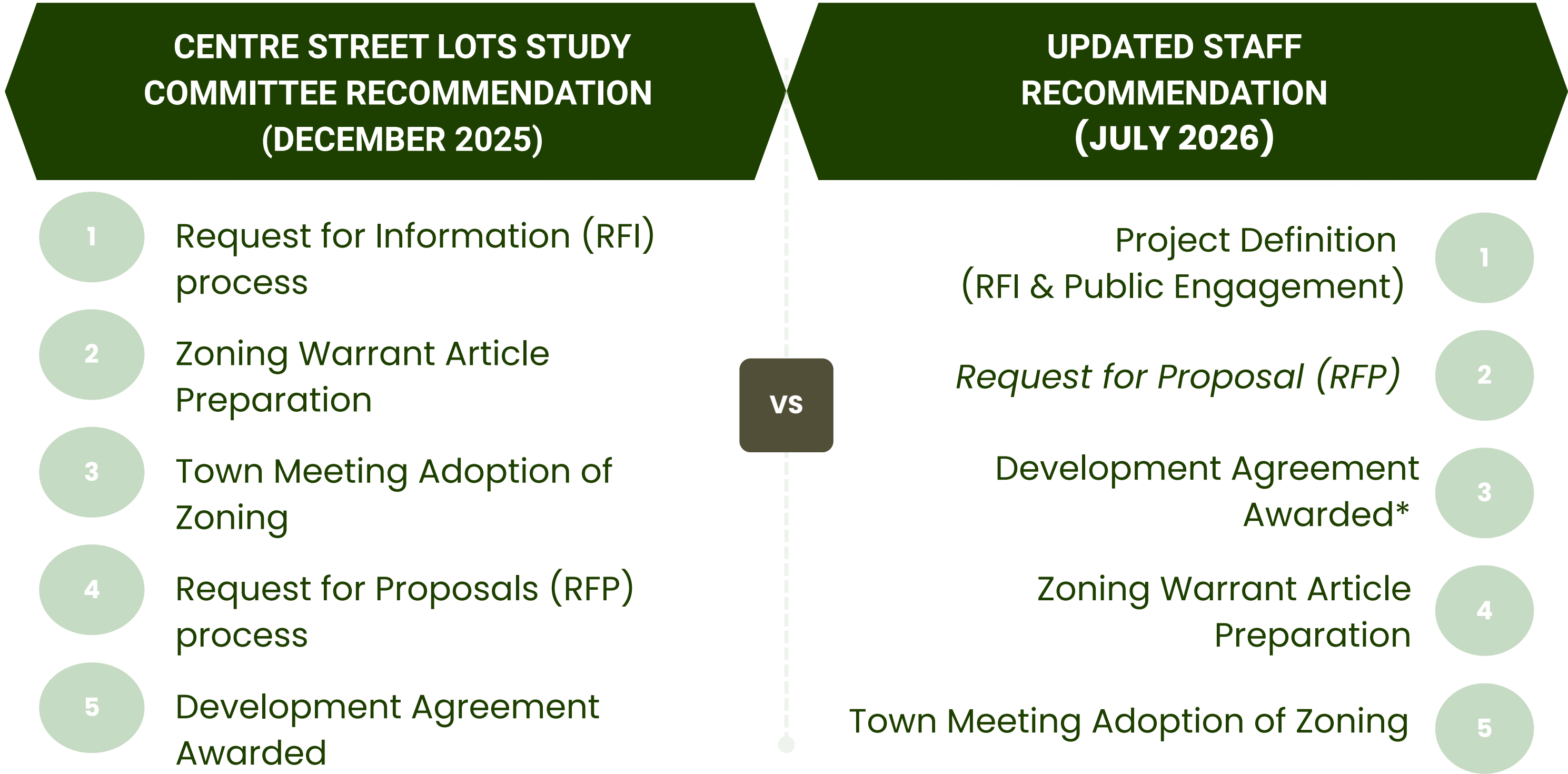
Key Changes & Updates

Proposed Next Steps

- Sequence of proposed next steps
- Refined draft project timeline
- Scope and sequencing of consultant work
- Proposed utilization of Babcock Street grant funding
- Work in progress: Public engagement strategy

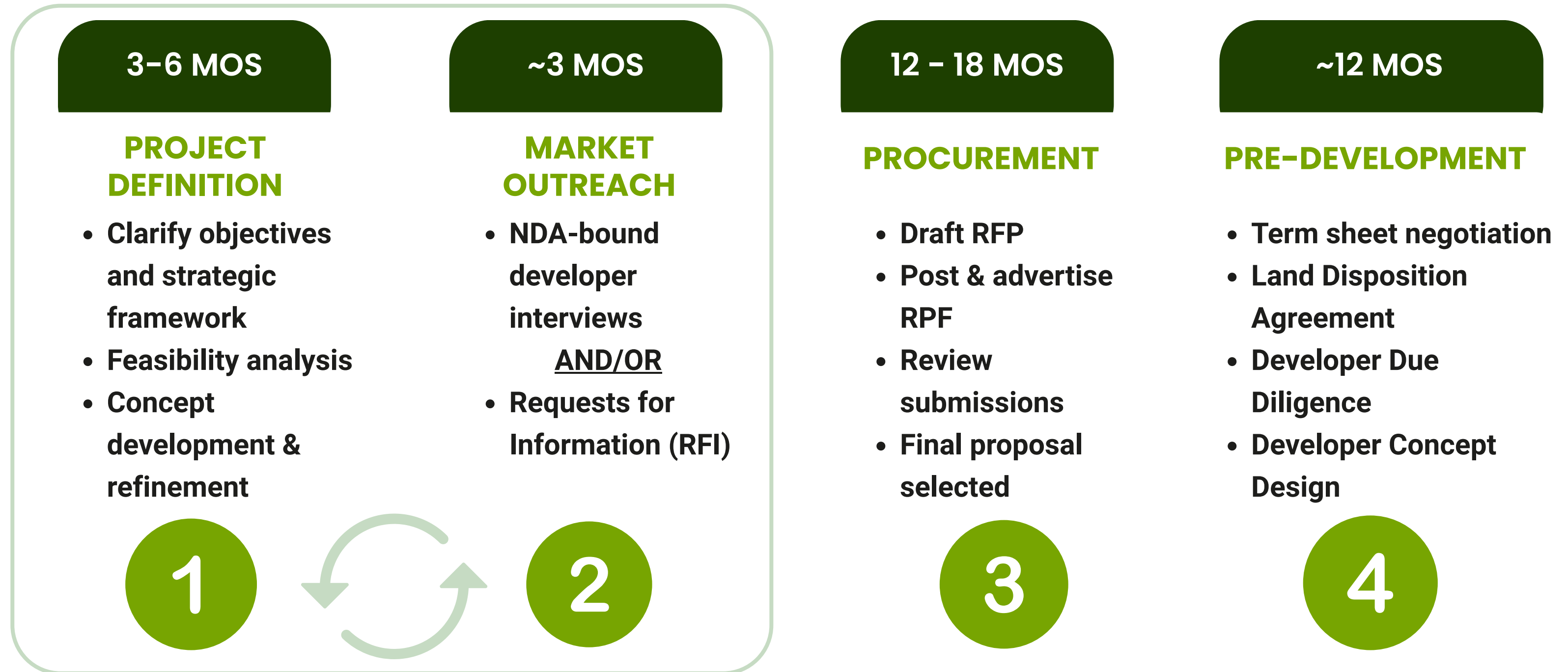


Centre Street Lots Recommended Next Steps



**Contingent upon Town Meeting rezoning & land disposition approval*

DRAFT PUBLIC PRIVATE PARTNERSHIP (P3) CSL REDEVELOPMENT RECOMMENDED PROCESS BY PHASE



Project Definition Phase*

Consultant-supported analysis needed to move from concept to a market-ready solicitation

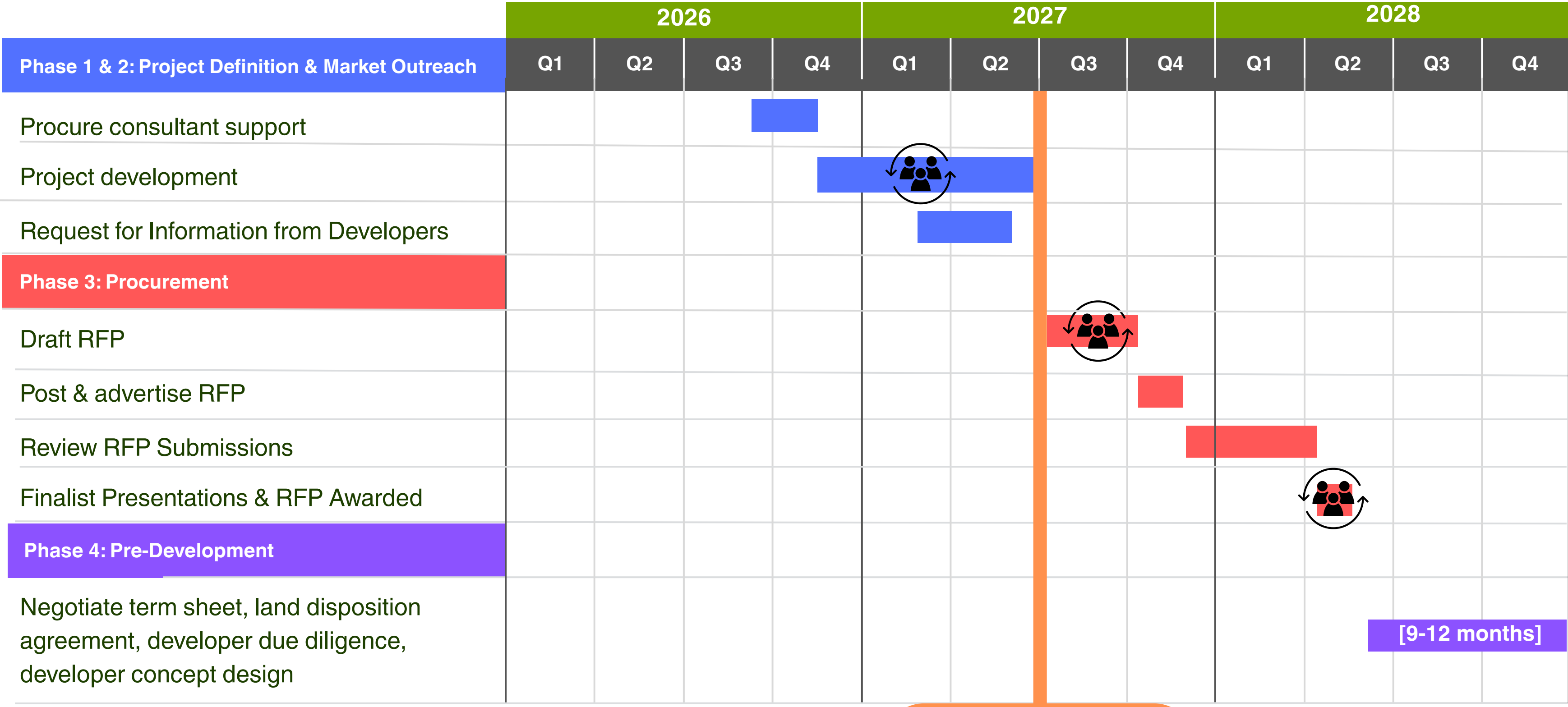
- **Strategic Prioritization:** Establish the success criteria for the Project and prepare the Town for making critical decisions about the direction it should take as the concept is confirmed.
 - Targeted stakeholder engagement plan
 - Strategic Framework & Program Criteria Development: Definition of the Town's desired risk tolerance as it relates to specific components of the development and operational process for the Project, including credit and balance sheet risk, delivery risk, cash flow risk, etc.
- **Research & Assessment:** Establish current context and quantify the market opportunities that can be leveraged to accomplish Brookline's strategic goals for the Project, building on the analysis already completed through the Exploratory Study.
 - Replacement parking strategy development
 - Market-induced demand drivers
 - Highest and best use financial analysis & "Value for Money"
 - Preliminary Site Capacity Analysis
- **Concept Definition:** Confirm, through an iterative and collaborative process, the optimal strategy for advancing Brookline's established vision for the Project.
 - Concept development and refinement
 - District Governance Strategy
 - Implementation Schedule & Phasing Plan

****Scope of work to be refined with input from EDAB's newly established Centre Street Lots Planning and Redevelopment Ad-Hoc Subcommittee***

Previously Identified Issues to Address in the Project Definition Phase

- Whether to bundle the Babcock Street Lot and Centre Street Lots into a single RFP
- An initial assessment how public parking would be impacted during future construction on the Centre Street Lots
- Identify opportunities to mitigate potential long-term operation and maintenance expenses for the Town for publicly available parking in a new parking structure
- Estimate potential fiscal impact of redeveloping the CSLs
- Determine feasibility of increasing the minimum amount of commercial use required for any future redevelopment of the CSLs

Draft CSL P3 Redevelopment Timeline



Select Board determines whether to advance to RFP Phase

 Public outreach/engagement

Draft CSL P3 Redevelopment Timeline, Continued...

	2029				2030				2031+			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 5: Develop Zoning												
Draft zoning												
Phase 6: Town Meeting Approval												
Approve zoning and land disposition												
Phase 7: Implementation												
Permitting and construction												

Potential Next Steps for HAB

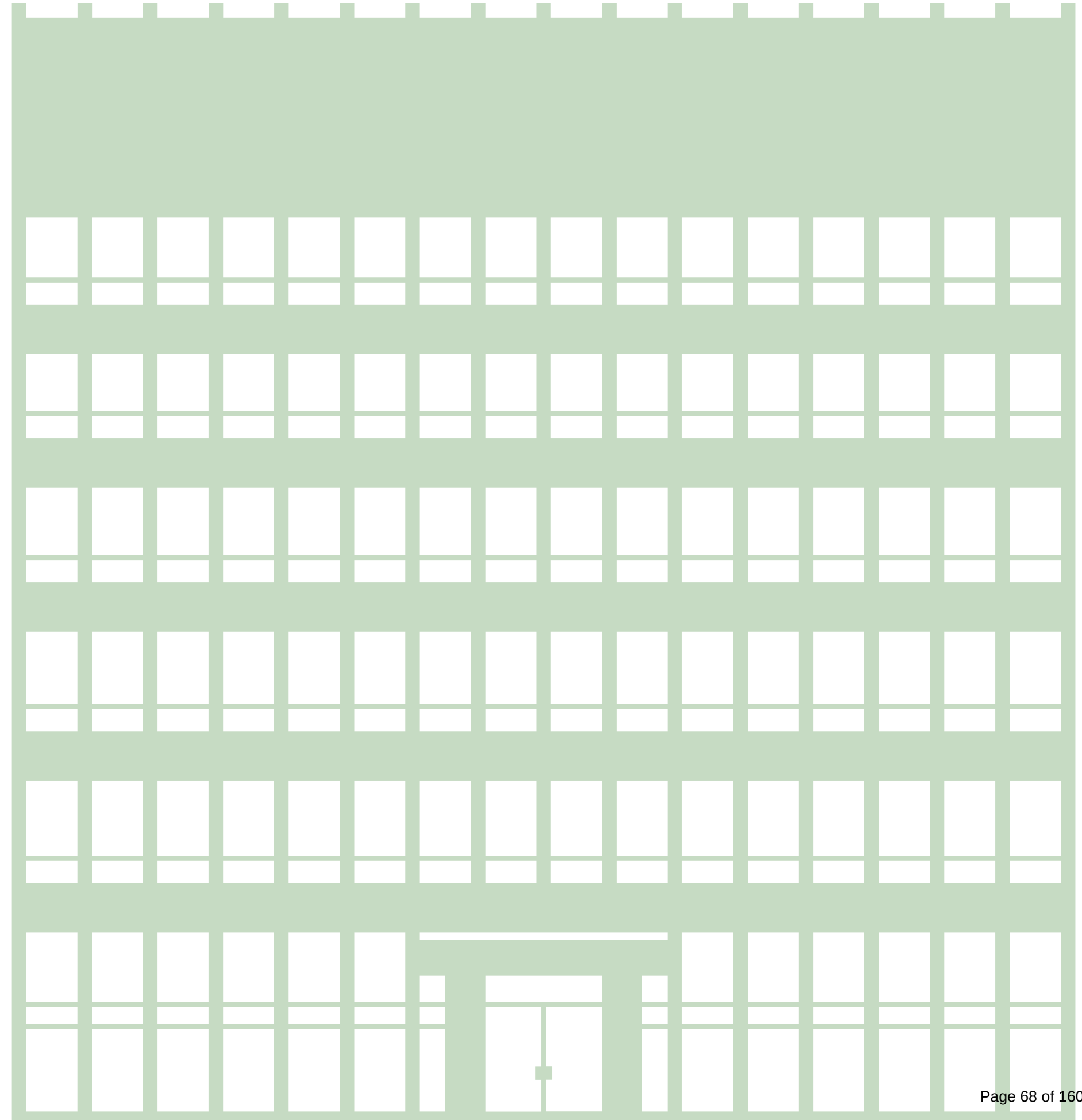
- Provide additional feedback on CSL Committee recommendations and revised next steps
- Inform all future phases of the CSL work



Questions and Discussion

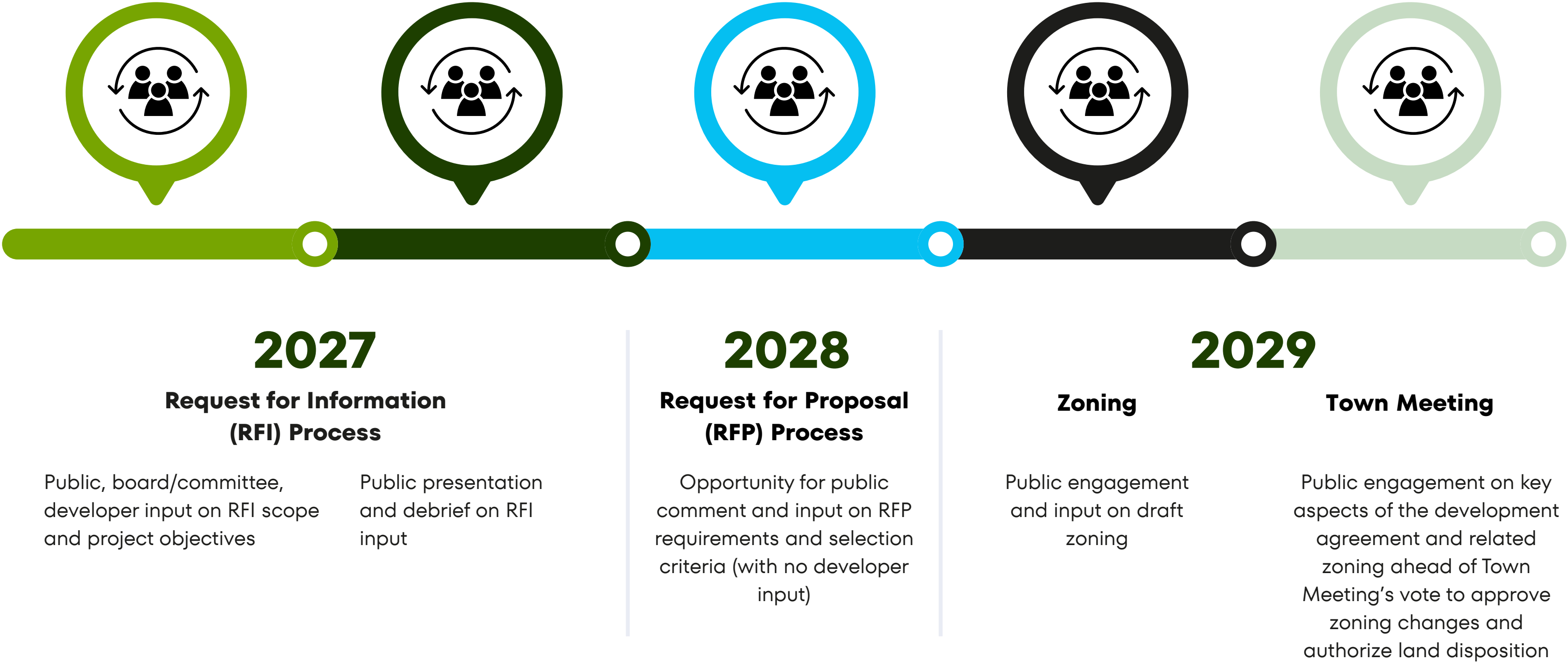


Additional Slides



Public Engagement Opportunities

Draft CSL P3 Redevelopment Timeline



COOLIDGE CORNER
CENTRE
STREET
EXPLORATORY STUDY

PROJECT BACKGROUND
September 2026

OVERVIEW

- Quick reference links on project background and recommendations
- 21st Century Centre Street Lots Discussions
- Recap of Centre Street Lots Exploratory Study process and recommendations
- Select Board requested next steps (January 2026)
- Centre Street Lots Exploratory Committee next steps recommendations

QUICK REFERENCE LINKS

[Centre Street Lots Exploratory Study Project Page](#)

[Centre Street Lots Exploratory Committee Page](#)

Centre Street Lots Committee Study Reports

- [Centre Street Lots Study Final Report](#)
- [Centre Street Lots Committee Joint Minority Report](#)
- [Centre Street Lots Minority Report from Marion Freedman-Gurspan](#)

Presentations:

- **A More Walkable Brookline Event:** Follow this link for a [recording of the Sept. 10, 2025 engagement event](#) held on September 10, 2025 at the Coolidge Corner Theatre.
- [January 27, 2026 Centre Street Lots Committee Presentation to the Select Board \(Part 1\)](#) [Timestamp: 3:01:30 – 4:38:00]
- [February 3, 2026: Centre Street Lots Committee Presentation to the Select Board \(Part 2\)](#) [Timestamp: 2:41:30 – 3:32:00]

Centre Street Lots Exploratory Study Community Survey

- Analysis of the [results of the Community Survey](#).

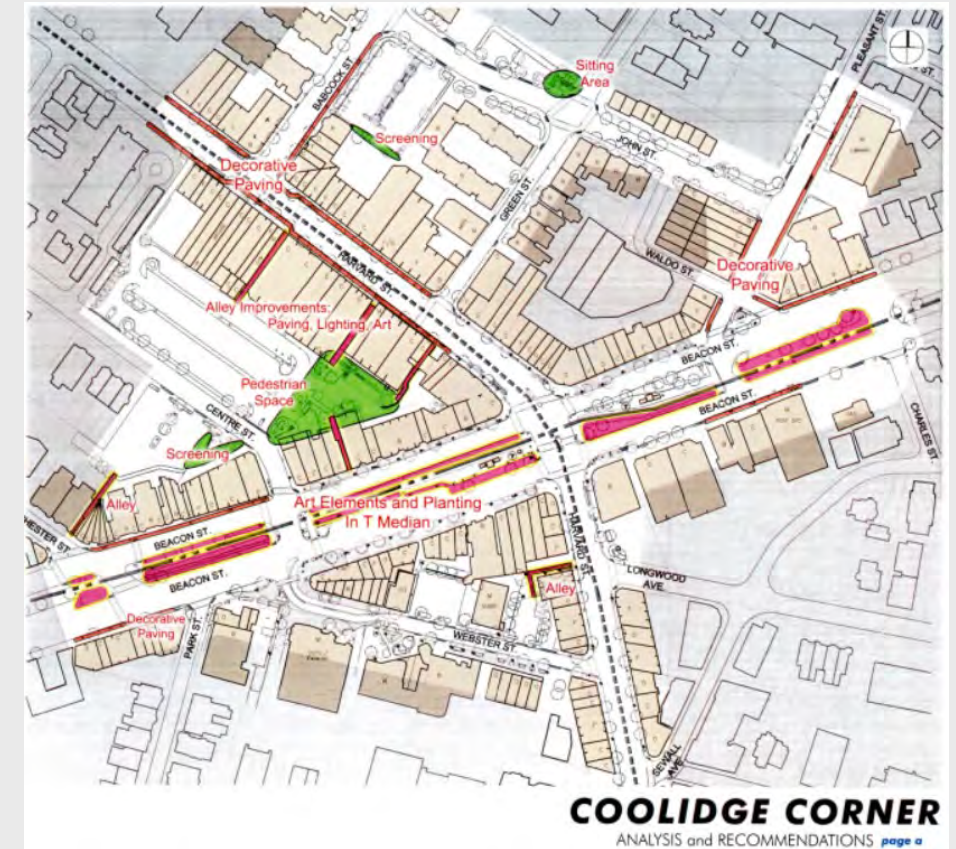
CENTRE STREET LOTS TODAY



- **Combined:** 2.48 acres, 192 spaces
- **Centre Street East Lot:** 1.88 acres, 144 spaces
- **Centre Street West Lot:** 0.60 acres, 48 spaces

PREVIOUS PLANNING EFFORTS

- I. *Commercial Areas Streetscape Master Plan (2003)*
- II. *2005-2015 Comprehensive Plan (2005)*
- III. *Coolidge Corner District Plan (2007)*
- IV. *Commercial Vibrancy Coolidge Corner Open Space Walk (2013)*
- V. *Coolidge Corner Centre Street East Parking Lot Improvements: Alternative Reconfiguration Study / Draft (January 2014)*
- VI. *Coolidge Corner Consumer Survey (2014)*
- VII. *Climate Action Plan (2018)*
- VIII. **Coolidge Corner & JFK Crossing Rapid Recovery Plan (2021)**
- IX. *Electric Vehicle Charging Stations Inventory*



COOLIDGE CORNER RAPID RECOVERY PLAN (2021)

The basis for the Centre Street Lot Re-envisioning ARPA project proposal



PROCESS

DATA COLLECTION

FOCUS GROUPS &
COMMUNITY FORUM

PROJECT DEVELOPMENT

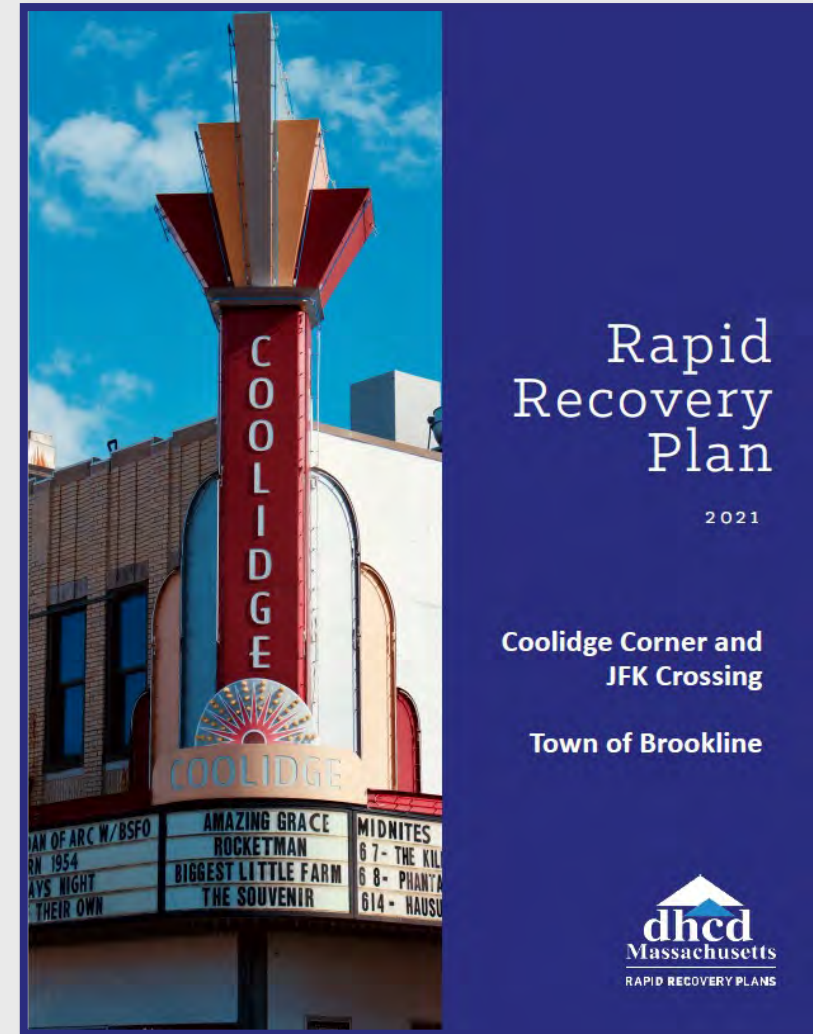
SUBJECT MATTER EXPERT
CONSULTATIONS

BEST PRACTICE RESEARCH

OVERSIGHT

Economic Development Advisory
Board (EDAB)

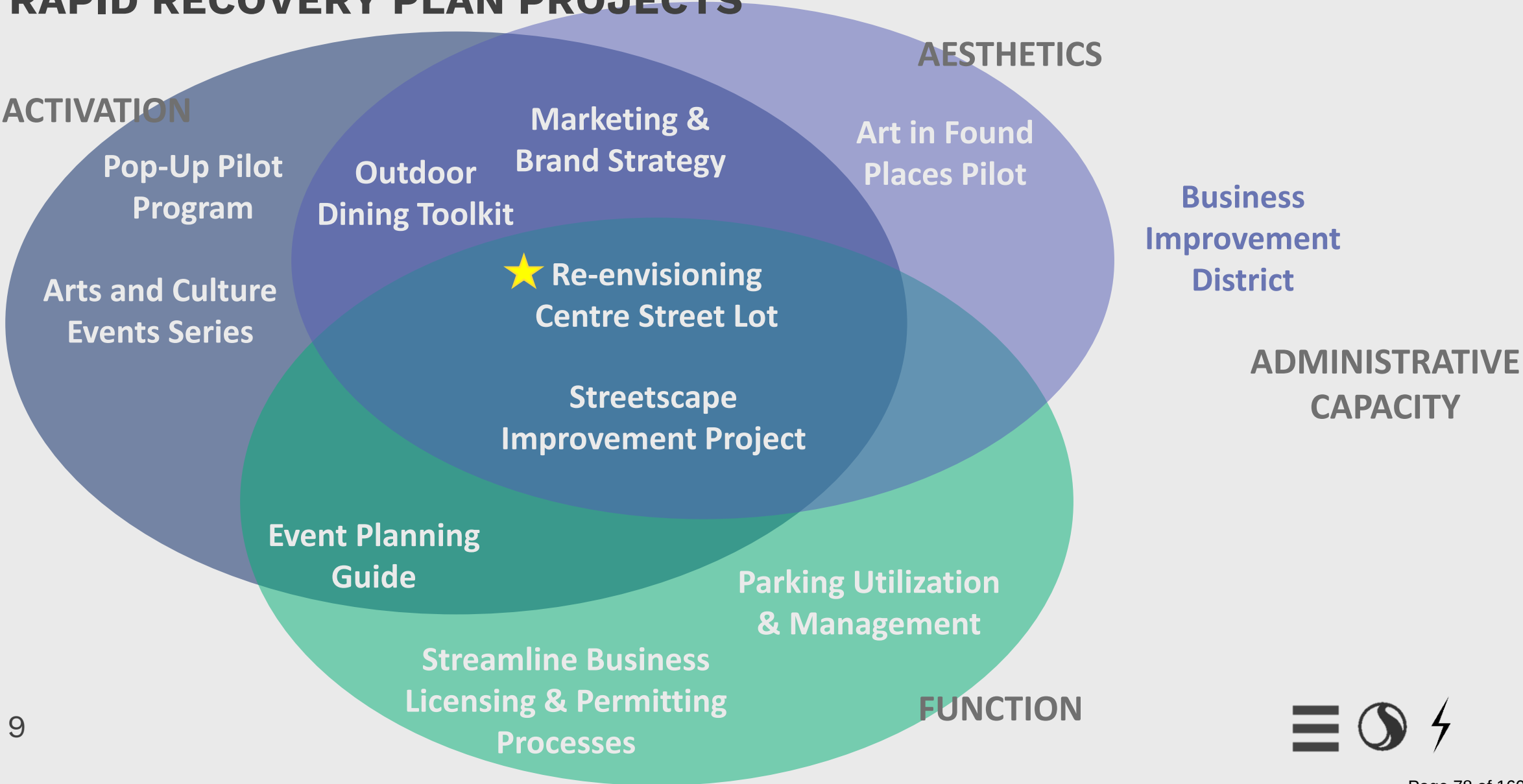
Small Business Development
Committee (SBDC)



COOLIDGE CORNER RAPID RECOVERY PLAN EXECUTIVE SUMMARY

Coolidge Corner & JFK Crossing's recovery will depend on building organizational capacity, fostering a stronger commercial area identity, and mastering parking utilization and management practices that will unlock the commercial core's full placemaking potential.

COOLIDGE CORNER & JFK CROSSING RAPID RECOVERY PLAN PROJECTS





CENTRE STREET LOT RE-ENVISIONING / PARKING STRUCTURE



Existing Condition: Centre Street Municipal Parking Lot, Brookline, MA (April 2021)



Existing Condition: Centre Street Municipal Parking Lot, Brookline, MA (April 2021)



CENTRE STREET LOT RE-ENVISIONING / PARKING STRUCTURE



Houston, TX

Houston Medical Center Parking Garage



6,000 sq. ft. ADA-accessible rooftop garden. Serves as open space and group meeting space.



Berkeley, CA

Center Street Parking Garage



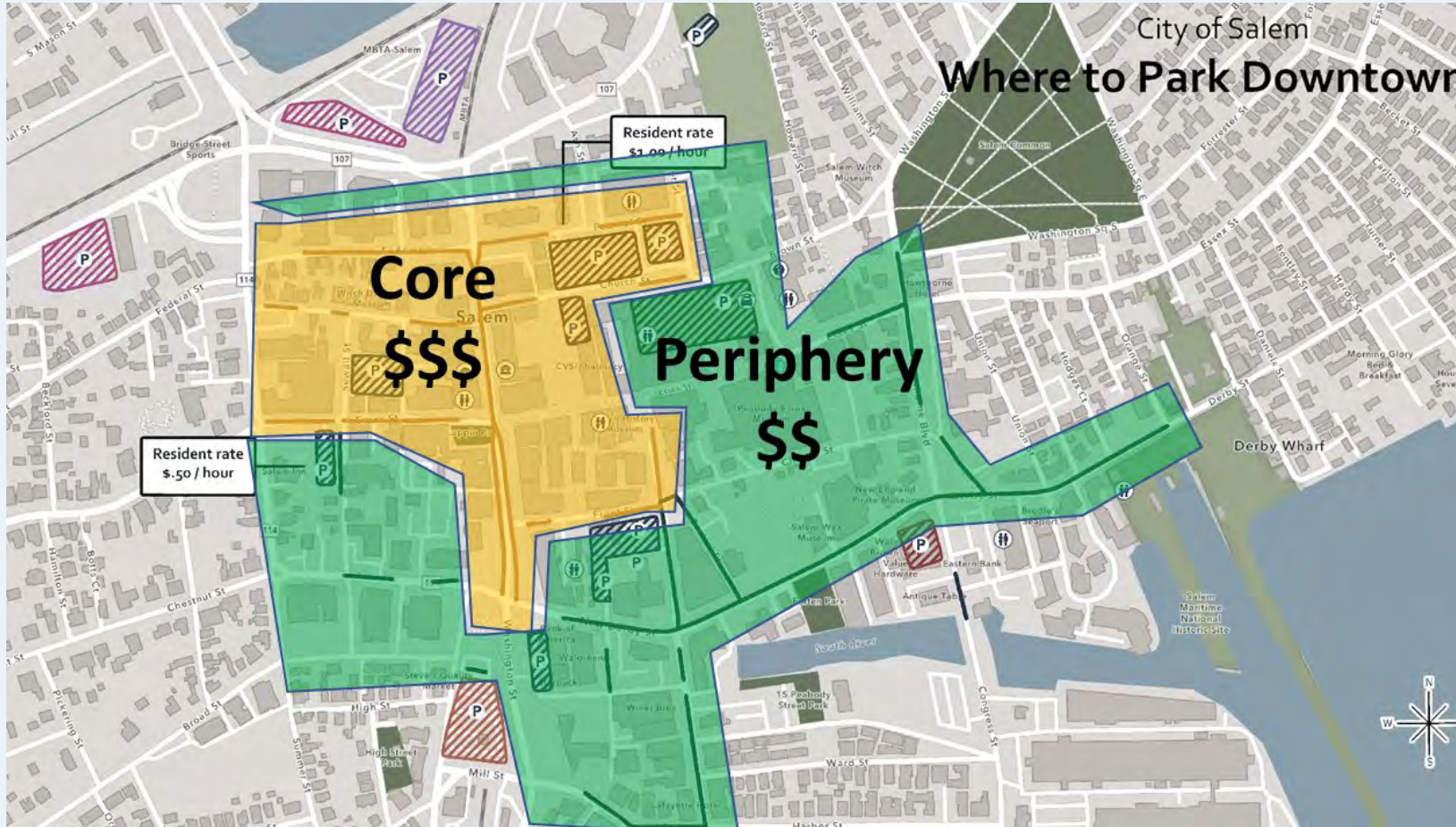
720-space garage with dynamic façade, ground-level art-exhibit space, café, with curbside parklet.



PARKING UTILIZATION AND MANAGEMENT



Salem, MA Parking Analysis



Parking management analysis in Salem



Beverly, MA Parking Implementation



Example of parking district signage in Beverly



Salem, MA Ped-level parking wayfinding signs



Stickers on parking meters tell pedestrians how their money will be used

CENTRE STREET LOTS EXPLORATORY STUDY (2025)

ARPA-funded project



Committee Charge

The Committee will work collaboratively with Town staff, as well as project consultants, to:

- evaluate how the Lots currently serve the community, and explore ways the Lots could better serve and benefit the community if redesigned
- engage diverse stakeholders regarding the future of the Centre Street Lots
- identify and adopt a vision for the site, including desired uses, and articulate further actions necessary to realize the vision which has been adopted

Committee Charge, continued...

Public engagement, visioning, and production of redesign concepts should be completed, summarized in a comprehensive report, and submitted to the Select Board no later than March 31, 2026. Upon completion of that report, the Committee will continue to collaborate with staff to identify a preferred redevelopment concept, and recommend implementation measures to realize the adopted vision for the site.

PROCESS AND COMMUNITY ENGAGEMENT

For the Centre Street Lots Exploratory Study



GUIDING PRINCIPLES



Ensure continued access for business owners and lot users

Coolidge Corner is a thriving mixed-use neighborhood and Brookline's principal commercial district. Changes to the Centre Street Lots must ensure existing users, including local residents, continue to be supported.



Foster inclusive community engagement

A robust exploration of the future of the Lots necessitates deep community engagement with Brookline's diverse constituencies, including small businesses, neighbors, visitors, civic institutions, and many more individuals and entities, with attention to those less vocal in Town policy-making.



Commit to environmental sustainability

Brookline takes its responsibility for sustainability seriously. This visioning exercise must reflect this commitment by prioritizing best environmental practices in its plan and approach.



Align with Brookline's Plans and Priorities

To best address the needs of Brookline's community members and their vision for the Town's future, the vision for the Centre Streets Lots must mirror and complement the ongoing Comprehensive Plan process, and reflect established Town priorities.



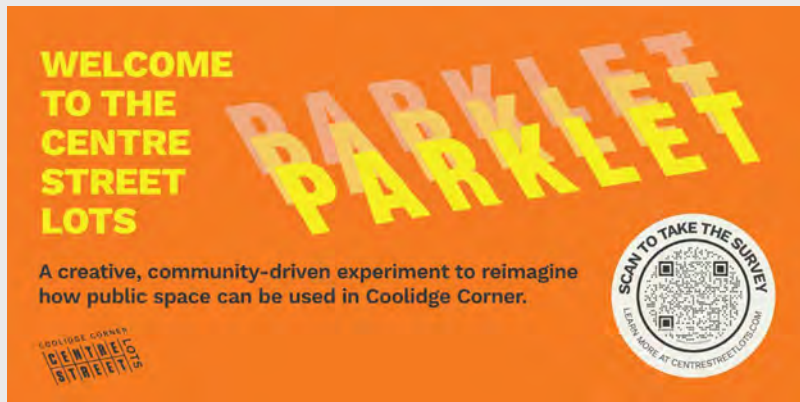
Adopt a pragmatic fiscal approach

Given this exploratory exercise's aim of producing a preferred, consensus-driven proposal with implementation potential, it must be grounded in Brookline's fiscal realities and the economics of development and construction.



ENGAGEMENT + EVENTS

Small Business Roundtable
March 2025



**Parklet Active
Programming Events**
June 2025

Coffee at the Senior Center
May 5, 2025 at 2pm



Walkable City Talk
Coolidge Corner Theatre
September 10, 2025 at 7pm

**Brookline Farmers' Market
Tabling**
June 5, 2025



Tabling @ Brookline Day
September 14, 2025

CENTRE STREET LOTS EXPLORATORY STUDY COMMUNITY SURVEY

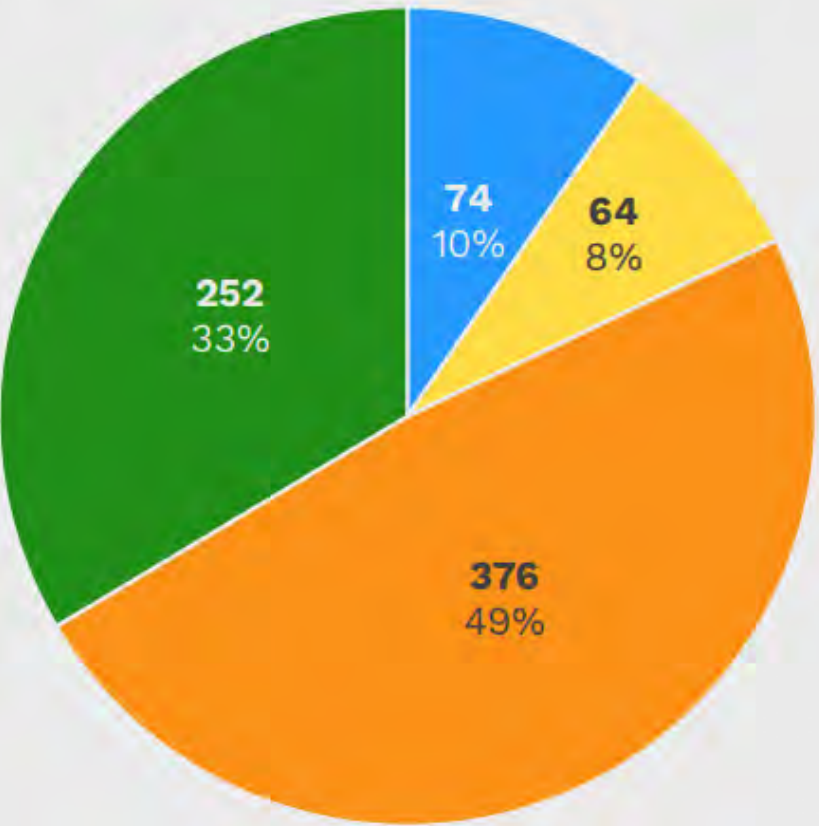
- Open 4/3/25 – 5/11/25
- Advertising:
 - A-frames in Lots
 - Soofa boards
 - Flyers
 - Website
 - Social media channels
 - Email listservs



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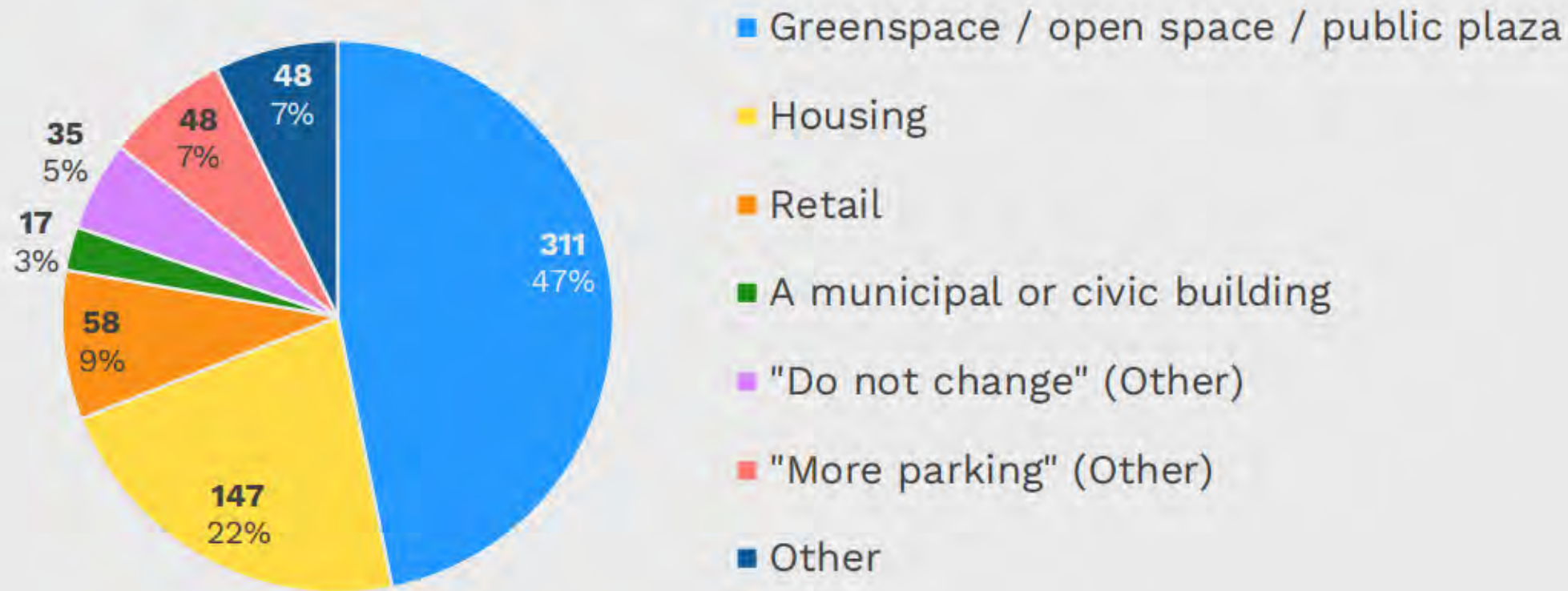
RESPONSES

CHOOSE WHICH OPTION BEST DESCRIBES YOUR PERSPECTIVE ON THE CENTRE STREET LOTS:



-  I don't think the Lots should change at all.
-  I think the Lots should be renovated to be nicer parking lots.
-  I'm open to the concept of changing the Lots, but not at the expense of less parking.
-  I'm open to the concept of changing the Lots and would be OK with some parking going away to accommodate other uses.

IF THE USE OF THE LOTS WERE CHANGED, MY **TOP PRIORITY** WOULD BE:



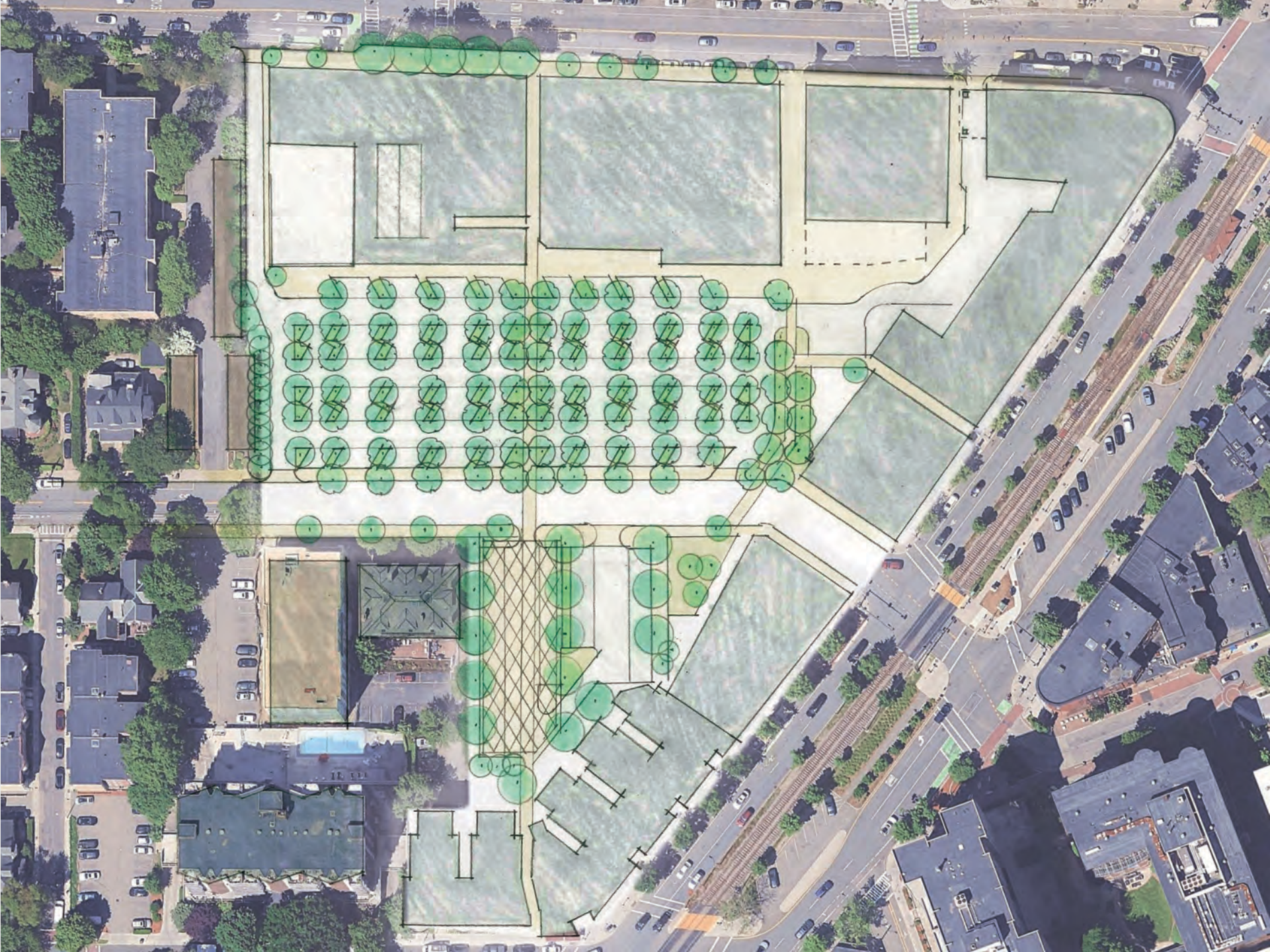
CONCEPTS

For re-envisioning the Centre Street Lots



THE GROVE

25





THE SIDE LOT



THE COLONNADE



THE UNDERGROUND

SUMMARY OF OPTIONS

Option	Parking Spaces	Housing Units	Retail Space (Gross SF)	Estimated Cost	Estimated Cost + 20% Overrun	Estimated Cost + 40% Overrun
Existing	192	0	0	\$0	\$0	\$0
Option 1: “The Grove”	50 - 195	0 - 40	0	\$9,000,000 - \$11,000,000	\$12,000,000	\$14,000,000
Option 3: “The Side Lot”	300 - 335	80 - 110	6,000 - 10,000	\$29,000,000 - \$33,000,000	\$37,000,000	\$43,000,000
Option 4: “The Colonnade”	380 - 420	90 - 120	6,000 - 10,000	\$32,000,000 - \$38,000,000	\$42,000,000	\$49,000,000
Option 5: “The Underground”	375 - 415	190 - 270	10,000 - 15,000	\$47,000,000 - \$61,000,000	\$64,500,000	\$75,000,000

COMMITTEE RECOMMENDATIONS

“The Side Lot” and next steps for implementation



COMMITTEE RECOMMENDATION

Endorse “The Side Lot” Design Scenario

- Benefits include:
 - Restoration of housing in a transit-rich, walkable neighborhood
 - Improvement of the walkability and ADA accessibility of the site
 - Alignment with the Comprehensive Plan, MBTA Communities Act, Climate Action and Resilience Plan, and Housing Plan
 - Expansion of the commercial and residential tax base, plus revenue from a long-term lease through public private partnership

"THE SIDE LOT"



“THE SIDE LOT” DESIGN

Parking Spaces	300 – 335
Housing Units	80 – 100
Retail Space (Gross Square Feet)	6,000 – 10,000
Estimated Cost	\$29,000,000 – \$33,000,000
Estimated Cost + 20% Overrun	\$37,000,000
Estimated Cost + 40% Overrun	\$43,000,000

COMMITTEE RECOMMENDATION

Endorse “The Side Lot” Design Scenario

Sustain the Momentum built throughout the study by proceeding with the implementation phase

IMPLEMENTATION ROADMAP REQUEST FOR INFORMATION (RFI)

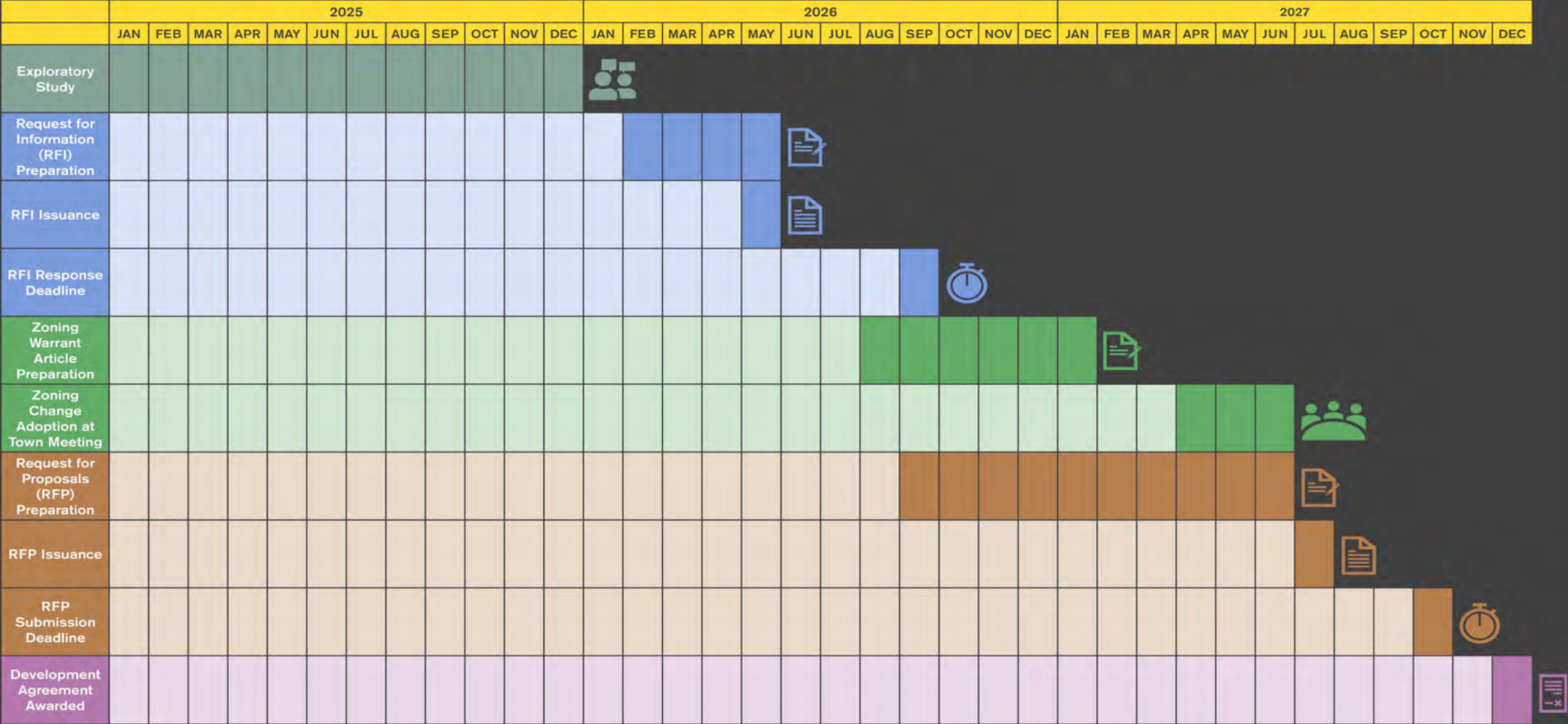
- The Committee requests Select Board approval to proceed with an RFI
- Recommend including the Babcock Street Lot in the RFI
- An RFI will gather responses from profit or non-profit developers to aid in preparation of an RFP for a public-private partnership. Topics will include:
 - Preferred financing and partnership structures
 - Zoning and permitting needs
 - Parking space allocation
 - Scope of site concern studies, e.g., soil and shade studies

DEVELOP AND IMPLEMENT A WAYFINDING SYSTEM

The Coolidge Corner Parking Study concluded there is sufficient parking in Coolidge Corner, however a wayfinding system needs to be created to aid in finding parking outside the Centre Street Lots.

- The Committee strongly recommends the prioritization of development and implementation of a wayfinding system which will:
 - Provide a clearer picture of parking demand
 - Inform the appropriate scale of future on-site parking
 - Address public concerns about overbuilding
 - Ensure the final designs are evidence-driven and fiscally responsible

Implementation Roadmap



NEXT STEPS

RFI and potential role for EDAB



Select Board Feedback (Jan 2026)

Concerns & Points of Confusion

- Misalignment with Comp Plan timeline
- Scope of community engagement
- Conceptual vision v. a specific development program for developers to respond to
- Committee charge and determination of priorities

Directive

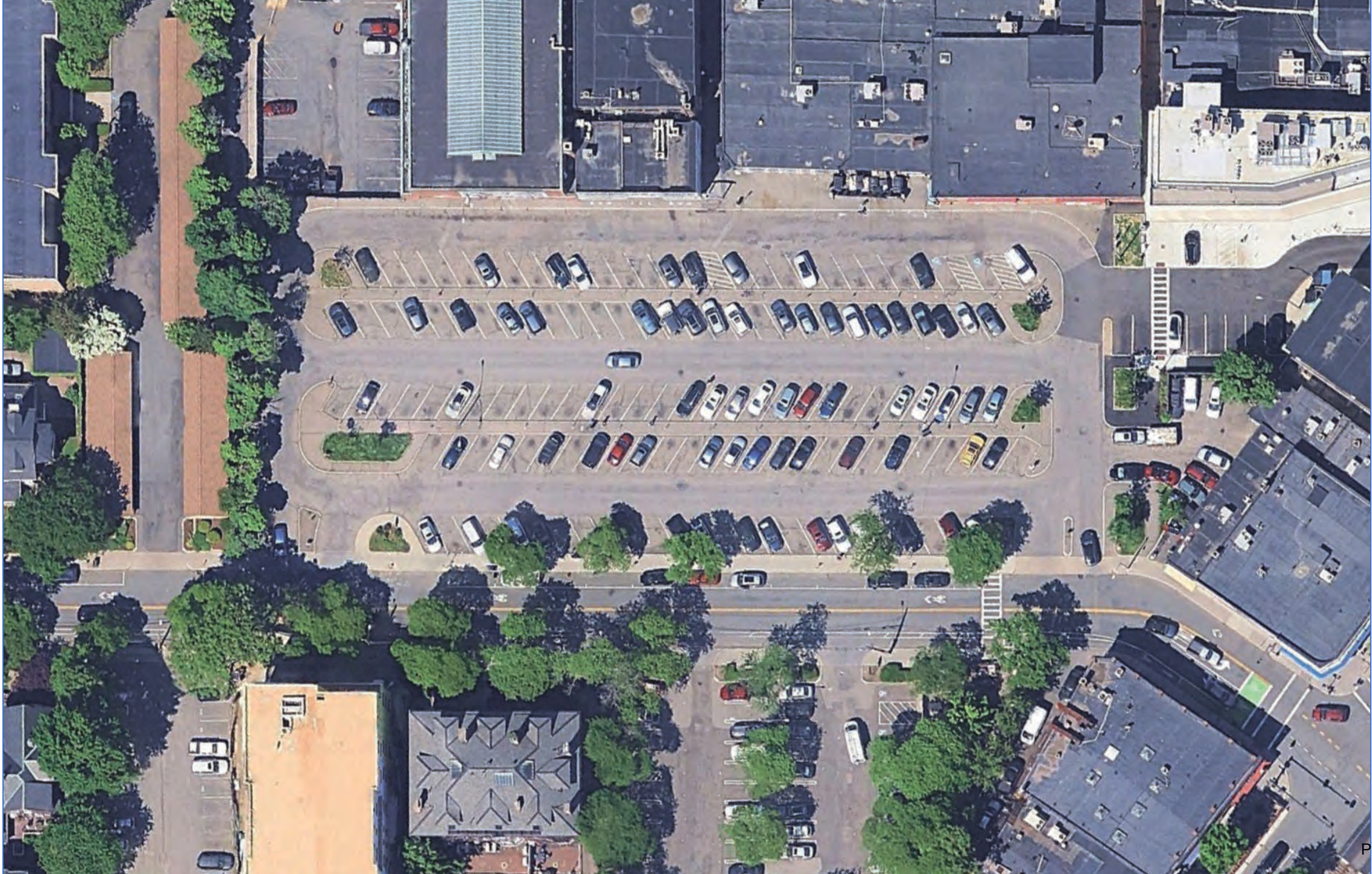
- Share Centre Street Lot Study presentation with EDAB, HAB, Planning Board, and Transportation Board
- Ask board members submit their feedback, questions and concerns directly to the Select Board

Reference Slides

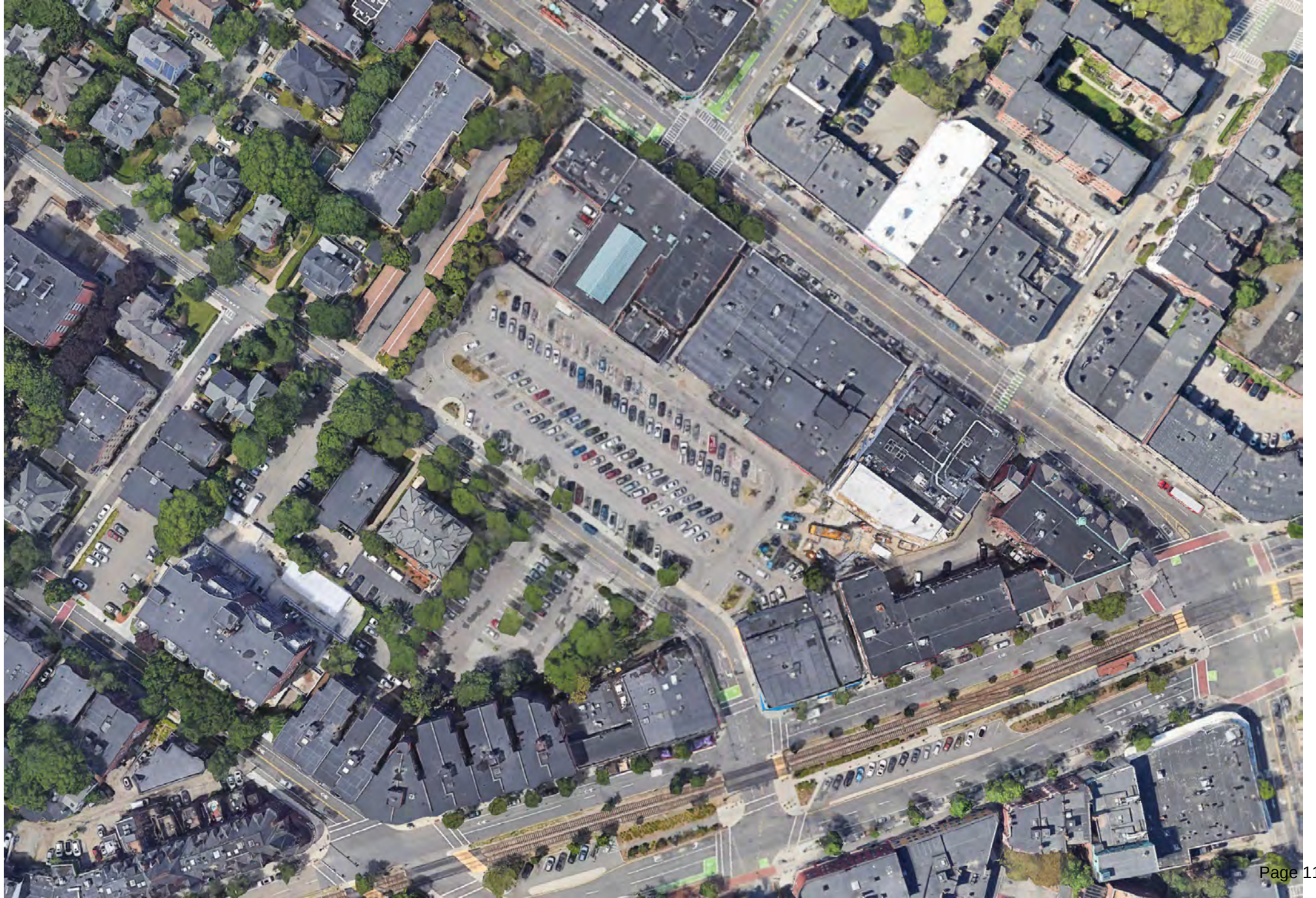
Existing Conditions











Reference Slides

Outreach & Engagement







COMMUNITY SURVEY

CENTRE STREET LOTS EXPLORATORY STUDY COMMUNITY SURVEY

- Open 4/3/25 – 5/11/25
- Advertising:
 - A-frames in Lots
 - Soofa boards
 - Flyers
 - Website
 - Social media channels
 - Email listservs



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RESPONSES

KEY OBSERVATIONS

- The survey was broadly successful at capturing an **array of perspectives** across the Brookline community (residents, employers, employees, visitors, and more), with some important exceptions.
- Respondents voiced the importance of this place in the context of Coolidge Corner and its role as a **facilitator of the neighborhood's success**.
- Many people feel the **Lots work well today**, and many people feel the Lots have **room for improvement**.
- When asked, **1/3 of respondents were open to reducing parking** to accommodate other uses, and **2/3 of respondents were cautious** about or opposed to reducing parking.

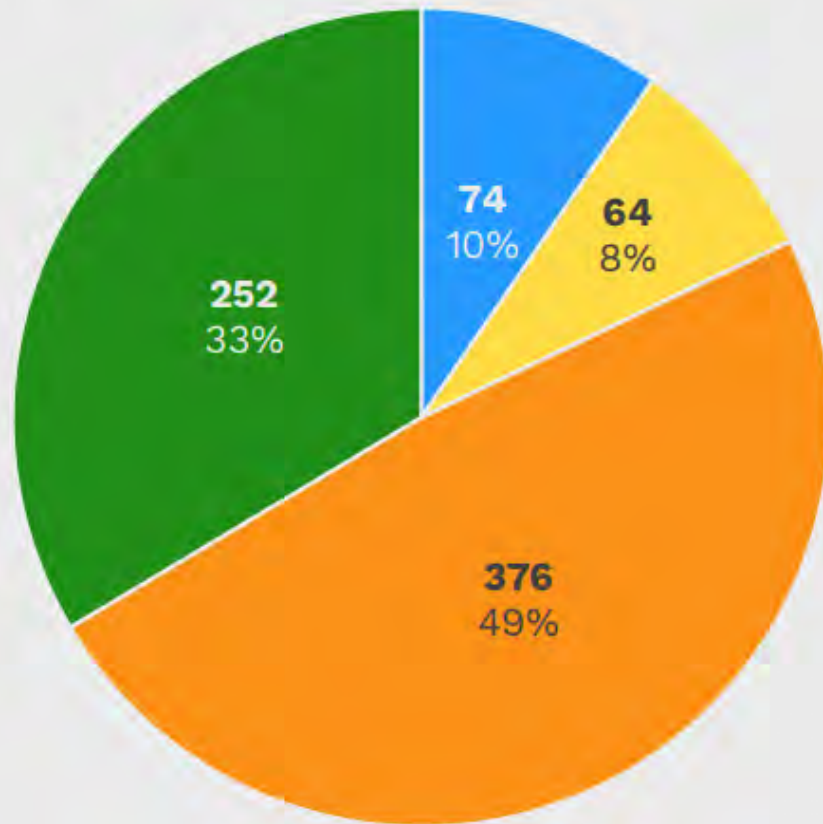
IN GENERAL, WHAT IS **WORKING WELL** IN THE LOTS AND WALKWAYS?

- “Cut through from Harvard St. along the Coolidge Corner Theater and the Creperie very useful for getting to Centre St. (both the road and the East lot).”
- “Available parking to frequent business in the area.”
- “Walking through is convenient. Farmers' Market is wonderful.”
- “The fact that they exist!”
- “Provides for an easy flow between parking lots to local businesses.”
- “They lead to all of the surrounding streets.”

IN GENERAL, **WHAT COULD BE IMPROVED IN THE LOTS AND WALKWAYS?**

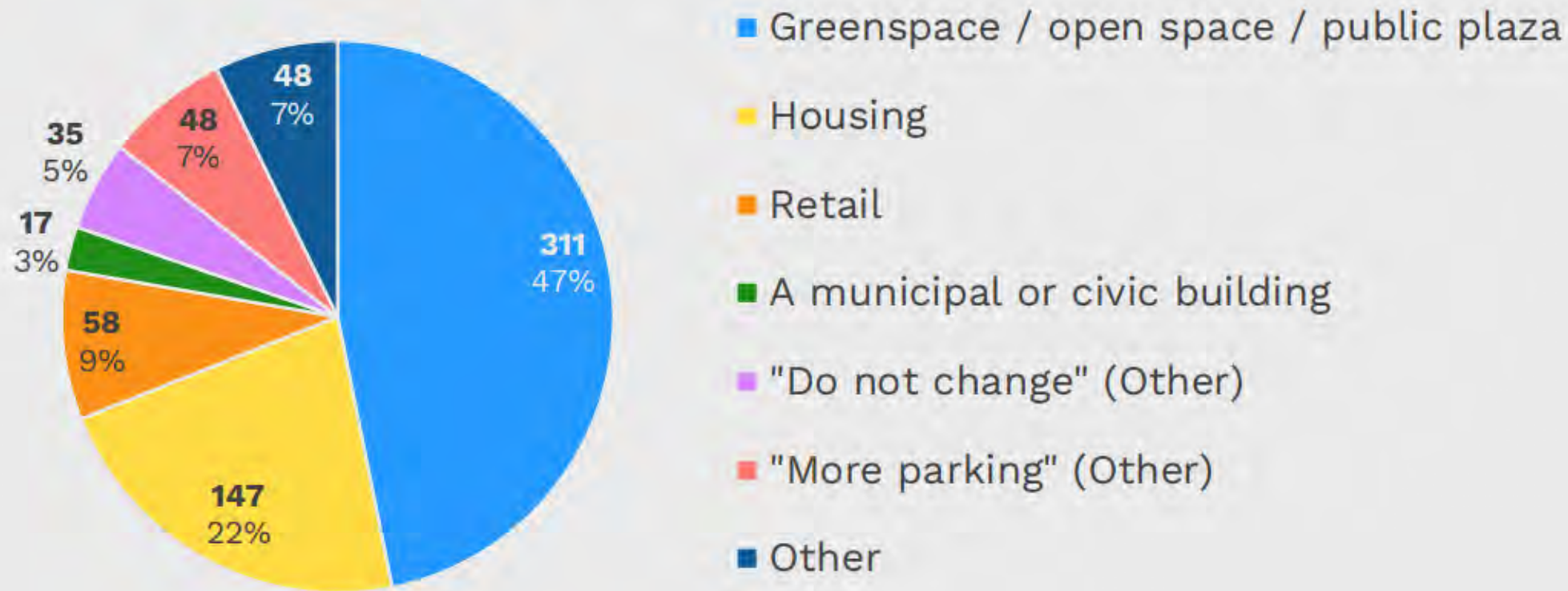
- “Lighting, seating, signage, handicap spots.”
- “Cleanliness! There is often litter all over the place. Get some easily visible trash cans and have them at both ends of the lot.”
- “The flow of traffic through the east lot is very challenging at times with cars just cycling around-especially because of the middle area.”
- “More parking.”
- “More electric car spots. And electric car spots that are closer to shops and theater.”
- “Signage, green space, access points, and entrances/exits to and from the lots.”
- “Needs life.”

CHOOSE WHICH OPTION BEST DESCRIBES YOUR PERSPECTIVE ON THE CENTRE STREET LOTS:



-  I don't think the Lots should change at all.
-  I think the Lots should be renovated to be nicer parking lots.
-  I'm open to the concept of changing the Lots, but not at the expense of less parking.
-  I'm open to the concept of changing the Lots and would be OK with some parking going away to accommodate other uses.

IF THE USE OF THE LOTS WERE CHANGED, MY **TOP PRIORITY** WOULD BE:

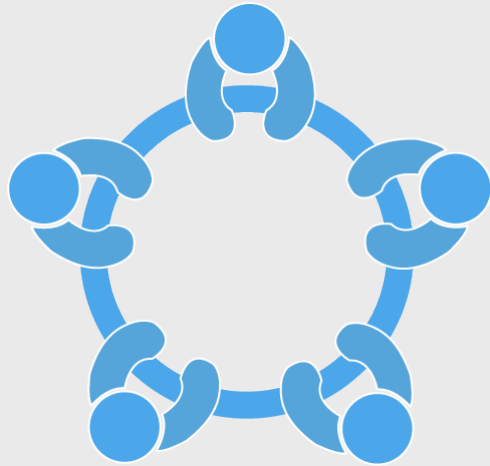


ADDITIONAL NARRATIVE RESPONSES

- “They shouldn't be changed because there would be so few places to park without them. They are essential.”
- “I’d be happy to see open space and more greenery for community and visitors to gather and have seating to eat/hangout/play...”
- “A mixed-use development with a parking garage would be a good course of action to appease all parties, this could provide some public space, give additional retail space, and add residential units while preserving parking.”
- “I can't believe I have so many thoughts about these lots!”

ENGAGEMENT EVENTS

ENGAGEMENT + EVENTS



Small Business Roundtable
March 2025



Coffee at the Senior Center
May 5, 2025 at 2pm



Walkable City Talk
Coolidge Corner Theatre
September 10, 2025 at 7pm

Brookline Farmers' Market
June 5, 2025

WELCOME TO THE CENTRE STREET LOTS

PARKKLEET

A creative, community-driven experiment to reimagine how public space can be used in Coolidge Corner.



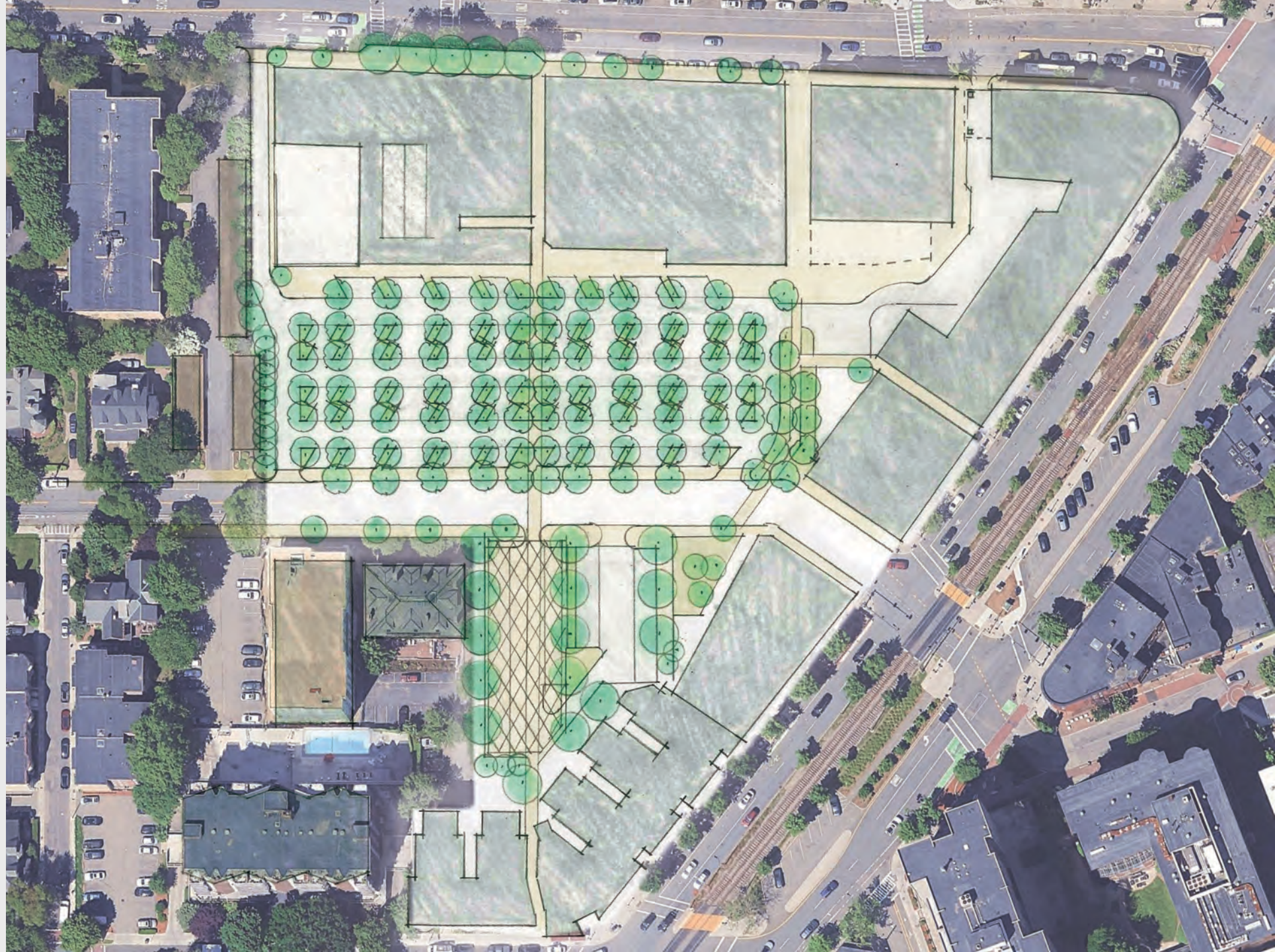
Reference Slides

Concepts/Scenarios

OPTION 1: "THE GROVE"

Improved Surface Parking Lot











OPTION 1 SUMMARY

Option 1 (The Grove)	
Parking Spaces	150 - 195
Housing Units	0 - 40
Retail Space (Gross SF)	0
Estimated Cost	\$9,000,000 - \$11,000,000
Estimated Cost + 20% Overrun	\$12,000,000
Estimated Cost + 40% Overrun	\$14,000,000

OPTION 3: "THE SIDE LOT"

Structured Parking Deck









OPTION 3 SUMMARY

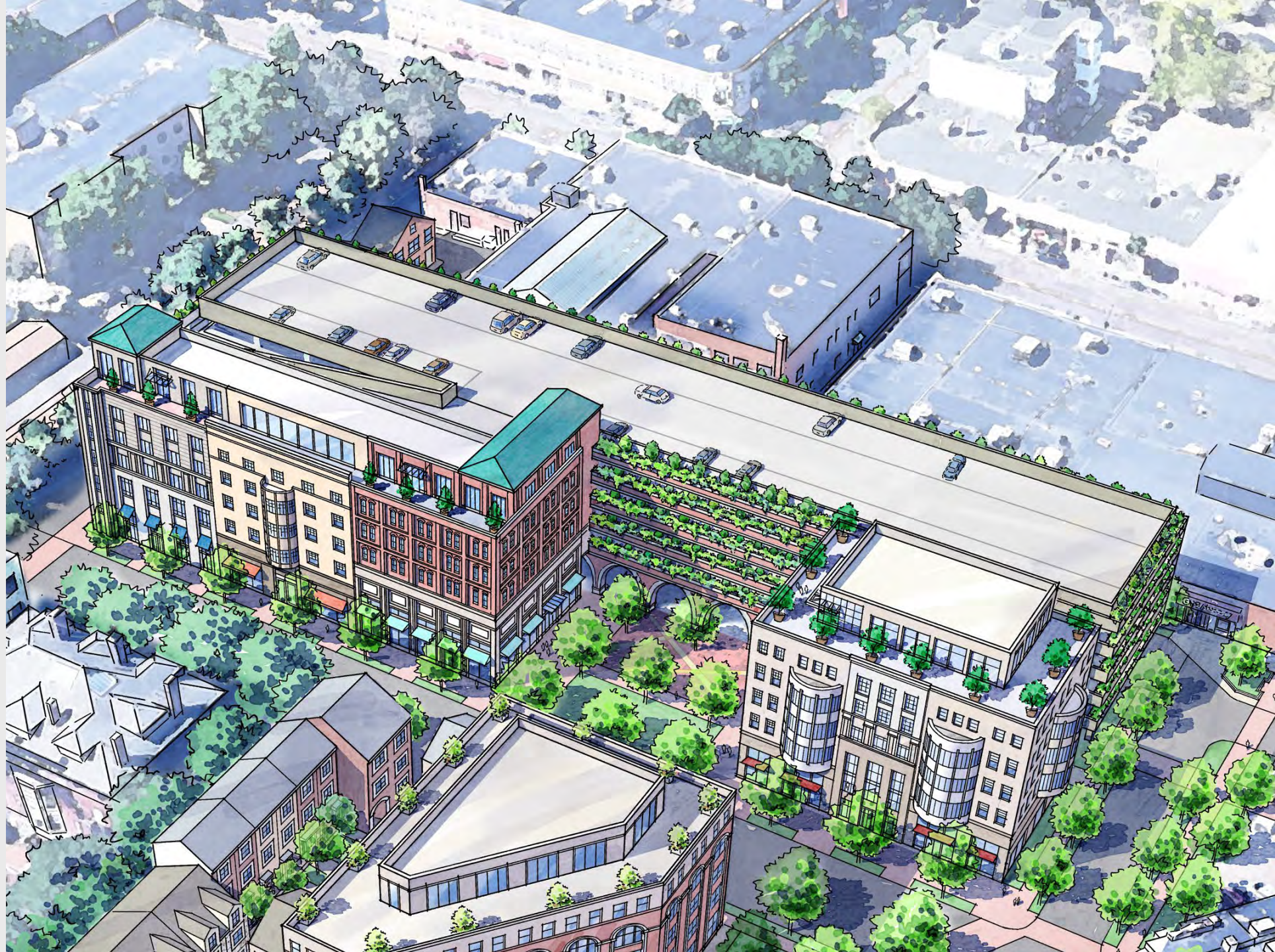
Option 3 (The Side Lot)	
Parking Spaces	300 - 335
Housing Units	80 - 110
Retail Space (Gross SF)	6,000 - 10,000
Estimated Cost	\$29,000,000 - \$33,000,000
Estimated Cost + 20% Overrun	\$37,000,000
Estimated Cost + 40% Overrun	\$43,000,000

OPTION 4: "THE COLONNADE"

Structured Parking Deck











OPTION 4 SUMMARY

Option 4 (The Colonnade)	
Parking Spaces	380 - 420
Housing Units	90 - 120
Retail Space (Gross SF)	6,000 - 10,000
Estimated Cost	\$32,000,000 - \$38,000,000
Estimated Cost + 20% Overrun	\$42,000,000
Estimated Cost + 40% Overrun	\$49,000,000

OPTION 5: "THE UNDERGROUND"

Underground Parking













OPTION 5 SUMMARY

Option 5 (The Underground)	
Parking Spaces	375 - 415
Housing Units	190 - 270
Retail Space (Gross SF)	10,000 - 15,000
Estimated Cost	\$47,000,000 - \$61,000,000
Estimated Cost + 20% Overrun	\$64,500,000
Estimated Cost + 40% Overrun	\$75,000,000

ALL OPTIONS

FACTORS TO CONSIDER

Criteria	Option 1: “The Grove”	Option 3: “The Side Lot”	Option 4: “The Colonnade”	Option 5: “The Underground”
Description	Surface Parking Lot	Structured Parking	Structured Parking	Underground Parking
Adds additional parking		*	*	*
Provides upgraded space for Farmers’ Market	*	**	***	**
Adds new development		*	*	***
Adds green space	*	***	**	***
Keeps parking edge off Centre Street			***	***
Creates continuous shaped public realm		***	***	***
Simplicity of construction	***	**	**	

Brookline Affordable Housing Trust Fund Financial Status Report July 1, 2026 - August 28, 2026								
Account	Date	Item	Fund	Commitments	Encumbrances	Expenses	Revenues	Total
Opening Balance of 7/1/2026								\$11,452,502.79
Encumbrances with Balances								
		Brookline Housing Authority	32 Marion Street		(\$6,525,000.00)	(\$6,202,073.00)		(\$322,927.00)
		Silva Services			(\$19,750.00)	(\$16,439.00)		(\$3,311.00)
		Brookline Housing Authority	10 Walnut St/Walnut High Phase I		(\$3,750,000.00)	\$0.00		(\$3,750,000.00)
Unencumbered Balance								\$7,376,264.79
Commitments Not Yet Encumbered								
		Brookline Community Development Corporation	154-156 Boylston	(\$809,165.00)				(\$809,165.00)
		Professional/Tech Services	Terra Living Partners LLC	(\$9,750.00)				(\$9,750.00)
Cmmittments Not Yet Unencumbered Balance								(\$818,915.00)
Unencumbered/Uncommitted Balance								\$6,557,349.79
Revenue and Expenses								
	7/1/2026	Opening Balance Adjustment	Morgan Stanley account interest				\$582.07	
	7/14/2026	Shocket Law Office LLC	IZ Cash Payment Ownership: 58 Kent-Unit 301				\$84,262.50	
	7/14/2026	Statera Law LLC	IZ Cash Payment Ownership: 58 Kent-Unit 401				\$89,250.00	
	8/13/2026	Transfer from General Funds	Free Cash Contribution				\$1,070,667.00	
	7/23/2026	Permanent Full Time Salaries and Wages	Senior Housing Planner			(\$1,696.55)		
	7/30/2026	Permanent Full Time Salaries and Wages	Senior Housing Planner			(\$1,901.77)		
	8/4/2026	Tenancy Stabilization Program	Brookline CDC			(\$128,000.00)		
	8/6/2026	Permanent Full Time Salaries and Wages	Senior Housing Planner			(\$1,885.05)		
	8/13/2026	Permanent Full Time Salaries and Wages	Senior Housing Planner			(\$1,885.05)		
	8/20/2026	Permanent Full Time Salaries and Wages	Senior Housing Planner			(\$1,885.05)		
	8/27/2026	Permanent Full Time Salaries and Wages	Senior Housing Planner			(\$1,885.05)		
				Totals		(\$139,138.52)	\$1,244,761.57	
Available Balance as of 8/28/2026								\$6,418,211.27
Closing Balance as of 8/28/2026								\$12,558,125.84