

Bernard W. Greene – Chair
David Pearlman – Vice Chair
John VanScoyoc
Paul Warren
Michael Rubenstein
Charles Carey – Town Administrator



Select Board Hearing Room
6th Floor, Brookline Town Hall

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Select Board Agenda

Regular Meeting

Tuesday, April 7, 2026 at 5:30 PM

Revised agenda; Board and Commission Interviews (previously agenda item 11a.) have been moved to a future agenda.

1. Open Session

Question of entering into Executive Session for the purposes stated in items 2a and 2b, and to reconvene in open session.

2. Executive Session

2a. Executive Session, pursuant to G.L. c. 30A, §21(a)(3) ("Purpose 3"), for the purpose of discussing litigation strategy related to a claim by Anthony Buono, Alec Lebovitz, Joslin Murphy, Richard Murphy, and Donelle Sean O'Neal, Sr., seeking reimbursement for attorneys' fees following an investigation into potential violations of Town Policies and State Laws.

2b. Question of approving the following Executive Session meeting minutes ("Purpose 7"):
March 10, 2025
March 24, 2026

3. Announcements/Updates

Select Board to announce recent and/or upcoming Events of Community Interest.

4. Public Comment

Public Comment period for those who request to speak to the Board regarding Town issues. Persons wishing to speak may sign up in advance beginning on the Friday preceding the meeting or may sign up in person at the meeting. Speakers will be taken up in the order they sign up. Advance registration is available by calling the Select Board's office at 617-730-2202 or by e-mail at kmacgillivray@brooklinema.gov. The full Policy on Public Comment is available at BrooklineMA.gov/Select-Board.

5. Miscellaneous

Approval of miscellaneous items, licenses, and contracts.

5a. Question of approving the meeting minutes from March 31, 2026.

- 5b. Question of approving the 2027 CDBG Week Proclamation
- 5c. Question of accepting the FY26 Firefighter Safety Equipment Grant in the amount of \$34,943.05, which was recently awarded to the Brookline Fire Department. The funds will be used for radio equipment.
- 5d. Question of approving a grant from the US Department of Homeland Security's Urban Area Security Initiative grant program, via the Metro Boston Homeland Security Region and the City of Boston Mayor's Office of Emergency Management, FFY23 Intelligence & Information Sharing in the amount of \$12,500 related to Blue Voice software services.
*Note: the PCAC committee reviewed and approved the grant acceptance.
- 5e. Question of approving an Authorization to Hire request from the Town Administrator: Building Commissioner
- 5f. Question of approving a One-Day Wine and Malt Beverages Sale License to the Driscoll PTO for the Driscoll PTO Trivia Fundraiser to be held on April 10th, 2026, from 6:30 PM- 8:30 PM at the Driscoll School, 725 Washington St. Attendance is approximately 100 people.

6. Calendar

Review and potential vote on Calendar Items.

7. Department Budget Reviews

Review of the following FY27 Departmental Budgets:

- 7a. Building Department
- 7b. Planning and Community Development Department
- 7c. Capital Improvement Programs
- 7d. Unclassified/Debt and Interest

8. (7:00 PM) Warrant Articles - Public Hearing

Public hearing, discussion, and possible vote on the following Warrant Articles for the 2026 Annual Town Meeting:

- 8a. Article 12. To see if the Town will add Article X.X "XXX" of the Town's General By-law as follows
ARTICLE X.X
SECTION X.X.X Transparency of Public Record Request and Responses
The Town shall ensure that all Public Record requests made of the Town of Brookline as well as all responses — except those subject to a statutory exclusion — are made

publicly available via the Town's website as soon as practicable but no later than 14 days after either the Town receives a request or the Town issues a response. (Toffel, TMM; Lebovitz, TMM8)

- 8b. Article 24. To see if the Town will adopt the following resolution which advocates public bodies' usage of a Town email address to archive electronic communication when generating public records. (Toffel, TMM8; Lebovitz, TMM8)
- 8c. Article 18. Create a new Article 8.XX of the Town's General By-Laws to regulate the gathering of personal data using surveillance technology in public places (Fischer)
- 8d. Article 19. Create a new Article 8.XX of the Town's General By-Laws to regulate the Town's use of surveillance technology (Fischer)
- 8e. Continued from March 31 - Article 17. Create a new Article 6.XX of the Town's General By-Laws to prohibit civil immigration enforcement activities on Town facilities (Wu, TMM7, et al.)
- 8f. Continued from March 31 - Article 25. Resolution requesting the discontinuance of state and local collaboration with Federal Immigration Enforcement and participation in related information-sharing programs (Lebovitz, TMM8; Wu, TMM7, et al.)

9. Warrant Articles - Continued

- 9a. Article 21. Resolution expressing support for the Massachusetts Medicare for All legislation (Labaree)

10. Informative Session: FY 2027 (FFY 26) Community Development Block Grant

- 10a. Annual Action Plan Recommendations by the CDBG (Community Development Block Grant) Advisory Board

11. Overlay Surplus Request

- 11a. Question of authorizing the Town Administrator to transmit a letter seeking certification of any available overlay surplus to the Board of Assessors.

12. Annual Town Election

Question of approving the following actions related to the May 2026 Annual Town Election:

- 12a. Vote to issue the Warrant for the Annual Town Election called for May 5, 2026

- 12b. Vote to appoint a new Democratic Registrar of Voters, as presented in the Town Clerk's memo.

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



Select Board Minutes
March 31, 2026 | 5:30 PM
6th Floor Hearing Room

1. **Announcements/Updates**

- There is a vacancy on the Fisher Hill Advisory Committee. The Town is soliciting applicants with Praise for residents' volunteerism in fundraising and civic activity.
- The Brookline Education Foundation held its 45th annual Trivia Bee.
- Team Brookline had begun their Boston Marathon fundraising
- The Board acknowledged the day and its importance in celebrating transgender people and raising awareness of discrimination

2. **Public Comment**

1. Anne Lusk urged the Board to seriously evaluate Lars Anderson Park—including the 3.6-acre DPW yard as a viable site for the new pool, rather than treating it as a token option. Lusk added that the DPW yard occupies historic parkland meant for public use and should be reconsidered as part of the pool RFP.
2. Ji-Ho Lee described a severe rodent infestation in her Brookline Housing Authority unit, causing major health impacts and contamination of her belongings, and asked the Board to push BHA to perform structural repairs to stop rodents from entering the building.

3. **Miscellaneous**

3a. Question of approving the meeting minutes from March 24, 2026.

Approved, as amended.

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3b. Question of accepting a check in the amount of \$50.00 from Linda Goldman to support of the Brookline Commission for Women.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3c. Question of accepting the transmission of the Advisory Council on Public Health's Annual Report to the Select Board.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3d. Question of approving an Authorization to Hire request from the Human Resources Director:

HR Coordinator: C10

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3e. Question of approving an Authorization to Hire request from the Recreation Director:

Leader Teacher Soule: GN06

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3f. Question of approving and Authorization to Hire request from the Public Health Director:

Shared Services Manager: T7

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3g. Question of approving the execution of Amendment #1 to the Gridwealth Massachusetts Community Solar Customer Agreement, which offers the Town a 10% discount on the value of the Net Metering Credits generated.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3h. Question of approving Contract Amendment 3 for Contract No. PW/19-16, Traffic/Safety Improvements at the Intersection of Hammond Street and Woodland Road, in the amount of \$458,500.00 with Tighe & Bond (formerly WorldTech Engineering, LLC).

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3i. Question of approving Extra Work Order 1 for Contract No. PW/25-05, Schick Park Reconstruction, in the amount of \$9,926.97 with Mountain View Landscapes and Lawncare, Inc.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3j. Question of approving Extra Work Order 1 for Contract No. PW/26-03, Upkeep of Trees and Related Work, in the amount of \$122,826.00 with Northern Tree Service, LLC.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3k. Question of approving the Financial Interest Contract Disclosure form submitted by Council on Aging employee, Jessica Milley-Gee.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

3l. Question of accepting a gift in the amount of \$250.00 from Chi Chi Wu, to support the Brookline Asian American Family Network.

Approved

Aye: Bernard Greene, John VanScoyoc, Paul Warren, David Pearlman, Michael Rubenstein

4. **Calendar**

5. **Boards and Commissions - Annual Reports**

Presentation of the Brookline Commission on Disability's Annual Report to the Select Board

Jim Lee, Commission Chair of the Commission on Disability highlighted a highly productive year focused on strengthening accessibility town-wide, including major progress on parking reviews, sidewalk and transit access, and advocacy on several warrant articles. They secured nearly \$50,000 in grant funding for tactile warning plates and worked closely with Transportation, Public Health, and other departments to improve infrastructure and policy. The Commission also expanded outreach, improved its website, and emphasized the essential role of staff and community partners in advancing disability inclusion.

6. **Campaign Finance Training**

Presentation by Assistant Town Counsel Jonathan Simpson on Campaign Finance requirements

Town Counsel Jonathan Simpson briefed the Board on campaign finance rules that apply now that an override ballot question is officially on the May ballot. The guidance focused on what elected officials, appointed officials, and town staff may and may not do.

Presentation:

Key Advice

- **Mass Emails**

Mass emails are not allowed. Send emails only to those who have solicited them.

Mass emails should be avoided to prevent violations and ensure that communication is targeted and effective. Violating the policy can lead to consequences such as wasted time, reduced productivity and damage to reputation.

This applies even when the content is attempting to be “objective” or “informational”.

Mass emails are not permitted when the email list you are using is a public resource. Essentially, if the email list you are using is the Town’s email list, or the schools email list, or a portion of it, you are not allowed to use it.

Town Meeting list is a public document and could be used.

- Fundraising
Fundraising connected to the Town is prohibited. Follow the established fundraising guidelines to ensure ethical fundraising practices.
Political Fundraising by Public Employees
Political fundraising by public employees is prohibited by law.
Political Fundraising in Town buildings
Political fundraising by anyone is prohibited in schools according to the law.
- Use of Public Resources
Public resources cannot be used to influence voters. Ensure that staff time and resources are not used for partisan purposes.

You cannot use public resources to influence voters
Public resources cannot be used to influence voters, including staff time and access to resources. This ensures fairness and impartiality in the election process.
For appointed officials and public employees, you cannot use the “weight of your office” to influence voters, outside of certain exceptions.

Permissible Actions

For elected officials, communications about the election are allowed both at public meetings and outside of them.
HOWEVER, you can NOT use public resources to influence the election. Refrain from engaging staff, using Town or PSB email lists or social media accounts, or municipal spaces.
For everyone else: logistical messages ONLY.

Personal Political Activity

Voting

Voting is one of the most important forms of personal political activity. Always make sure to vote in every election and make your voice heard.

State Positions

As elected officials, it is important to state your positions on political issues. This can be done through social media, letters to elected officials, or discussions with friends and family, so long as public resources are not used. For appointed officials or employees, however, this must be confined to either: (1) your private time; or (2) matters within your purview, if you have a policy-making role.

Policy-Making Positions

Select Board members may take public positions on ballot questions.
For Department Heads and certain Division Heads with policy-making responsibilities, public positions on ballot questions are allowed if related to matters within your purview.

Analysis of Ballot Questions

Preparation of Analyses

Preparation of analyses is a crucial step in understanding and interpreting ballot questions. It helps voters make informed decisions about the issues that are being voted on.

Sharing Analyses

Sharing analyses is important to ensure that voters have access to information that can help them make informed decisions. Analyses can be shared upon request, at meetings, or on the website.

Avoid Unsolicited Distribution

It is important to avoid unsolicited distribution of analyses as it can be misleading and can create confusion among voters.

Equal Access to Public Buildings

Private groups should be allowed to use public buildings with equal access for both sides. This ensures fairness and consistency in the use of public spaces.

Best Practices

- When in doubt, be cautious in your actions and avoid acting immediately.
- Review the Town Administrator's Memo for guidance.
- Ask for guidance from the Town Counsel's Office to ensure compliance with campaign finance laws.

Board discussion

- **Mass email restrictions** — The Board pressed for clarity on when elected officials may send mass emails about a ballot question. Town Counsel clarified that unsolicited mass emails using *public* email lists are prohibited, but elected officials may use their own privately built lists. The Board asked for revisions to the slide deck because the initial wording created confusion and suggested broader limits than intended.
- **Use of titles** — The Board confirmed that elected officials *may* use their titles when advocating for or against a ballot question, but appointed officials and staff generally may not use the “weight of their office” unless speaking within their professional responsibilities.
- **Participation by advisory/appointed bodies** — Members questioned whether Advisory Committee members and other appointed volunteers are restricted. Town Counsel explained that because they act within a policy-making role, advisory members may publicly state positions related to their area of work.
- **Use of town facilities** — The Board asked whether groups like the League of Women Voters may hold issue forums in Town Hall. Town Counsel said yes, as long as equal access is provided to both sides and the town does not appear to endorse one side.
- **Staff activity** — Clarifications were sought about when staff may engage in political activity. Town Counsel reiterated that staff may engage in political activity only on their own time, may not use town resources, and may never solicit donations from subordinates.
- **Concern about over-restriction** — Board members Warren and VanScoyoc expressed concern that overly broad interpretations of campaign finance rules could chill free speech, especially

among volunteers and appointees. They warned that incorrect guidance could deter legitimate advocacy.

- **Request for further clarification** — The Board asked Town Counsel to refine guidance, clarify ambiguous areas, and ensure that staff and volunteers receive accurate, non-restrictive information. They also asked whether the public should be expected to rely directly on the Office of Campaign and Political Finance rather than local interpretation.

7. Department Budget Reviews

Review of the following FY27 Departmental Budgets:

7a. Health Department

Director of Health and Human Services, John Kleschinsky, reported an FY27 budget that is slightly reduced overall, largely because one full-time position was shifted from the operating budget to the opioid settlement fund, rather than being eliminated. The department emphasized that its operating budget does not reflect the true size of its work, as many critical public health functions, community health, human services, substance-use prevention, and the regional public health collaborative, are funded through grants and offsets, leaving long-term staffing stability uncertain.

Despite financial constraints, the department highlighted major accomplishments, including implementation of the first year of the Community Health Improvement Plan, launching the Be Well Brookline prevention coalition, expanding human services through a new resource navigator, and administering flu clinics to hundreds of residents. Looking ahead, the department plans to begin Year Two of the CHIP, strengthen environmental health operations, and continue preparing for the challenge of sustaining currently grant-funded staff as key grants begin to expire.

7b. Veterans

(John Kleschinsky) The Veteran's Services update was brief, as longtime Director Bill McGroarty was unable to attend due to technical difficulties, though McGroarty continues to work one day per week during the transition to a new hire. The department reported no significant changes in its FY27 budget and confirmed that the Director position is posted as the Town searches for his replacement.

Director McGroarty continues to ensure that all veterans in need receive services during the transition, and the Select Board acknowledged the stability and importance of the department's ongoing work even as leadership changes.

7c. Council on Aging

Council on Aging (COA) Director, Emily Williams reported a stable FY27 budget with only a modest 1% overall increase, driven mainly by higher utility costs following the installation of a fully electric HVAC system

Salaries, services, and supplies remain essentially flat, and the COA continues to operate with a hybrid funding model: approximately 70% town funding, 20% grants/special revenue, and 10% support from the Brookline Senior Center Foundation, which finances key programs and staff positions such as a van driver and the fitness center coordinator

The COA highlighted significant growth in service demand, serving 3,000+ older adults and relying on an extraordinary corps of 370 volunteers contributing the equivalent of 20 full-time employees, a contribution valued at roughly \$1.3 million, matching the COA's town-funded budget

Looking ahead, FY27 priorities include strengthening health and safety programs, expanding equity-focused and intergenerational initiatives, and modernizing operations (including improved data tracking through a new check-in system). The COA also noted ongoing staffing transitions, with 20% turnover this year, and emphasized the need to explore future expansion given rising demand and limited space at the Senior Center.

7d. Library

Library Director, Jill Mercurio, reported a \$4.78 million FY27 budget, representing roughly a 1% increase driven mainly by rising utilities, leased equipment, and supply costs, while part-time staffing lines were reduced to offset these pressures. The library continues to meet state certification requirements, including minimum collections spending and service hours, which allow Brookline residents full access to Minuteman Network borrowing and state aid. Leadership emphasized that despite tight resources, the library remains a heavily used institution, serving nearly 500,000 visitors, circulating 1.1 million items, and hosting 1,200 programs annually.

Looking ahead, the library's priorities include rebuilding staffing, as the past year saw substantial turnover (with many internal promotions), launching a new strategic planning process, and expanding communication tools such as a monthly newsletter. Staff also highlighted key initiatives such as after-hours programming, expanded digital resource outreach, and the high-demand Library of Things collection, which circulated 20,000 items including Chromebooks, tools, and household devices. Despite budget constraints, the library is committed to maintaining strong community engagement, digital access, and inclusive programming for all residents.

7e. Department of Public Works

Public Works Commissioner, Erin Chute, presented a \$21.1M operating budget for FY27, a 1.6% increase over FY26, along with a \$35.6M water and sewer enterprise budget. The department highlighted rising contractual costs, especially sanitation, hazardous waste, yard waste, and recycling, and noted that the budget includes the elimination of two FTEs while preserving core services. DPW emphasized major accomplishments from FY26, including the successful transition to the new trash collection model, expanded in-house sidewalk work, significant progress on roadway asset management, and strong interdepartmental coordination in emergency response.

Looking ahead, FY27 priorities include strengthening customer service and communication, scaling up asset management for roads, sidewalks, and parks, continuing climate resiliency and sustainability projects, and modernizing operations through improved digital systems and workforce development. DPW also showcased extensive progress in pavement and sidewalk improvements, especially increased in-house capacity and the trip-hazard removal program, as well as ongoing planning for major Complete Streets projects such as Washington Street and the Beacon Street Bridle Path. The department reiterated that deferred maintenance needs remain significant, but the current strategy is producing measurable gains in infrastructure condition and long-term cost effectiveness.

DPW also addressed several major operational challenges affecting the year ahead, including the emergency closure of the transfer station floor, which requires construction of a temporary facility to maintain trash operations until a permanent solution can be funded and built. The department highlighted that sanitation workers freed up by contracted trash collection have significantly increased in-house sidewalk repairs, pole repainting, and other core maintenance tasks, improving both productivity and morale. Water, sewer, and stormwater leadership further reported substantial progress on lead gooseneck removal, sewer lining to reduce infiltration, and advanced stormwater modeling to identify flood-prone areas; work that will integrate directly with the Town's Climate Action & Resiliency Plan.

8. Parking Fine Increases

Question of authorizing the Town Administrator to request review of an increase in parking violation fines from the Transportation Board. The final decision on any possible fine increase will be made by the Select Board after the Transportation Board offers its opinion and approval of any proposed new fine schedule.

Town Administrator, Chas Carey, reviewed a proposal to increase parking fines, noting that Brookline has not raised fine levels since 2007 and now lags behind nearby communities such as Boston, Cambridge, and Somerville. The Town Administrator recommended raising all fines not already at the maximum to \$40, with late-payment escalations to \$55 and \$70, the highest amounts allowed under state law. The projected revenue increase is approximately \$1.06 million per year, assuming typical compliance and historical averages. The Transportation Board will review the proposal first, consistent with past practice, before it returns to the Select Board for a vote.

Board members discussed several considerations, including whether fines could vary by location, given heavier parking abuse near certain commercial areas and Red Sox game traffic. Staff will consult Town Counsel on whether differential fines are legally permissible. Members also noted the importance of balancing revenue needs with customer experience; raising fines too high or too quickly could discourage visitors and harm local businesses. The Town Administrator emphasized that some of the new revenue would be reinvested into parking infrastructure, such as repairing broken meters and improving consistency in enforcement.

The Board supported sending the proposal to the Transportation Board for review. Their decision will come back to the Select Board for further consideration and possible vote.

9. **Override**

9a. Question of finalizing ballot question regarding a potential override

The Select Board revisited the override ballot question ahead of the filing deadline, confirming with Town Counsel that their prior vote placing the \$23.25M operating override on the May ballot remained valid.

Paul Warren made a motion to affirm the Select Boards Ballot vote on March 24, 2026.

On motion, it was,

Voted 4-0-1 to place a single full-funding override totaling \$23,254,439. on the May 5, 2026 ballot. The structure includes the town portion taken upfront and the school portion phased over three years.

Aye: Bernard Greene, Paul Warren, David Pearlman, Michael Rubenstein

Abstained: John VanScoyoc

9b. Review of process for explanatory mailer under M.G.L. Ch. 53, Sec. 18B

Town Counsel, Joe Callanan, reviewed that the Town must mail a neutral ballot information booklet to all voters, which includes a summary of the question plus pro and con arguments (150 words each). Town Counsel solicits arguments on a tight schedule; if no “No” argument is submitted, Counsel drafts a neutral version.

Once the Select Board approves the final text, the Town Clerk prints and assembles about 30,000 mailers, a process that takes three full days and must be completed early enough for voters to receive them roughly two weeks before the election. Due to limited funds, the printing and stuffing must be done in-house, not by a mail house.

10. **Warrant Articles - Public Hearing**

Public hearing, discussion, and possible vote on the following Warrant Articles for the 2026 Annual Town Meeting:

10a. Article 20. Resolution to establish an official annual Town-wide commemoration of September 11, 2001 and a memorial to all those from Brookline, Massachusetts, who died on September 11, 2001 (Childs, TMM4, et al.)

Co-Petitioner Elizabeth Childs, reviewed Article 20, which proposes establishing an annual, official Town-wide commemoration of September 11, 2001, along with creating a permanent memorial honoring Brookline residents who died that day. Petitioners emphasized Brookline’s significant connection to 9/11, noting that the Town lost multiple residents and has long relied on volunteer-driven ceremonies that deserve formal recognition and stability.

The article asks the Select Board to appoint a standing committee responsible for organizing the yearly ceremony and developing recommendations for a physical memorial. During the hearing, the Board expressed broad support and noted the value of institutionalizing the event, improving visibility (including listing it on the Town calendar), and ensuring future consistency.

The Article urges the Select Board to establish a 9/11 Memorial Advisory Committee comprised of 9 members appointed for three-year terms to include:

- *Five (5) Brookline citizens appointed by the Select Board*
- *One (1) Select Board member, designated by the Select Board*
- *One (1) representative of the Brookline Fire Department, to be the Chief or the Fire Chief's designee*
- *One (1) representative of the Brookline Police Department, to be the Chief or the Police Chief's designee*
- *One (1) representative designated by the Brookline Historical Society*

Charge the 9/11 Memorial Advisory Committee to study, consider, and make recommendations to the Select Board regarding the creation of a permanent physical memorial in the Town of Brookline commemorating the victims of the terrorist attacks of September 11, 2001, and deliver a report by May 2027, unless extended by a vote of the Select Board, to recommend location, design, historical context, inclusion criteria, community engagement, and funding.

Charge the 9/11 Memorial Advisory Committee to plan and coordinate the annual 9/11 Remembrance Ceremony.

The Select Board expressed strong support for establishing an official annual 9/11 commemoration and forming a committee to sustain and coordinate the event. Board members emphasized Brookline's deep personal connections to the tragedy, the importance of honoring residents and first responders who died, and the lasting educational value for younger generations who did not experience 9/11 firsthand. The Board viewed formalizing this remembrance as a way to ensure continuity, community unity, and respect for the families affected.

The Board also discussed minor wording and accuracy issues. Petitioner Childs noted a scrivener's error in the petition; an incorrect casualty number from September 11. The correct number is 2,977.

Public hearing:

Regina Frawley, TMM16 spoke in support of Article 20, emphasizing the importance of formally commemorating 9/11 to ensure younger generations understand its significance, and warned that without consistent remembrance, historical tragedies can fade from public awareness, and praised the ceremony's focus on honoring victims and heroes rather than politics.

On motion, it was,

Voted 5-0 Favorable Action on Article 20 (with the corrected scriveners' errors.).

Aye: Bernard Greene, John VanScoyoc, Paul Warren David Pearlman, Michael Rubenstein

10b. Article 17. Create a new Article 6.XX of the Town's General By-Laws to prohibit civil immigration enforcement activities on Town facilities (Wu, TMM7, et al.)

Co-Petitioner, Chi Chi Wu, reviewed that Article 17 proposes turning the Select Board's February proclamation, prohibiting civil immigration enforcement activities on Town property without a judicial warrant, into a binding bylaw. Petitioners stressed that codifying this policy in the Town's bylaws would give it lasting force, prevent future boards from weakening it quietly, and offer residents stronger assurances of protection. They noted that similar policies exist in Boston-area communities and emphasized that Brookline, where one-third of residents are immigrants, must safeguard residents from harmful or unlawful federal enforcement actions.

A significant portion of the Board's discussion focused on language precision and enforceability.

Town Counsel identified concerns in the second paragraph, including wording that might inadvertently restrict individuals rather than activities. Petitioners responded by offering alternative language modeled on Cambridge and Somerville and expressed willingness to add Paragraph 3 of the original proclamation, which clarifies enforcement through the Town Administrator rather than police intervention, thereby avoiding situations where Brookline officers might be perceived as confronting federal agents.

The Board also examined the boundary between a proclamation and bylaw, with some members noting that bylaws carry the weight of criminal enforcement and are reviewed by the Attorney General. As such, the Board wanted to ensure that the final text avoided conflicts with state law, federal preemption, or police procedures. The Town's General Orders were also identified as policy and procedures implemented.

Petitioners took feedback constructively and clarified that their intent was not to create new police obligations but to solidify the Town's existing non-cooperation stance in a transparent, durable, and legally sound manner.

Public hearing:

Marty Rosenthal, TMM#9 supports Brookline's values on limiting ICE cooperation, but warned that turning the Select Board's proclamation into a bylaw is legally risky. Rosenthal argued it could be struck down by the Attorney General as pre-empted by state or federal law, since bylaws create misdemeanors and require far stricter review. It was also cautioned that the bylaw could unintentionally force Brookline police into confrontations with federal agents, and raised concerns about vagueness, enforcement, and scope. Overall, he urged caution and suggested the bylaw approach may backfire despite good intentions.

The Select Board's deliberations raised significant legal and operational concerns requiring further review before any vote is taken. During discussion, Board members and Town Counsel highlighted potential conflicts with federal officials, questions about enforceability, and risks that a bylaw could unintentionally mandate confrontations between local police and federal immigration agents, an outcome the Board stated was never the intent of its previously adopted non-cooperation proclamation.

Board members generally affirmed support for the values behind Article 17; protecting immigrant residents and limiting the town's involvement in civil immigration enforcement, but emphasized that the proposal's structure may overreach into areas better addressed through Select Board policy rather than bylaw, and requested additional legal and police input before proceeding.

There was no vote.

10c. Article 25. Resolution requesting the discontinuance of state and local collaboration with Federal Immigration Enforcement and participation in related information-sharing programs (Lebovitz, TMM8; Wu, TMM7, et al.)

Petitioner Alec Lebovitz, and Chi Chi Wu, reviewed that Article 25 proposes a broad no-cooperation framework with federal civil immigration enforcement, going beyond Article 17 by addressing information-sharing, surveillance partnerships, fingerprints, and federal grant conditions. Petitioners outlined several goals: withdrawing Brookline from the Boston Regional Intelligence Center (BRIC), limiting fingerprint sharing for low-level offenses and minors, prohibiting participation in the federal Urban Area Security Initiative (UASI) if it requires immigration-related spending, and applying local policies (such as rules governing demonstrations and use-of-force review) to federal immigration agents operating in town.

The Board's discussion focused heavily on the practical and operational impacts, particularly around the BRIC and UASI components.

Fire Chief Sullivan, warned that withdrawing from UASI could jeopardize hundreds of thousands of dollars in regional emergency-preparedness funding and noted that Brookline had just secured an injunction exempting cities from the immigration-related spending requirement. Police leaders expressed concern about losing critical information-sharing channels or unintentionally pushing staff into conflict with federal agencies. Because of these unresolved issues, and the need to hear directly from the Police Chief, BRIC representatives, the Board continued the hearing to a later date for further analysis.

Public hearing:

Marty Rosenthal warned that parts of Article 25, especially withdrawing from BRIC and limiting fingerprint sharing, raise serious legal and operational problems, potentially conflicting with state requirements and established interagency practices. While he supports protecting immigrants, he cautioned that some provisions may unintentionally undermine due process or public safety and are better addressed at the state level.

There was no vote.

11. Warrant Articles - Continued

Continued discussion and possible vote on warrant articles for the May 26, 2026 Annual Town Meeting, including but not limited to:

11a. Article 21. Resolution expressing support for the Massachusetts Medicare for All legislation (Labaree).

Deputy Town Administrator, Melissa Goff announced that the Article is being revised by the petitioner and being heard by the Advisory Committee tomorrow night.

This item was held.

11b. Article 7. Establish an Override Stabilization Fund (Select Board)

The Board supports Article 7, which establishes an Override Stabilization Fund. This fund is intended to hold and manage override revenue in a structured and transparent way, aligned with the override question the Board previously voted to place on the ballot.

On motion, it was,

Voted 5-0 Favorable Action on Article 7.

Aye: Bernard Greene, John VanScoyoc, Paul Warren David Pearlman, Michael Rubenstein

12. **2026 Second Special Town Meeting**

12a. Discussion and possible vote on amendments to Special Town Meeting, Warrant Article 1

Michael Rubenstein reported that negotiations between City Realty and the Precinct 14/15 Town Meeting Members were actively underway and making partial progress, and noted that three issues had been resolved, including tree canopy proposals and replacing a sunset clause with an incentive in the MOA, while two core issues involving the height-to-commercial-percentage tradeoff were still unresolved. Board member Rubenstein also informed the Board that the Moderator had ruled the proposed amendments within scope, meaning no second Special Town Meeting would yet be required. Because negotiations were not complete, no vote was considered, and discussions were still ongoing.

12b. Question of calling a Second Special Town Meeting, if necessary to reflect changes to the articles on the Warrant for STM 1 that cannot be made by amendment(s) to those articles, on one of several potential dates (Tuesday, May 26, 2026; Wednesday, May 27, 2026; Tuesday, June 2, 2026; or another date identified by the Select Board) at 7:35 p.m. at the High School Auditorium and Zoom remote meeting; to waive the requirements of Sections 2.1.2 through 2.1.4 of the Town's By-Laws; to open and close the Warrant; and to insert in the said Warrant the following articles:

STM 2 – Article 1 – Amend the Zoning By-Law and Zoning Map to establish and accommodate a Chestnut Hill Commercial (CHC) Overlay District (Select Board).

STM 2 – Article 2 – Authorize the Select Board to enter into any necessary agreement(s) and/or amendments to existing agreements, including a Memorandum of Agreement, and to accept a related restrictive covenant in the form of a Tax Certainty Agreement, related to the development of 1280, 1290, 1300, and 1330 Boylston Street within the proposed Chestnut Hill Commercial (CHC) Overlay District. (Select Board).

There was no vote required.

There being no further business, the Chair ended the meeting at 11:20 PM.

ATTEST

PROCLAMATION

Brookline Select Board

National Community Development Week

WHEREAS, the week of April 6-10, 2026 has been designated as National Community Development Week by the National Community Development Association to celebrate the Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships (HOME) Program; and

WHEREAS, the CDBG Program provides annual funding and flexibility to local communities to provide decent, safe and affordable housing, a suitable living environment, and economic opportunities to low- and moderate-income people; and

WHEREAS, the HOME Program provides funding to local communities to create decent, safe, and affordable housing opportunities for low-income persons; and

WHEREAS, over the past five years, our community has received over \$7.5 million in CDBG funds and \$2 million in HOME funds; and

WHEREAS, recent activities that have been funded include improvements to Brookline Housing Authority's High Street Veteran's property, Brookline Community Development Corporation properties' at Boylston and Beacon Street, and continued support for the Brookline Food Pantry, Steps to Success, the Council on Aging, among many others.

NOW, THEREFORE BE IT RESOLVED, that the Town of Brookline designates the week of April 6-10, 2026 as National Community Development Week in support of these two valuable programs that have made tremendous contributions to the viability of the housing stock, infrastructure, public services, and economic vitality of our community.

BE IT FURTHER RESOLVED, that our community opposes any attempts to eliminate the programs.



Brookline Select Board

Bernard Greene, Chair

David Pearlman, Vice Chair

John VanScoyoc

Paul Warren

Michael Rubenstein

John F. Sullivan

Chief of Department /
Emergency
Management Director



Public Safety Building
350 Washington St.
Brookline, MA 02245
617-730-2263

March 31, 2026

To: Chas Carey, Town Administrator
From: John F. Sullivan, Fire Chief/EMD
RE: Acceptance of grant request

Dear Mr. Carey,

The Brookline Fire Department respectfully requests the Select Board accept an Executive Office of Public Safety and Security // Department of Fire Services, FY26 *Firefighter Safety Equipment Grant* which was recently awarded to the Brookline Fire Department in the amount of \$34,943.05.00. There are no matching funds required for this grant.

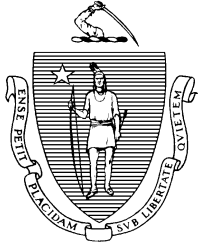
This grant will be utilized to purchase and install radio infrastructure equipment (antennae) on each of the Town's fire stations to receive the fire department's dedicated dispatch radio channel in coordination with our Purvis Fire Station Alerting System (FSAS). This additional capability provides redundancy and resiliency to this vital system by ensuring that the dispatch center and the stations will maintain communication in the event of a failure or breach in the Town's fiber optic communication network.

The department utilized ARPA funding to secure a second low-wattage radio channel to move the dispatch announcements off of our primary fireground channel and this additional work is needed to complete the transition.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John F. Sullivan'.

John F. Sullivan, Fire Chief/Emergency Management Director



MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

GINA K. KWON
SECRETARY

The Commonwealth of Massachusetts
Executive Office of Public Safety and Security
Department of Fire Services

P.O. Box 1025 ~ State Road

Stow, Massachusetts 01775

Telephone (978) 567~3100

www.mass.gov/dfs



JON M. DAVINE
STATE FIRE MARSHAL

March 31, 2026

Chief John Sullivan
Town of Brookline
350 Washington Street
Brookline, MA 02445

Dear Chief Sullivan,

I am pleased to provide you with a Commonwealth of Massachusetts Standard Contract Form and Contract Addendum for your FY26 Firefighter Safety Equipment Grant award. Please print and mail copies of these documents with original signatures to Tim Moore at the Department of Fire Services (DFS) address above. The Standard Contract Form Instructions and Commonwealth Terms and Conditions, which are incorporated by reference into this contract, may be found at www.macomptroller.org/forms. As a reminder, equipment orders may not be placed until this contract has been fully executed by DFS and your department. DFS will provide you with a copy of the fully executed contract and provide specific direction to proceed when your contract has been executed.

The funds for this program will be disbursed on a reimbursement basis in accordance with the terms of the grant Notice of Funding Opportunity. Once you have received your equipment and paid the vendor(s), reimbursement requests may be submitted to DFS by submitting the following documents to OPS.DFS-TM-Grants@mass.gov:

- Completed Final Report Template.
- Copy of invoice(s) with detailed description of all eligible costs.
- Proof of payment to the vendor(s) (cancelled check copy or other official financial system record).

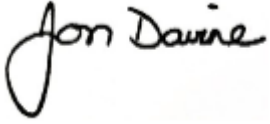
If your award amount is less than your application amount, you will note that all of the items that you applied for are listed in the table of equipment that is eligible for reimbursement through this program on the second page of your Contract Addendum. You may use your discretion to adjust the originally proposed quantities of each item on that list however you deem necessary to obtain the best value for your department within the awarded budget.

If you have any questions during the grant performance period, please contact Tim Moore at 978-567-3721 or OPS.DFS-TM-Grants@mass.gov.

Administrative Services • Division of Fire Safety
Hazardous Materials Response • Massachusetts Firefighting Academy

This program is an excellent opportunity to improve the health and safety of firefighters across the Commonwealth, and I am grateful that we are able to provide this vital equipment to your department this year.

Sincerely,

A handwritten signature in black ink that reads "Jon Davine". The signature is written in a cursive, slightly slanted style.

Jon M. Davine
State Fire Marshal

CC: Chief of Operations David Randolph



OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE BOSTON, MA 02133
(617) 725-4000

MAURA T. HEALEY
GOVERNOR

KIMBERLEY DRISCOLL
LIEUTENANT GOVERNOR

March 31, 2026

Chief John Sullivan
Town of Brookline
350 Washington Street
Brookline, MA 02445

Dear Chief Sullivan,

Congratulations! I am pleased to inform you that the Executive Office of Public Safety and Security and the Department of Fire Services (DFS) has awarded the Town of Brookline Fire Department \$34,943.05 of funding for the Firefighter Safety Equipment Grant Program in State Fiscal Year 2026.

With each new challenge, the fire service in Massachusetts demonstrates its ability to adapt, overcome, and continue providing the excellent level of services that the citizens of the Commonwealth have come to expect. Please know how thankful I am for this, and how grateful I am to be able to provide your department with this important equipment.

The contract, terms and conditions, and other documents for this program will be provided to you by DFS. Please contact Tim Moore at DFS with any questions about this award at 978-567-3721 or Timothy.Moore@mass.gov for contract terms, conditions, and other award documents.
Sincerely,

Handwritten signature of Maura T. Healey in blue ink.

GOVERNOR MAURA T. HEALEY

Handwritten signature of Kimberley Driscoll in blue ink.

LT. GOVERNOR KIMBERLEY DRISCOLL

CC: Chief of Operations David Randolph



BROOKLINE POLICE DEPARTMENT
Brookline, Massachusetts

March 31, 2026

Dear Mr. Carey,

The Office of Emergency Management requests that the Brookline Select Board accept the following award granted by the US Department of Homeland Security's Urban Area Security Initiative (UASI) grant program, via the Metro Boston Homeland Security Region (MBHSR) and the City of Boston Mayor's Office of Emergency Management.

FFY23 Intelligence & Information Sharing – Blue Voice software services from 1/1/2026 to 6/30/2026, in the amount of \$12,500, to support data and policy management software for the Brookline Police Department and throughout the MBHSR. Acceptance of this software, including the grant funding of it, was discussed at PCAC meetings on February 23 and March 30, 2026 and was approved by a unanimous vote of the PCAC on March 30, 2026.

With thanks for your consideration,

Respectfully,

A handwritten signature in black ink that reads "Jennifer Paster". The signature is fluid and cursive, with the first name and last name clearly legible.

Jennifer Paster
Chief of Police





Town of Brookline

Massachusetts

Authorization To Hire Request Form

Send the completed form to Human Resources for review/approval. HR will send the approved form to the SB for placement on the agenda. This form is required for all full-time, regular and part-time regular positions. This excludes seasonal and temporary positions.

1. **Position Title:** Building Commissioner Grade: D-09

2. **Department:** Building Division: _____

3. Position Control #: 250000001 Prior Incumbent: Daniel Bennett

a. Reason for Leaving: ☐ Resignation ☒ Retirement ☐ Other: _____

4. **Budgetary Information:**

Department Code: T GA Budget Code: 73/18/9 % _____

☐ Grant Funded-Name: _____ ☐ Revolving Fund ☐ Enterprise Fund

☒ Full-Time: # of hours/week: ☐ 37 ☒ 37.5 ☐ 40 ☐ 42 or ☐ Part-Time hrs/week: _____

6. **Position Information:**

Summarize the primary function of this position.

Supervisory work in managing and administering the code enforcement functions of the Town, as well as the maintenance and repair of Town facilities.

7. I have considered the following alternatives to filling this position:

There are no acceptable alternatives to filling this essential position.

11. Suggested sources for specialized recruitment advertising:

MMA, MBCIA (Massachusetts Building Commissioners And Inspectors Association)

13. **Signatures:**

Department Head: _____ Date: _____

Human Resources: Leslea Noble Digitally signed by Leslea Noble
Date: 2026.04.03 08:34:27 -04'00' Date: _____

Town Administrator: _____ Date: _____

14. **Approvals:**

Date on SB Agenda: _____

Date Approved: _____

BUILDING COMMISSIONER

Grade D-09

Definition

Administrative and supervisory work in managing and administering the maintenance and repair of Town facilities, and the supervision of the code enforcement functions of the Town; all other related work as required.

Supervision

Works under the administrative direction of the Town Administrator and in accordance with applicable provisions of the Massachusetts General Laws and local bylaws relating to maintenance and repair of Town Buildings. Incumbent functions independently referring specific problems to supervisor only where clarification or interpretation of town policy or procedures is required.

Performs highly responsible functions of a technical nature requiring considerable judgment in the application, interpretation, and enforcement of numerous codes and ordinances. Duties require the comprehensive knowledge of the activities of the Building Department in order to independently formulate decisions regarding policies, procedures, operations and plans.

Has direct supervisory responsibility for eleven full-time department employees; has indirect responsibility for all employees of the Building Department.

Job Environment

Administrative work is performed under typical office conditions; occasional inspection work is conducted in the field with exposure to various weather conditions and the hazardous conditions associated with construction sites. Incumbent is required to attend numerous evening meetings with various Town boards.

Makes frequent contacts requiring perceptiveness and discretion with the general public, various Town departments and boards, members of the building community, property owners, the media, community groups and state, federal and local officials; contacts are by phone, in person, and in writing and require discussing complex administrative and technical matters.

Has access to all department-oriented confidential information such as bid proposals, personnel records, and personal information about citizens' property.

Errors in either technical application of recognized building procedures, or in the interpretation of related data could result in damage to property, endanger public safety, have legal and/or financial implications, and cause severe adverse public relations for the department and the Town.

Essential Functions

(The essential functions or duties listed below are intended only as illustrations of the various types of work that may be performed. The omission of specific statements of duties does not exclude them from the position if the work is similar, related, or a logical assignment to the position.)

Manages the operations of the Building Department which include: building, electrical, plumbing, gas, zoning enforcement, and public buildings.

Responsible for administering the maintenance and repair of all Town and school buildings.

Oversees and monitors staffing levels; assigns personnel and develops work schedules; handles all personnel management functions including hiring, discipline, and firing; maintains personnel records; administers performance evaluations of personnel.

Meets with buildings, contractors, architects, engineers and homeowners to review plans for building construction or alteration to determine compliance with state codes, local zoning ordinances, and other applicable regulations; ensures that all documents are presented properly.

Oversees the enforcement of the provisions of the Massachusetts State Building Code, Mechanical Code, Architectural Access regulations, the town's zoning bylaw, Plumbing/Gas and Electrical Code; enforces the requirements of special permits issued by the Zoning Board of Appeals or the Planning Board, and the rules and regulations of the Americans with Disabilities Act, and all other applicable statutes, rules, and regulations.

Answers and acts on all questions relative to the mode or manner of construction and the materials to be used in the erection, addition to, alteration, repair, removal, demolition, installation of service equipment, and the location, use, occupancy, and maintenance of all buildings and structures, except as may otherwise be specifically provided for by statutory requirements.

Ensures the investigation complaints of alleged zoning and code violations and takes appropriate action, such as the issuance of cease and desist orders or the filing of a criminal complaint in district court; confers with Town Counsel as needed.

Serves as a consultant to the Building Commission; assists the Commission in the supervision of all building activities within the Town.

Prepares and monitors the annual departmental budget; presents and defends same before the Building Commission, Town Administrator, Board of Selectmen, and Town Meeting; authorizes all expenditures; oversees payroll and payment of bills.

Oversees the maintenance of all official department records including applications received, permits and certificates issued, fees collected, reports of inspections, variances granted, and notices and order issued. Oversees the maintenance of the computerized record keeping system for all major building repairs exceeding the sum of \$10,000.

Makes all required inspections and engages such expert opinion as necessary to report upon unusual technical issues that may arise.

Coordinates activities with affected Town boards and departments including the Board of Appeals, School Department, Board of Assessors, Fire Department, Public Works Department, etc.

*Brookline, Massachusetts
Building Commissioner*

2

Performs similar or related duties as required or as situation dictates.

Recommended Minimum Qualifications

Education and Experience

High school graduation with five years of experience in the supervision of building construction or design; or a Bachelor's Degree in a field related to building design or construction; supervisory experience with administrative responsibility highly desirable; or any equivalent combination of education and experience.

Special Requirements

State certification as a Building Commissioner.

Knowledge, Ability and Skill

Knowledge: Thorough working knowledge of the accepted requirements for building construction, fire prevention, light, ventilation and safe egress. Superior level of knowledge of the equipment and materials essential for the safety, comfort, and convenience of the occupants of a building or structure.

Ability: Ability to read and interpret blueprints, drawings, and plans. Ability to enforce regulations firmly, tactfully, and impartially. Ability to establish effective working relationships with applicants, members of the building community, other Town departments and boards, and the general public. Ability to communicate effectively orally and in writing. Ability to prepare and administer budgets and to prepare financial reports. Ability to use a computer. Ability to operate a telephone and standard office equipment.

Skill. Excellent planning and organizational skills. Budgetary skills. Excellent customer service skills.

(This job description does not constitute an employment agreement between the employer and employee and is subject to change by the employer as the needs of the employer and requirements of the job change.)



BROOKLINE POLICE DEPARTMENT

Brookline, Massachusetts

**JENNIFER PASTER
CHIEF OF POLICE**

To: Chief Jennifer Paster
From: Lieutenant Noah J. Brother
Re: Driscoll School PTO – Trivia Fundraiser
Date: March 23, 2026

Chief:

Kim Loscalzo and Annie Eagle, on behalf of the Driscoll School PTO, have applied for a Temporary Wine & Malt License for “A Trivia Fundraiser,” to be held on Friday, April 10th, 2026 from 6:30PM – 8:30PM at the Driscoll School, located at 725 Washington Street.

This event is not open to the general public, and there will be a charge for alcoholic beverages. They anticipate a maximum of 100 attendees, all of whom will be 21+ years of age. There will be no students present. The PTO has submitted a Certificate of Insurance and umbrella policy which names the Town of Brookline and Brookline Public Schools as Additional Insured. The combined policies are equivalent to the coverage required by the Public Schools of Brookline.

Kim Loscalzo, and Annie Eagle will be the organizations on-site Responsible Managers for the event. They will be responsible for ensuring compliance with all applicable Federal, State, and Local laws, regulations, ordinance, and any conditions on the permit, or previously discussed conditions.

All alcoholic beverages will be served by Leighann Allocca. She has submitted verification of TIPS training.

I have received a letter from Driscoll School Principal David Youklilis in support of this application, and the request falls within the guidelines for Select-Board approval pursuant to Brookline School Committee policy.

I find NO reason to deny this application.

Respectfully Submitted,

Lt. Noah J. Brother

Lieutenant Noah J. Brother
Liquor Licensing/Inspections

Digitally signed by Lt. Noah J. Brother
DN: cn=Lt. Noah J. Brother, o.ou,
email=nlbrother@brookline.ma.gov, c=US
Date: 2026.03.23 21:12:04 -0400



Public Safety Building 350 Washington Street, Brookline, Massachusetts 02445
Telephone (617) 730-2249 ♦ Facsimile (617) 730-8454



OFFICE OF SELECT BOARD
333 WASHINGTON STREET
BROOKLINE, MA 02445
(617) 730-2200

**APPLICATION FOR A TEMPORARY
ALCOHOLIC BEVERAGES LICENSE**

ON TOWN PROPERTY Yes ☒ No ☐
WINE & MALT ☒ ALL ALCOHOL (non profit only) ☒

Date: 2/3/26

I hereby make application for a TEMPORARY ALCOHOLIC BEVERAGES LICENSE for the purpose
of selling and dispensing alcoholic beverages permitted by law at a

Driscoll PTO Trivia night
(state whether it's a meeting, banquet, concert, picnic, wedding, etc.)

which is to be held by Driscoll PTO
(Name of Organization)

Driscoll School, 125 Washington ST. Brookline MA
(Address of Organization)

a _____ organization, on the 10th day of April

between the hours of 630 - 830 at the following described place:

Driscoll School Cafeteria

[NOTE: Under state law, temporary licensees may not sell alcoholic beverages between the
hours of 2:00AM and 8:00AM]

State law permits issuance of a temporary license to sell alcohol only to the responsible
manager of an organization.

The above organization represents and warrants that the following individual is the organization's responsible manager:

Name: Kim Loscalzo / Annie Eagle Address: [REDACTED]
Title: PTO President Date of Birth: [REDACTED]
Telephone number: [REDACTED]
Email address (e): [REDACTED]

Complete name and address of officer of the organization applying:

Name: Annie Eagle Title: PTO Address: [REDACTED]
Name: Kristen McEann Title: PTO Address: [REDACTED]
Name: _____ Title: _____ Address: _____

1) How many cases or barrels, etc. of alcohol beverages are to be available for sale?

Undetermined at this date

2) What is the maximum number of people to attend? 100

3) What is the age group of people to attend? 21+

4) Are you charging an admission fee? ☒ Yes ☐ No

5) Are you charging for alcoholic beverages? ☒ Yes ☐ No

6) Is the event open to the public? ☐ Yes ☒ No

7) Are tickets to the event available for purchase? ☒ Yes ☐ No

8) Will the event feature a bar? ☒ Yes ☐ No

If yes to the above, please attach the Massachusetts Department of Fire Services' Crowd Manager Regulations and Training Program Certificate to application. This on-line training may be found at: <https://www.mass.gov/crowd-manager-regulations-and-training-program>

9) How will alcoholic beverages be dispensed or served and by whom? Please state the name, addresses and telephone numbers of all person(s) serving alcoholic beverages.

Hired Bartender - Leighann Alloca

10) State whether or not the person(s) dispensing or serving alcohol received TIPS certification or equivalent safe-service-of-alcohol training, and the date(s) of any such certification or training. (PLEASE ATTACH DOCUMENTATION PERTAINING TO SUCH CERTIFICATION OR TRAINING):

see Attached TIPS certificate

11) If any attending are under the age of 21, what method will be used to check I.D.s and what procedures will be followed to make certain that those under the age of 21 are not served and are not allowed to consume alcoholic beverages? _____

No one will be under age of 21

12) Will a police detail or other types of security be provided? ☐ Yes ☒ No

If "yes" what type and how many? _____

Note: Police details are arranged for by contacting the Brookline Police Department.

13) If different from the responsible manager identified above, please state the name, address age, and 24-hour contact information of the official employee or representative of the organization who will be physically present at the event and who has been duly authorized by the organization to be responsible for supervising the event to ensure compliance with all applicable federal, state, and local laws, regulations, ordinances and conditions on the license and maintenance of order and decorum:

(Name)

(Address)

(Date of Birth)

Telephone number(s) (24-hour contact information): _____

Email Address(es): _____

14) Does the organization have a pending application for a license as a common victualler, innholder or club? Is the premises for which a temporary license is sought already the subject of a liquor license? ☐ Yes ☒ No

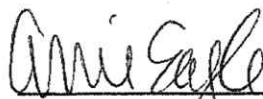
If the answer is yes to either question, please detail: _____

15) Please describe the portion(s) of the premises where the sale, storage and/or furnishing of alcohol will take place, including a specification and description of all indoor and outdoor portions of the premises (e.g., in the case of a function, table areas, bars, dance floors, tented area, etc.): space used for event is discolli

cafeteria and has been booked
through the town

Town Property Use: In the event that the applicant seeks to use a Town Property in connection with the event that is the subject of this application, this application must be accompanied by proof that the application has secured and that there is in effect during the period of time for which the license is sought, a general liability policy naming the Town as an additional insured, or, if the general liability policy exempts alcohol-related incidents or occurrences, a liquor liability policy naming the Town as an additional insured. By signing this application, the organization and its officers, employees, agents and representatives absolve the Town and its officials, officers, employees, agents and representatives from all liability in connection with the applicant's proposed use. By signing this application, the organization agrees to indemnify the Town for any damage to the Town's personal and real property resulting from the use, and agrees to indemnify the Town for any expenses the Town incurs in restoring the property to its condition prior to the use in excess of any routine cleaning and maintenance service the Town would ordinarily have performed irrespective of the use.

Certification: I certify that I, as the responsible manager of the organization, have been duly authorized to apply for this license on behalf of the organization, and that I will be responsible for the organization's compliance with all applicable federal, state, and local laws, regulations, ordinances and conditions on the license and for the maintenance of order and decorum at the event.

A handwritten signature in cursive script, appearing to read "Annie Gayle", is written over a horizontal line.

Signature of Responsible Manager

**THE PUBLIC SCHOOLS OF BROOKLINE
MICHAEL DRISCOLL SCHOOL
725 Washington Street**

BROOKLINE, MASSACHUSETTS 02446

**617-879-4250
617-739-7502-Fax. No.**

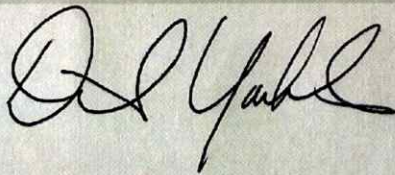
**David Youkilis
Principal**

**Melissa Lyons
Vice Principal**

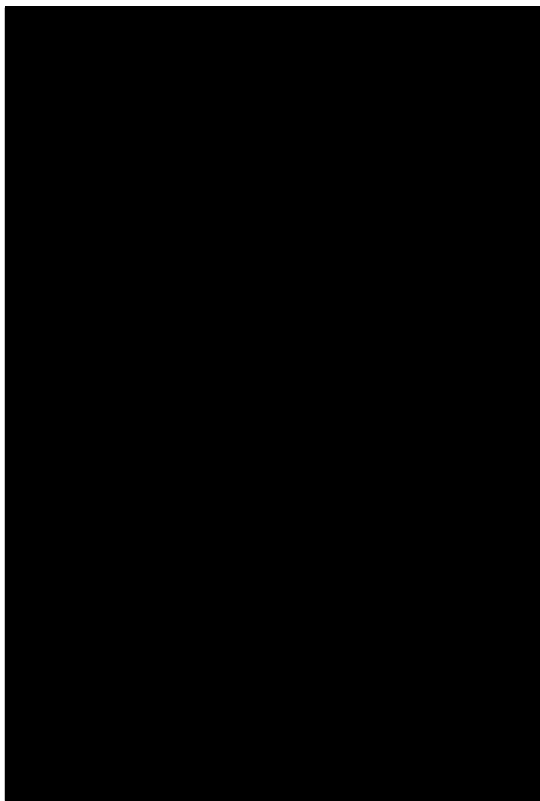
To Whom it may concern,

I hereby grant permission to the Driscoll School PTO to obtain a temporary beer and wine license for their annual Parent Trivia Night on Friday, April 10th, 2026. This event takes place from 6:30-8:30pm; there will be no minors on the premises at this time. I have full confidence in the PTO Leadership to act responsibly and ensure a safe environment. This event will raise critical funds for the PTO.

Best,

A handwritten signature in black ink, appearing to read 'D. Youkilis', written in a cursive style.

David Youkilis
Principal





A 360TRAINING COMPANY

CERTIFICATE OF COMPLETION

This certifies that

Leighann Allocca

is awarded this certificate for

TIPS On-Premise Alcohol Server Training



Hours
3:00



Completion Date
02/25/2025



Expiration Date
02/25/2028



Certificate #
ON-000036243777

Official Signature

THIS CERTIFICATE IS NON-TRANSFERABLE

6504 Bridge Point Parkway, Suite 100 | Austin, TX 78730 | www.360training.com

(CUT HERE)

(CUT HERE)





MICHDR1-02

CCAIRNS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/30/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER HUB International New England 86 Parker Street, Gardner, MA 01440	CONTACT NAME: Crystal Cairns PHONE (A/C, No, Ext): (413) 233-2125 FAX (A/C, No): E-MAIL ADDRESS: crystal.cairns@hubinternational.com
INSURED Michael Driscoll School PTO 725 Washington Street Brookline, MA 02446-2211	INSURER(S) AFFORDING COVERAGE INSURER A: Mount Vernon Fire Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:
	NAIC # 26522

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC OTHER:	X		NBP2551611J	10/28/2025	10/28/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 5,000 MED EXP (Any one person) \$ 1,000,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY ☐ SCHEDULED AUTOS HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ EXCESS LIAB DED ☐ RETENTION \$	X		CUP2553735A	3/24/2026	3/24/2027	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) ☐ If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Town of Brookline and the Brookline Public Schools are listed as Additional Insured with regard to the General Liability when required by written contract subject to policy terms, conditions and exclusions. Umbrella follows form.

CERTIFICATE HOLDER

CANCELLATION

Town of Brookline/ Brookline Public Schools
333 Washington Street
Brookline, MA 02445

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Rachelle Morson

From: Cairns, Crystal <crystal.cairns@hubinternational.com>
Sent: Monday, March 30, 2026 3:56 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Driscoll School PTO - Current Coverage Total Combined Aggregate Limit \$3M
Attachments: 04.10.26 Driscoll PTO Trivia Report.pdf; COI - Town of Brookline Brookline Public Schools.pdf

Importance: High

CAUTION: This email originated from a sender outside the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hello all,

Per the carrier, the insured currently carries a Business Owners' policy with underlying General Liability limits of \$1M per Occurrence / \$2M Aggregate. (NMP2551611J)

There is also an active \$1M umbrella policy in place. (CUP2553735A)

Total Coverage: Provides \$2M per occurrence (due to the combined layers) and increases the total aggregate limit to \$3M.

This means that the insured carries coverage sufficient to meet the Town of Brookline's \$3M Aggregate Limit.

My sincere apologies again on any confusion that this whole thing has caused.

I will cancel the request to bind the Special Events policy with Philadelphia Insurance.

The umbrella policy will remain in full effect, and I will rescind the Cancellation Request form.

The attached initial letter written by Lieutenant Brother on 3/23/26 correctly reflects the coverages/ limits carried by the Michael Driscoll School PTO.

Also, please see the attached Certificate of Insurance, naming the Town of Brookline/ Brookline Public Schools as an Additional Insured on the above mentioned coverage.

(I issued the COI reflecting the Umbrella renewal effective 3/24/26-3/24/27 & the Insured's address has been corrected to 725 Washington St, per your request.)

Let me know if you have any further questions.

Town of Brookline FY27 Program Budget

Public Safety I Building



Program Description

The Building Department was established to ensure public safety during construction, alteration, repair, and demolition of structures within town. The Department reviews and issues permits for construction, repair, remodeling, and demolition, as well as certificates of occupancy, inspection and use. Staff enforces by-laws and regulations related to zoning, building, mechanical, plumbing, gas, electrical connections, fire safety, sprinklers, energy, demolition, and lodging houses. The Department performs annual inspections of lodging houses, places of assembly, parking facilities, and common victualler locations prior to their license renewal. The Department is charged with the repair and maintenance of all Town and School buildings and managing the daily operation of Town Hall, the Health Center, and the Public Safety Headquarters building.

The Department consists of the following six sub-programs:

1. The **Administration Sub-program** provides administrative and clerical support for the Department. The clerical staff performs the required office activities for the other sub-programs, including receipt of permit applications and fees, handling of citizen inquiries, preparation of permits, certificates, licenses, and payment vouchers for vendors.
2. The **Code Enforcement and Inspection Sub-program** is responsible for the construction and maintenance of structurally sound and safe buildings, mechanical systems, and equipment as mandated by related codes, by-laws, rules, and regulations. Work is initiated as a result of the application for a permit, complaints, department initiative, or referral and involves dealing with architects, engineers, developers, contractors, lawyers, owners, and tenants.
3. The **Repairs to Public Buildings Sub-program** preserves and maintains Town-owned buildings other than schools, which total 47 buildings with an estimated value of \$210 million. Through periodic surveys and inspections, the Department determines the necessary repairs to preserve and maintain these buildings and establishes a preventive maintenance program consistent with the need.
4. The **Town Hall Maintenance Sub-program** provides for the operation and maintenance of the Town Hall, the Stephen Glover Train Memorial Health Center, and the Public Safety Headquarters building.
5. The **Construction/Renovation Sub-program** supports the Building Commission which, in accordance with Article 3.7 of the Town's By-Laws, participates in the selection of design consultants, reviews and approves plans and specifications, receives proposals, and maintains supervision of the Town's building program. The Project Administrator and his assistant serve as agents of the Building Commission, working with various Town and School agencies for the study, design, and construction of new projects and for major repairs.
6. The **School Plant Sub-program** provides for the maintenance and upkeep of all school buildings, of which there are 16 with an estimated value of \$857 million. Through surveys and inspections and in conjunction with the principals, the custodial staff, and the Superintendent of Schools, a list of necessary repairs is established to preserve and maintain these buildings.

FY27 OBJECTIVES

1. To assist the Select Board's Office and all Town and School Departments with the development of a balanced CIP Project list.
2. To assist the School Department with the commencement of construction of the Pierce School project. Assist and oversee the OPM, contractor, and design team in all aspects related to the work.
3. To implement a recommended resolution to the HVAC issues at 22 Tappan Street Building and seek to recoup any associated costs where applicable.
4. To assist the School Department with the new Michael Driscoll School Project, including the completion of commissioning of all building systems.
5. Complete selective structural and waterproofing repairs at the High School tunnel in the summer of 2025.
6. To expand the use of the School Dude Maintenance and Facilities Software Program for Preventative Maintenance and scheduling functions, or in the alternative look for another program due to an end-of-life notice from School Dude.
7. To continue to work with the Select Board's office to implement the recommendations of the Public Buildings Division Study to improve maintenance and repair operations as well as efficiencies for all buildings.
8. Work with the Fire Chief to begin Phase 2 of the Fire Station Renovations plan for a new Babcock Street Fire Station by procuring design services, commencing design and construction.
9. To continue to expand the use of the Town's new website (where appropriate) by listing current and future capital improvement projects (CIP) with project status as well as online bidding of such projects.
10. Work with users and Using Agencies of all facilities and continue efforts to make public buildings fully accessible.
11. To continue improving energy efficiency in all Town and School buildings by using grant, rebate monies and/or CIP funds.
12. Investigate, explore and implement new technology and energy conservation measures for all buildings per the Climate Action Plan.
13. Work together with the Information Technology Department to expand the Accela permitting system beyond its current capabilities, implement additional efficiencies and incorporate additional review and approval procedures from other departments for process efficiency.
14. Expand training and education for Inspectors and Tradesmen on the operation of departmental equipment, individual skills, market products and advancements in the construction/renovation industry.
15. Provide training and certification for all Inspectors, Tradesman and Custodians as required by State law.
16. To expand the employee safety and workplace OSHA Training for staff to include on site and online programs and classes.
17. Continue with the implementation of a document management system that will digitize historical information and documents such as department plans, files and other paper documents.
18. Work with the Superintendent to develop a maintenance and capital budget for School buildings including budgeting for the expanding school facilities
19. Expand and upgrade the technology for building and facility security.
20. Installation of more non-carbon technologies for building HVAC systems
21. To continue to work with the Town Administration to install photovoltaic solar panels on Town and School properties.
22. Manage the reorganization of Building Department Divisions to provide better services, efficient workload and proper oversight.
23. Work with the HR Department to review and analyze positions, salaries and job functions.
24. Continue to work with the Select Board, Sustainability Director and appointed committees to advance and implement energy efficiencies, programs and policies.
25. Continue to explore initiatives to increase Certificate of Inspection applications for multi-family dwellings.
26. Continue to pursue the Town's goal of Sustainability, Zero Emissions and Fossil Fuel Free in Town or School Buildings.
27. Work on building renovations and new buildings to design those facilities to be net zero ready or capable per the Town's sustainability goals and policy.
28. Develop a plan for the purchase all electric vehicles for the Building Department Inspectors and Tradespersons in an effort to comply with Town Policy.
29. To work with the Planning Department on a comprehensive plan to add power/backbone for new electric vehicles and their power needs at all town buildings sites per policy being developed.
30. Expand the Departments community outreach efforts and work with Office of Diversity, Equity, Inclusion and Community Relations to develop a plan to move forward.

31. Work with Department users, State and local agencies to assist with understanding the revised Energy Codes and Massachusetts Specialized Municipal Opt-in Energy Code at the State and Local level.
32. To completely electrify the HVAC Systems at Town Hall, Senior Center and the Health Building.
33. To assist the Police Chief with new Lobby modifications for the Public Safety Building.
34. Work with Commission on Disability and Town Counsels Office to establish a reasonable accommodation policy to persons with disabilities.

FY26 Accomplishments

1. Building Department staff continue to serve as staff to the Building Commission; representing them on a day-to-day basis, providing information and recommendations, assist with contracts, change orders and invoices, conduct daily inspections of work sites and with the daily management of contractors, designers and other vendors for various Town Boards, Commissions and other Town agencies.
2. Increased storage of electronic data of Building Department construction plans for the 2012, 2013 and 2014 calendar years.
3. Installed more local charging stations at various Town/School Buildings for the new fleet of electric town vehicles.
4. Using \$1M in mini school CIP funds, the Building Department upgraded and renovated the second-floor spaces of the New Lincoln School including painting and carpeting.
5. Successful implementation the new Energy Codes and Massachusetts Specialized Municipal Opt-in Energy Code and State Building Code 10th Edition.
6. Assisted New Driscoll School project team to complete Phase 1 of the project which included completion of the new school building, fit out of same (all FF&E and technology installations), move of all operations, clean out of old building, demolition of old building, commencement of site work and geothermal well installation.
7. Assisted the new Pierce School project team with completion of design, bidding and commencement of construction of the new Pierce School.
8. Worked with school staff, tradesmen and outside vendors to implement improvements to both Old Lincoln School and the former Newbury Campus to make them suitable to house school operations while the Pierce School project is underway. Assisted School staff with the relocation of operations to these two facilities and clean out of old buildings in advance of construction start. Assisted the project team with MSBA reporting, submittals and Propay and community outreach and communication.
9. Procured design services and completed design of Renovations to Fire Stations #4 and #1 bid the work and commenced construction.
10. Continued to work with interested parties regarding issues with the concrete floor at the Water Garage and how best to proceed.
11. Continued to work with IT Department staff to improve workflow, permit process, categories, inspections, certifications and many other details to make the Accela Permitting System more efficient.
12. Worked closely with all stakeholders during the planning, permitting, inspections and final occupancy process for various 40A and 40B projects.
13. Continued to support Zoning Board of Appeals with 40A projects and cases.
14. Completion of the Driscoll School – an all-electric fossil free building.
15. Completed review and updates to long-range roofing and building envelope plans.
16. Completed plans for renovation of Fire Station # 1 and Fire Station # 4.
17. Completed Women's Locker Room renovations at the Public safety Building.
18. Moved School Staff from 2 Clark Road to Baldwin School.
19. Completion of many renovation projects at the schools including New Lincoln, Hayes and Baker Schools.
20. Work with Preservation staff to secure CPA funds for Devotion House window restoration project.
21. Participated in the development of a Housing Stability tool through the Accela program with staff and Town Officials.
22. Worked with Planning Department (Regulatory) during the Town Meeting Warrant Article review process.
23. Worked with Planning Department (Small Business) during the small business interview and vetting processes.
24. Hired the first woman Building Inspector in the Town of Brookline.

Building Department Budget Summary

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES	\$3,026,611	\$3,313,661	\$3,415,131	\$101,470	3%
SERVICES	\$4,628,994	\$5,096,966	\$5,147,403	\$50,437	1%
SUPPLIES	\$51,259	\$25,075	\$25,075	\$0	0%
OTHER	\$5,666	\$8,248	\$8,248	\$0	0%
UTILITIES	\$3,783,102	\$3,960,195	\$4,374,369	\$414,174	10%
BUDGETED CAPITAL	\$129,580	\$84,389	\$86,516	\$2,127	3%
BUILDING TOTAL	\$11,625,213	\$12,488,534	\$13,056,742	\$568,208	5%
BUILDING TOTAL	\$11,625,213	\$12,488,534	\$13,056,742	\$568,208	5%
EXPENSES TOTAL	\$11,625,213	\$12,488,534	\$13,056,742	\$568,208	5%

Budget Statement: The Building Department budget is increasing by **\$568,208** or **5%**. Salaries are increasing by \$101,470, primarily due to the addition of an HVAC maintenance position that has allowed the Town to realize savings in repair and maintenance. The category of services is increasing by \$50,437, which includes a reduction to offset the increase to salaries, as well as an addition of 2.5% to repair and maintenance per the 2008 override. The most substantial increase comes under utilities at \$414,174, which is increasing based on higher costs per unit for energy.

FTE Summary: Building staffing levels are showing an increase of 2 FTEs. One is memorializing an efficiency realized by hiring a non-licensed HVAC maintenance craftsperson, saving on repair and maintenance, which has been piloted in Town buildings during this fiscal year. The other is the addition of an Owner's Project

Below are budget tables by division and individual account followed by FTE tables showing long-term and budget year figures.

Building Code Enforcement

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES					
PERMANENT FULL TIME	\$715,575	\$751,692	\$755,282	\$3,590	0%
OVERTIME PAY	\$8,351	\$9,967	\$9,967	\$0	0%
PART TIME TEMPORARY SAL	\$95,437	\$107,665	\$107,665	\$0	0%
A DAY BUYOUT	\$11,761	–	–	\$0	–
CLOTHING-UNIFORM ALLOWANCE	\$3,300	\$3,300	\$3,300	\$0	0%
SALARIES TOTAL	\$834,425	\$872,624	\$876,214	\$3,590	0%
SUPPLIES					
OFFICE SUPPLIES	\$1,788	\$1,800	\$1,800	\$0	0%
BOOKS & PERIODICALS	\$314	–	–	\$0	–
UNIFORMS & PROTECTIVE CLO	\$3,669	–	–	\$0	–
SUPPLIES TOTAL	\$5,771	\$1,800	\$1,800	\$0	0%
OTHER					
EDUCATION/TRAINING/CONFERENCES	\$2,807	\$800	\$800	\$0	0%
PROFESSIONAL DUES/MEMBERS	\$1,060	\$1,170	\$1,170	\$0	0%
OTHER TOTAL	\$3,867	\$1,970	\$1,970	\$0	0%
UTILITIES					
GASOLINE	\$12,511	\$14,643	\$12,101	-\$2,542	-17%
UTILITIES TOTAL	\$12,511	\$14,643	\$12,101	-\$2,542	-17%
BUDGETED CAPITAL					
LEASED COMPUTER EQUIPMENT	\$10,922	–	–	\$0	–
BUDGETED CAPITAL TOTAL	\$10,922	–	–	\$0	–
BUILDING TOTAL	\$867,495	\$891,037	\$892,085	\$1,048	0%
BUILDING TOTAL	\$867,495	\$891,037	\$892,085	\$1,048	0%
EXPENSES TOTAL	\$867,495	\$891,037	\$892,085	\$1,048	0%

Building Administration

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES					
PERMANENT FULL TIME	\$269,877	\$282,695	\$280,607	-\$2,088	-1%
OVERTIME PAY	\$340	–	–	\$0	–
LONGEVITY PAY	\$2,720	\$3,400	\$2,180	-\$1,220	-36%
A DAY BUYOUT	\$2,960	–	–	\$0	–
CLOTHING-UNIFORM ALLOWANCE	\$1,100	\$1,100	\$1,100	\$0	0%
SALARIES TOTAL	\$276,996	\$287,195	\$283,887	-\$3,308	-1%
SERVICES					
OFFICE EQUIP R & M	–	\$620	\$620	\$0	0%
COPY EQUIP RENTAL/LEASES	\$3,425	\$4,000	\$4,000	\$0	0%
WIRELESS COMMUNICATIONS	–	\$11,127	\$11,127	\$0	0%
SERVICES TOTAL	\$3,425	\$15,747	\$15,747	\$0	0%
SUPPLIES					
OFFICE SUPPLIES	\$468	\$1,200	\$1,200	\$0	0%
SUPPLIES TOTAL	\$468	\$1,200	\$1,200	\$0	0%
OTHER					
PROFESSIONAL DUES/MEMBERS	–	\$540	\$540	\$0	0%
OTHER TOTAL	–	\$540	\$540	\$0	0%
BUDGETED CAPITAL					
LEASED COMPUTER EQUIPMENT	–	\$13,289	\$15,416	\$2,127	16%
BUDGETED CAPITAL TOTAL	–	\$13,289	\$15,416	\$2,127	16%
BUILDING TOTAL	\$280,889	\$317,971	\$316,790	-\$1,181	0%
BUILDING TOTAL	\$280,889	\$317,971	\$316,790	-\$1,181	0%
EXPENSES TOTAL	\$280,889	\$317,971	\$316,790	-\$1,181	0%

Building Construction/Renovation

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES					
PERMANENT FULL TIME	–	\$394,974	\$494,425	\$99,451	25%
OVERTIME PAY	–	\$3,013	\$3,013	\$0	0%
PART TIME TEMPORARY SAL	\$0	–	–	\$0	–
LONGEVITY PAY	–	–	\$1,207	\$1,207	–
OFFSET	–	-\$330,838	-\$434,544	-\$103,706	31%
SALARIES TOTAL	\$0	\$67,149	\$64,101	-\$3,048	-5%
SERVICES					
COMPUTER SOFTWARE R & M	–	\$2,241	\$2,241	\$0	0%
SERVICES TOTAL	–	\$2,241	\$2,241	\$0	0%
SUPPLIES					
OFFICE SUPPLIES	–	\$1,250	\$1,250	\$0	0%
SUPPLIES TOTAL	–	\$1,250	\$1,250	\$0	0%
BUILDING TOTAL	\$0	\$70,640	\$67,592	-\$3,048	-4%
BUILDING TOTAL	\$0	\$70,640	\$67,592	-\$3,048	-4%
EXPENSES TOTAL	\$0	\$70,640	\$67,592	-\$3,048	-4%

Building Town R&M

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES					
PERMANENT FULL TIME	\$413,576	\$397,838	\$495,553	\$97,715	25%
PERMANENT PART TIME	\$77	\$22,007	\$22,007	\$0	0%
OVERTIME PAY	\$6,850	–	–	\$0	–
PART TIME TEMPORARY SAL	\$0	–	–	\$0	–
LONGEVITY PAY	\$1,388	\$1,650	\$2,409	\$759	46%
A DAY BUYOUT	\$651	–	–	\$0	–
CLOTHING-UNIFORM ALLOWANCE	\$600	\$2,138	\$2,138	\$0	0%
SALARIES TOTAL	\$423,142	\$423,633	\$522,107	\$98,474	23%
SERVICES					
BUILDING MAINTENANCE	-\$12	\$1,368,985	\$1,330,950	-\$38,035	-3%
BLDG MAINT -REPAIR & MAINTENAN	\$1,104,975	–	–	\$0	–
COPY EQUIP RENTAL/LEASES	\$675	–	–	\$0	–
WIRELESS COMMUNICATIONS	\$12,619	\$13,873	\$13,873	\$0	0%
ADVERTISING SERVICES	\$3,279	–	–	\$0	–
LICENSES	\$333	–	–	\$0	–
SERVICES TOTAL	\$1,121,870	\$1,382,858	\$1,344,823	-\$38,035	-3%
SUPPLIES					
OFFICE SUPPLIES	\$3,077	–	–	\$0	–
MEALS & RECEPTIONS	\$1,124	–	–	\$0	–
BOOKS & PERIODICALS	\$328	–	–	\$0	–
UNIFORMS & PROTECTIVE CLO	\$2,955	\$4,425	\$4,425	\$0	0%
SUPPLIES TOTAL	\$7,483	\$4,425	\$4,425	\$0	0%
OTHER					
EDUCATION/TRAINING/CONFERENCES	\$862	\$4,500	\$4,500	\$0	0%
PROFESSIONAL DUES/MEMBERS	\$450	\$750	\$750	\$0	0%
OTHER TOTAL	\$1,312	\$5,250	\$5,250	\$0	0%
BUDGETED CAPITAL					
AUTOMOBILES	\$54,623	–	–	\$0	–
CONSTRUCTION EQUIPMENT-BUD	\$8,084	\$4,000	\$4,000	\$0	0%
OFFICE EQUIPMENT -BUD	\$1,451	\$5,000	\$5,000	\$0	0%
BUD-MAINTENANCE EQUIPMENT	–	\$7,600	\$7,600	\$0	0%
BUDGETED CAPITAL TOTAL	\$64,158	\$16,600	\$16,600	\$0	0%
BUILDING TOTAL	\$1,617,965	\$1,832,766	\$1,893,205	\$60,439	3%
BUILDING TOTAL	\$1,617,965	\$1,832,766	\$1,893,205	\$60,439	3%
EXPENSES TOTAL	\$1,617,965	\$1,832,766	\$1,893,205	\$60,439	3%

Building Town Hall Maintenance

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES					
PERMANENT FULL TIME	\$210,878	\$211,124	\$211,124	\$0	0%
SHIFT DIFFERENTIAL	\$3,908	\$6,442	\$6,442	\$0	0%
OVERTIME PAY	\$45,938	\$26,323	\$26,323	\$0	0%
LONGEVITY PAY	\$1,375	\$2,500	\$2,500	\$0	0%
A DAY BUYOUT	\$3,837	–	–	\$0	–
CLOTHING-UNIFORM ALLOWANCE	\$3,600	\$1,200	\$1,200	\$0	0%
SALARIES TOTAL	\$269,536	\$247,589	\$247,589	\$0	0%
SERVICES					
BUILDING CLEANING SERVICE	\$159,150	\$151,507	\$151,507	\$0	0%
SERVICES TOTAL	\$159,150	\$151,507	\$151,507	\$0	0%
SUPPLIES					
MAINTENANCE SUPPLIES	\$17,037	\$9,900	\$9,900	\$0	0%
SUPPLIES TOTAL	\$17,037	\$9,900	\$9,900	\$0	0%
UTILITIES					
ELECTRICITY	\$166,233	\$165,570	\$192,781	\$27,211	16%
NATURAL GAS	\$44,122	\$46,623	\$48,369	\$1,746	4%
GENERATOR FUEL	\$1,224	\$1,750	\$1,750	\$0	0%
WATER	\$21,360	\$15,157	\$20,353	\$5,196	34%
UTILITIES TOTAL	\$232,939	\$229,100	\$263,253	\$34,153	15%
BUILDING TOTAL	\$678,662	\$638,096	\$672,249	\$34,153	5%
BUILDING TOTAL	\$678,662	\$638,096	\$672,249	\$34,153	5%
EXPENSES TOTAL	\$678,662	\$638,096	\$672,249	\$34,153	5%

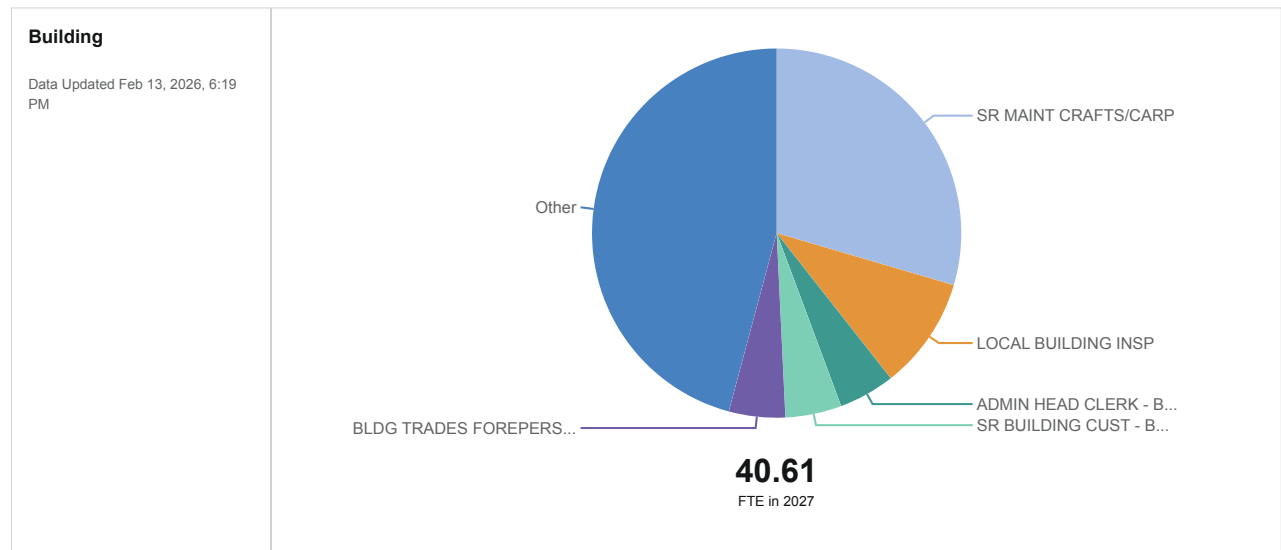
Building School R&M

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
BUILDING					
BUILDING					
SALARIES					
PERMANENT FULL TIME	\$1,171,898	\$1,386,994	\$1,391,481	\$4,487	0%
OVERTIME PAY	\$42,518	\$17,184	\$17,184	\$0	0%
LONGEVITY PAY	\$4,343	\$6,380	\$7,655	\$1,275	20%
A DAY BUYOUT	\$1,954	–	–	\$0	–
CLOTHING-UNIFORM ALLOWANCE	\$1,800	\$4,913	\$4,913	\$0	0%
SALARIES TOTAL	\$1,222,513	\$1,415,471	\$1,421,233	\$5,762	0%
SERVICES					
D P EQUIP R & M	–	\$1,250	\$1,250	\$0	0%
BUILDING MAINTENANCE	-\$13	\$3,538,863	\$3,627,335	\$88,472	3%
BLDG MAINT -REPAIR & MAINTENAN	\$3,344,561	–	–	\$0	–
WIRELESS COMMUNICATIONS	–	\$4,500	\$4,500	\$0	0%
SERVICES TOTAL	\$3,344,549	\$3,544,613	\$3,633,085	\$88,472	3%
SUPPLIES					
OFFICE SUPPLIES	\$7,140	\$3,500	\$3,500	\$0	0%
UNIFORMS & PROTECTIVE CLO	\$13,360	\$3,000	\$3,000	\$0	0%
SUPPLIES TOTAL	\$20,500	\$6,500	\$6,500	\$0	0%
OTHER					
EDUCATION/TRAINING/CONFERENCES	\$488	\$488	\$488	\$0	0%
OTHER TOTAL	\$488	\$488	\$488	\$0	0%
UTILITIES					
ELECTRICITY	\$2,261,102	\$2,301,415	\$2,414,519	\$113,104	5%
NATURAL GAS	\$1,017,835	\$1,097,497	\$1,316,013	\$218,516	20%
HEATING OIL	\$4,274	–	–	\$0	–
GENERATOR FUEL	\$2,108	\$2,000	\$2,000	\$0	0%
GASOLINE	–	\$5,929	\$3,802	-\$2,127	-36%
WATER	\$252,333	\$309,611	\$362,681	\$53,070	17%
UTILITIES TOTAL	\$3,537,653	\$3,716,452	\$4,099,015	\$382,563	10%
BUDGETED CAPITAL					
AUTOMOBILES	\$54,500	\$54,500	\$54,500	\$0	0%
BUDGETED CAPITAL TOTAL	\$54,500	\$54,500	\$54,500	\$0	0%
BUILDING TOTAL	\$8,180,202	\$8,738,024	\$9,214,821	\$476,797	5%
BUILDING TOTAL	\$8,180,202	\$8,738,024	\$9,214,821	\$476,797	5%
EXPENSES TOTAL	\$8,180,202	\$8,738,024	\$9,214,821	\$476,797	5%

Five-Year FTE Summary
Building

	FULL-TIME EQUIVALENTS (FTES)						
	FY2023	FY2024	FY2025	FY2026	FY2027	1YR Chng	5YR Chng
All Positions							
BUILDING	38.61	38.61	38.61	38.61	40.61	2.00	2.00
ALL POSITIONS TOTAL	38.61	38.61	38.61	38.61	40.61	2.00	2.00
Non-General Funded Positions							
Capital & Special Appropriations	–	–	2.85	2.85	2.18	-0.67	2.18
NON-GENERAL FUNDED POSITIONS TOTAL	–	–	2.85	2.85	2.18	-0.67	2.18
Net General Funded Positions	38.61	38.61	35.76	35.76	38.43	–	–

FY27 FTE Salary



Building

	Budget	FTEs
BUILDING COMMISS	175,928	1
DIR PUBLIC BUILDINGS	164,598	1
DEP DIR OF CAPITAL	151,388	1
DEPUTY BUILDING COMM	132,379	1
DEP DIR OF PUB BLDG OPS	134,017	1
OWNERS PROJECT MANAGER	134,017	1
OPS MGR PUBLIC BUILD	108,196	1
ENERGY SYSTEMS MGR	100,823	1
BLDG MGMT SYSTEMS AND CONTROLS SPEC	94,504	1
SR BUILDING INSPECTOR	94,243	1
ELECTRICAL INSPECTOR	94,244	1
PLUMBING GAS INSPECT	94,244	1
LOCAL BUILDING INSP	357,382	4
BLDG TRADES FOREPERSON	174,981	2
SR MAINT CRAFTS/CARP	986,478	12
SR BUILDING SUPV - BUILDING	75,004	1
SR BUILDING CUST - BUILDING	136,120	2
HVAC MAINT CRAFTS	72,260	1
ADMIN HEAD CLERK - BLDG	143,259	2
ACCT OPS ADMIN	77,430	1
PREV MAINT COORD	60,497	1
STAFF ASSISTANT - BUILDING	57,444	1
HOUSEWORKER - BLDG	22,007	0.48
INSPECTORS - BLDG	107,665	1.13
TOTAL	3,749,108	40.61

BUILDING DEPARTMENT	ACTUAL	ACTUAL	ESTIMATE	ESTIMATE
PERFORMANCE / WORKLOAD INDICATORS	FY2024	FY2025	FY2026	FY2027
Permits Issued:	6,075		6,175	
Building Permits	1,831	1,853	2,000	1,950
Electrical Permits	1,525	1,689	1,500	1,550
Plumbing Permits	1,100	935	1,150	1,100
Gas Fitting Permits	626	626	750	650
Mechanical Permits	404	544	450	450
Sprinkler Permits	45	39	50	50
Certificate of Use & Occupancy	203	237	200	200
% of Permit Applications Online	98%	98%	98%	98%
% of Trans Paid Online Credit Card/EFT check	95%	95%	95%	95%
Certificate of Inspection	495	512	400	400
Common Victualler	164	183	155	165
Lodging House	55	67	55	55
Multi Family	50	42	75	75
Place of Assembly, Daycare, School, Etc.	225	220	210	225
Inspections performed	10,040	9,915	10,000	10000
Enforcement				
Violation Notices Issued	35	39	100	100
Complaints Filed	145	175	185	185
Board of Appeals Cases - Denial Ltrs	78	63	90	80-90

BUILDING DEPARTMENT	ACTUAL	ESTIMATE	ESTIMATE	ESTIMATE
PERFORMANCE / WORKLOAD INDICATORS	FY2024	FY2025	FY2026	FY2027
Vouchers Processed	4,130	5,111	4,000	5,400
Committees of Seven	3	3	4	7
Public Building Maintenance				
Contractor Service Orders	1,741	1,879	1,800	2,000
Maintenance Contracts		172		180
In-House Work Orders	7,062	9,229	14,000	9,350
% of Work Orders Completed				
in Less Than 3 days	4%	11%	4%	14%
in Less Than 7 days	4%	48%	4%	46%
Utility Use				
Town Hall				
Electricity (KWH)	141,757	799,629	165,916	879,592
Natural Gas (Therms)	45,226	30,431	48,350	33,474
Water & Sewer (CCF)	1,780	670	1,700	737
School Buildings				
Electricity (KWH)	2,028,330	8,424,692	9,000,000	9,267,161
Natural Gas (Therms)	1,119,315	729,366	1,042,874	802,303
Water & Sewer (CCF)	17,105	10,482	12,000	11,530

Town of Brookline Building Department FY 2027 Budget



**DANIEL F. BENNETT
BUILDING COMMISSIONER**

**PAUL R. CAMPBELL
DEPUTY BUILDING COMMISSIONER**

**CHARLES A. SIMMONS
DIRECTOR OF PUBLIC BUILDINGS**

Brookline Building Department

Daniel F. Bennett, Building Commissioner

Public Buildings Division

Charles A. Simmons, Director

The Public Buildings Division is responsible for the repair, maintenance, rehabilitation and general upkeep of all Town and School buildings.

Life Safety systems such as sprinklers, fire alarms and fire escapes are tested annually and are monitored 24/7 through our energy management system for heating and cooling.

The tradesmen handle in house work orders and small scale projects. Outside contractors perform specialized services such as burner/boiler maintenance, elevator, and glazing services.

Tradesmen and contractors performed the following :

15,148 Inhouse Work Orders

1,264 Contractor Service Orders

Code Enforcement & Inspections

Paul R. Campbell, Deputy Bldg. Comm.

The Division's goal is to ensure public safety during the construction, alteration and repair of structures.

Inspector's enforce the State Building Code as well as regulations related to zoning, building, plumbing, gas fitting, electrical, mechanical/sheet metal, fire safety, sprinklers, accessibility, noise, signage and demolition.

Staff performs plan reviews, issue permits, conducts inspections and responds to complaints. Conducts annual inspections of lodging houses, places of assembly, parking facilities and common victualler locations prior to their annual license renewal.

Staff performed the following:

**Reviewed & Issued approximately
6,560 permits & applications**

Performed 9,992 inspections

Responded to 175 complaints

Construction/ Renovation/ CIP

Lap Yan, Deputy Director of Capital

Supports the Building Commission per Town By Laws.

Participates in the selection of Design Consultants. Reviews plans, specifications, proposals for public buildings.

Provides management of engineers and architects and oversight of contractors in connection with construction work on public buildings.

Maintains supervision of the Town's building program (CIP).

Works with using agencies for the study, design, and construction of new projects and for major repairs.

Staff has renovated/constructed the following:

**Fire Station Renov. Proj. - #1 & # 4
and Pierce School Construction
project is ongoing**

**Ice Rink Designer Selection in
Progress**

High School Tunnel Project completed

Building Dept. Budget – FY 2027

3

What were your three biggest accomplishments last fiscal year?

- **Accella Permitting System improvements/Efficiencies**
 - Implemented online demo permit process, ADU process
- **Capital Improvement Plan**
 - Pierce School construction
 - Completed BHS tunnel project
 - Fire Station's #1 and #4 renovation project
- **Sustainability goals, progress & implementation**
 - Calendar year 2025 there were 31 new structures or renovated that are Fossil Fuel Free
 - Commenced work on the Senior Center electrification

What metrics did you use to measure your success?

- Permit Applications, Town & Board approval, launch dates

Building Dept. Budget – FY 2027

4

What are your three key goals for this fiscal year?

- **Work with Select Board on Inspectional Services Analysis/Review**
- **Increase interdepartmental workflow efficiency through Accela permitting software – online applications CO, TCO, COI**
- **Advance Sustainability policies through interdepartmental process and cooperation**

What metrics will you use to determine how those goals are met?

- **Town Meeting and Board approval**
- **IT implementation, go live and launch dates**

Building Dept. Budget – FY 2027

5

What are your department's current long-term goals and objectives?

- Advance online applications and streamline approval process for Certificate of Occupancy, Temp Certificate of Occupancy and additional Certificates of Inspections through Accela
- Pursue the Town's goal of Sustainability, Zero Emissions and Fossil Fuel Free in Town or School Buildings. i.e. Solar Installations, electrification
- Code enforcement/Zoning program – provide dedicated staff for code enforcement i.e. STR – lighting – complaint investigation. Assist district building inspectors with stakeholders questions/concerns, review zoning applications, respond to zoning violations, assist district inspector with zoning review prior to permit issuance.

How have your operations furthered the Select Board's goals and objectives for the past fiscal year? How will they do so for the objectives set for the coming year?

- The Building Dept continues efforts on Sustainability; Senior Center electrification, Fire Station Renovation, Town Hall, Solar on Driscoll and Pierce School
- Expanded the Accela portal for additional online applications

Building Dept. Budget – FY 2027

6

Would you say demands for your department's services have increased, decreased, or stayed the same?

Increased/ stayed the same:

- Energy Management Systems within the Town and Schools are more complicated than in previous buildings. The extra EMS points to control the system have increased for BHS, Driscoll, Fire Stations and Pierce
- Repair & Maintenance; funding cuts, under funded due to inflation continue requiring the Building Dept to refine our approach to repair and maintenance.
- New local regulations continue to be revised and created i.e. ADU, FFF, CMP approvals, Tree By Law, Ext lighting , Zoning, Review of Town Projects, Demolition.
- The foundational regulations and standards our office has to enforce the State Building Code, new 10th edition - Energy Code and associated and referenced codes. These codes continue to be revised with new editions being adopted and expanded.

Building Dept. Budget – FY 2027

7

Are there new initiatives that you'd like to pursue within your current budget?

- Accela enhancement and expansion for online applications – review process and bring in other Departments
- Continue to develop initiatives between Building Dept and the Sustainability Division

Are you planning on adding or subtracting personnel?

- Unlicensed HVAC Technician Tradesmen for School Buildings

If adding, what will the new personnel do?

- This has been successful on the Town side. The unlicensed HVAC Technician provides preventative maintenance support for the HVAC systems. The position repairs and replaces belts, air filters and system devices. Supports the Energy Systems Manager with troubleshooting controllers and monitoring equipment.

Building Dept. Budget – FY 2027

8

If you weren't constrained by current budgetary limitations, would your priorities change? How?

- Electrification - Maintaining Sustainable Buildings/Infrastructure
 - Funding to electrify all Town/School Buildings
 - Electric Vehicle Fleet -
 - Solar Installations
- Fully fund all Repair and Maintenance requests for both Town and School as well as the Pierce School operations.
- Expand the Code Enforcement Division by creating a Zoning Administrator position, Zoning Inspector position(s), Building Code Plan Review positions, Housing Inspector position, additional clerical positions and provide equipment for all Inspectors (not limited to hard hats, flashlights, OSHA safety vests, tape measures), equipment to log inspection in the field (i.e. tough books, laptop, tablets).

Under Construction

9

1180 Boylston Street Six Story mixed use Building



Commonwealth Ave. Porsche Dealership



Pierce School Construction

10



Under Construction

11

153 St. Paul St. / 92 Sewall Ave.
13 Unit Multi-Family Building



Solaire Dr. – Boylston St
12 Townhouses



Kirrane Swimming Pool Facility Upgrades

12

Lobby Terrazzo



Stairs Painted and
New Vision Tape



Seating and Railings
New Paint



Facility upgrades

13

Denny Room – New
Flooring, Paint and Shades



Fire Administration
New Carpet in Hallways



Select Board's Hearing
Room - New Carpet



Town of Brookline FY27 Program Budget

Administration and Finance | Planning and Community Development



Program Description

The Department of Planning and Community Development is responsible for the Town's planning initiatives and programs relative to historic preservation, housing, economic development, CDBG/HOME grants, land use regulations, as well as undertaking long-term projects to advance the priorities of the Select Board. As part of this responsibility, the Department provides support to the Planning Board, Zoning Board of Appeals, Housing Advisory Board, Economic Development Advisory Board, Small Business Development Committee, Community Preservation Act Committee, Community Development Block Grant Committee, Preservation Commission as well as Select Board-appointed committees related to corridor studies and site-specific projects.

There are three divisions in the Planning Department. For purposes of budget reporting, the Department-wide Administration and Regulatory Division are combined as the Planning and Administration Sub-program; the Housing & Community Planning Division is referred to here as the Housing Sub-program; and the Economic Development & Long-Term Planning Division is noted as the Economic Development Sub-program.

1. The **Planning and Administration Sub-program** focuses on improving the quality of life of all residents through: administration of the Zoning By-Law; provision of technical assistance to Town agencies, citizens and groups, as well as developers, attorneys, and architects on potential development projects; preparation and review of proposed By-Law amendments; preparation and management of design and related improvement plans; and management of the land use regulatory process including preparation of recommendations and decisions and the on-going monitoring of associated conditions of approval. This sub-program includes the work of the Preservation Planners and the Preservation Commission who promote, protect, restore and preserve Brookline's historical and cultural assets. Major functions include the preparation and implementation of policies, programs, and plans to guide development while preserving the historic integrity of the town; the identification and preservation of historic and cultural resources; and administration of the Town's Historic Districts and Demolition By-Laws. The Community Preservation Act grant program is also staffed by this Division.
2. The **Housing Sub-program** works to increase the supply and quality of affordable housing in town as well as manage federal funding to local programs and projects that provide enhanced public facilities, social services and expanded economic opportunities, principally for low- and moderate-income persons. This work includes affirmatively marketing, overseeing participant selection, conducting lotteries, and monitoring many of the existing deed-restricted affordable housing units. Town-controlled local and federal funds are leveraged to improve existing affordable housing properties and develop new affordable housing units, which includes documenting compliance with complex federal regulations and reporting requirements. Staff also ensure new housing units are permitted and developed in compliance with the Town's Inclusionary Zoning By-Law and state regulations related to the State Housing Inventory.

3. The **Economic Development Sub-program** promotes commercial development that enhances tax growth and offsets fiscal burdens for residents so that the Town can provide high quality programs and services. This work includes: aiding in the growth and prosperity of the town's business community; improving the functional and aesthetic qualities of public space in commercial areas; promoting economic equity and inclusion; and ensuring long-term capital and strategic planning needs are met by assisting the Town Administrator's Office in the preparation of the Capital Improvements Program.

FY27 Objectives

1. Begin to implement additional recommendations and prioritize strategies from the Comprehensive Plan, Open Space and Recreation Plan, Community Health Improvement Plan, Climate Action & Resiliency Plan, as well as the Select Board's goal to increase the number of deed-restricted income housing for households between 80% and 100% area median income.
2. Implement Select Board recommendations regarding the the Centre Street parking lot.
3. Following the completion of parking studies in Coolidge Corner, Brookline Village, and Washington Square, and in coordination with other town construction projects (e.g., DPW, fire stations, and schools), support the Select Board to issue (or reissue) a Request for Information to add housing including 80-100% Area Median Income households which may be located on private property, at the Kent/Station Street parking lot, Babcock Street parking lot, and/or the Centre Street parking lot.
4. Continue to provide funding opportunities and related grant administrative support for the Brookline Housing Authority's state-funded public housing recapitalization needs.
5. Support the Select Board's Office in streamlining permitting, licensing, and funding applications related to businesses.
6. Bring options to the Select Board for next planning actions with a goal of adding at least \$1,000,000 of new, mostly commercial, property tax growth to Town revenue.
7. Evaluate the suitability of town-owned properties with caretaking agreements to provide public employee housing in the 80-100% Area Median Income (AMI) range.
8. Continue to support mixed-use development opportunities along Harvard Street and make any policy recommendations to the Select Board and relevant land use boards.

FY26 Accomplishments

1. Successfully completed and evaluated the economic impacts of all ARPA-funded Local Rapid Recovery Plan projects to support commercial area and small business post-COVD economic recovery, including: storefront pop-up business incubator, the first phase of the Centre Street Lot Re-envisioning Study, commercial areas public art installations, small business grant program, and expansion of the commercial areas parklets program.
2. Finalized the Phase 2 Chestnut Hill Commercial Area Planning Study recommendations, including preparing zoning articles for Town Meeting consideration and supporting DPW with related infrastructure planning.
3. Completed the Comprehensive Plan and, in coordination with other Departments and Select Board direction, planned and budgeted for short- and long-term implementation recommendations.
4. Continued community work with the Fisher Hill West Uses Advisory Committee to make recommendations for the permanent use of the municipal property at 124 Fisher Avenue and 14 Hyslop Road, including securing at state planning grant of \$150,000.
5. Continued assisting the Brookline Housing Authority with funding for the construction phase of 32 Marion and the construction document phase of the High/ Walnut Street property, both of which will significantly further the town's goal of increasing the percentage of deed-restricted affordable units.
6. Updated the Preservation Commission's Rules and Regulations.
7. Worked with the Housing Advisory Board's Accessory Dwelling Unit Subcommittee to develop additional proposed zoning changes needed to comply with state law while encouraging the development of accessory dwelling units.

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
PLANNING & COMMUNITY DEVELOPMENT					
PLANNING & COMMUNITY DEVELOPMENT					
SALARIES	\$1,331,139	\$1,372,426	\$1,112,054	-\$260,372	-19%
SERVICES	\$81,002	\$205,335	\$255,755	\$50,420	25%
SUPPLIES	\$8,717	\$11,714	\$6,714	-\$5,000	-43%
OTHER	\$2,798	\$3,805	\$3,805	\$0	0%
BUDGETED CAPITAL	\$4,668	\$4,926	\$6,668	\$1,742	35%
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$1,428,324	\$1,598,206	\$1,384,996	-\$213,210	-13%
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$1,428,324	\$1,598,206	\$1,384,996	-\$213,210	-13%
EXPENSES TOTAL	\$1,428,324	\$1,598,206	\$1,384,996	-\$213,210	-13%

Budget Statement: The FY27 Planning Department budget totaling \$1,384,996 represents a decrease of \$213,210 or -13%. Salaries are down \$260,372 or -19%, which are offsetting an increase in professional/technical services. Other changes include a reduction in supplies and increases for leased computer equipment.

FTE Summary: Planning staffing funded by the General Fund is decreasing by 3 FTEs. A complete explanation of reductions is included in the Town Administrator's Budget Message in Section I of this Financial Plan.

Below are budget tables by division and individual account followed by FTE tables showing long-term and budget year figures.

Planning Administration Division

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
PLANNING & COMMUNITY DEVELOPMENT					
PLANNING & COMMUNITY DEVELOPMENT					
SALARIES					
PERMANENT FULL TIME	\$844,916	\$1,031,096	\$818,426	-\$212,670	-21%
PERMANENT PART TIME	\$10,230	\$63,122	\$23,850	-\$39,272	-62%
OVERTIME PAY	\$8,751	\$7,571	\$7,500	-\$71	-1%
PART TIME TEMPORARY SAL	\$13,307	–	–	\$0	–
LONGEVITY PAY	\$1,400	\$2,300	\$3,050	\$750	33%
SICK PAY BUYOUT	\$253	–	–	\$0	–
VACATION BUYOUT	\$2,782	–	–	\$0	–
A DAY BUYOUT	\$4,872	–	–	\$0	–
BEREAVEMENT LEAVE	\$253	–	–	\$0	–
CLOTHING-UNIFORM ALLOWANCE	\$2,750	\$2,750	\$2,750	\$0	0%
OFFSET	–	-\$255,777	-\$243,793	\$11,984	-5%
SALARIES TOTAL	\$889,514	\$851,062	\$611,783	-\$239,279	-28%
SERVICES					
OFFICE EQUIP R & M	–	\$200	\$200	\$0	0%
COPY EQUIP RENTAL/LEASES	\$3,870	\$12,495	\$5,495	-\$7,000	-56%
PROFESSIONAL/TECH SERVICE	\$2,393	\$6,300	\$6,300	\$0	0%

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
PLANNING CONSULTING SERVC	\$0	\$66,080	\$10,000	-\$56,080	-85%
WIRELESS COMMUNICATIONS	\$233	\$250	\$250	\$0	0%
PRINTING SERVICES	\$1,999	\$2,450	\$2,450	\$0	0%
ADVERTISING SERVICES	\$34,526	\$45,000	\$45,000	\$0	0%
SUBSCRIPTIONS	\$2,312	\$3,500	\$3,500	\$0	0%
SERVICES TOTAL	\$45,333	\$136,275	\$73,195	-\$63,080	-46%
SUPPLIES					
OFFICE SUPPLIES	\$7,381	\$11,514	\$6,514	-\$5,000	-43%
SPECIAL PROGRAM SUPPLIES	\$490	\$200	\$200	\$0	0%
MEALS & RECEPTIONS	\$746	–	–	\$0	–
SUPPLIES TOTAL	\$8,618	\$11,714	\$6,714	-\$5,000	-43%
OTHER					
EDUCATION/TRAINING/CONFERENCES	\$1,489	\$750	\$750	\$0	0%
PROFESSIONAL DUES/MEMBERS	\$1,309	\$3,055	\$3,055	\$0	0%
OTHER TOTAL	\$2,798	\$3,805	\$3,805	\$0	0%
BUDGETED CAPITAL					
LEASED COMPUTER EQUIPMENT	\$2,269	\$4,926	\$6,668	\$1,742	35%
BUDGETED CAPITAL TOTAL	\$2,269	\$4,926	\$6,668	\$1,742	35%
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$948,533	\$1,007,782	\$702,165	-\$305,617	-30%
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$948,533	\$1,007,782	\$702,165	-\$305,617	-30%
EXPENSES TOTAL	\$948,533	\$1,007,782	\$702,165	-\$305,617	-30%

Planning Housing Division

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
PLANNING & COMMUNITY DEVELOPMENT					
PLANNING & COMMUNITY DEVELOPMENT					
SALARIES					
PERMANENT FULL TIME	\$99,138	\$365,262	\$512,270	\$147,008	40%
OVERTIME PAY	–	\$4,945	–	-\$4,945	-100%
LONGEVITY PAY	–	\$2,300	\$2,150	-\$150	-7%
CLOTHING-UNIFORM ALLOWANCE	–	\$1,700	\$1,700	\$0	0%
OFFSET	–	-\$224,473	-\$229,346	-\$4,873	2%
SALARIES TOTAL	\$99,138	\$149,734	\$286,774	\$137,040	92%
BUDGETED CAPITAL					
LEASED COMPUTER EQUIPMENT	\$2,398	–	–	\$0	–
BUDGETED CAPITAL TOTAL	\$2,398	–	–	\$0	–
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$101,536	\$149,734	\$286,774	\$137,040	92%
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$101,536	\$149,734	\$286,774	\$137,040	92%
EXPENSES TOTAL	\$101,536	\$149,734	\$286,774	\$137,040	92%

Planning Economic Development Division

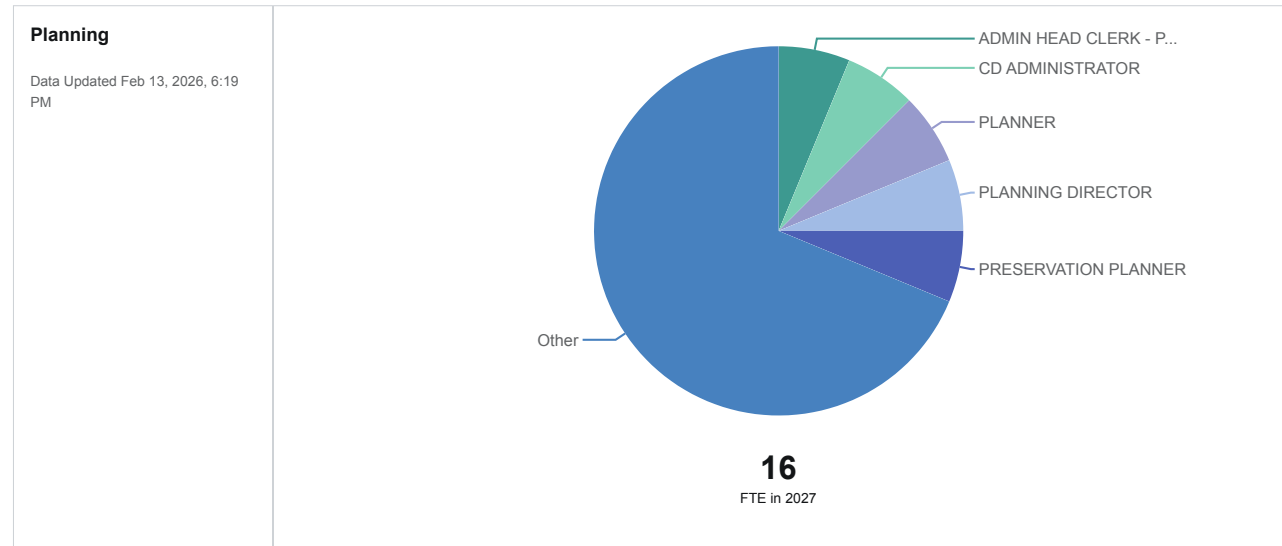
	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
PLANNING & COMMUNITY DEVELOPMENT					
PLANNING & COMMUNITY DEVELOPMENT					
SALARIES					
PERMANENT FULL TIME	\$342,486	\$371,630	\$213,497	-\$158,133	-43%
SALARIES TOTAL	\$342,486	\$371,630	\$213,497	-\$158,133	-43%
SERVICES					
PROFESSIONAL/TECH SERVICE	\$23,000	\$56,500	\$170,000	\$113,500	201%
PRINTING SERVICES	\$157	\$3,000	\$3,000	\$0	0%
ADVERTISING SERVICES	\$5,000	\$1,000	\$1,000	\$0	0%
SUBSCRIPTIONS	\$7,512	\$8,560	\$8,560	\$0	0%
SERVICES TOTAL	\$35,670	\$69,060	\$182,560	\$113,500	164%
SUPPLIES					
OFFICE SUPPLIES	\$99	–	–	\$0	–
SUPPLIES TOTAL	\$99	–	–	\$0	–
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$378,255	\$440,690	\$396,057	-\$44,633	-10%
PLANNING & COMMUNITY DEVELOPMENT TOTAL	\$378,255	\$440,690	\$396,057	-\$44,633	-10%
EXPENSES TOTAL	\$378,255	\$440,690	\$396,057	-\$44,633	-10%

Five-year FTE Summary

Planning

	FULL-TIME EQUIVALENTS (FTES)						
	FY2023	FY2024	FY2025	FY2026	FY2027	1YR Chng	5YR Chng
All Positions							
PLANNING & COMMUNITY DEVELOPMENT	19.00	20.00	19.00	19.00	16.00	-3.00	-3.00
ALL POSITIONS TOTAL	19.00	20.00	19.00	19.00	16.00	-3.00	-3.00
Non-General Funded Positions							
Capital & Special Appropriations							
Planning Capital/Special Appropriations Funded	–	–	–	–	1.00	1.00	1.00
CAPITAL & SPECIAL APPROPRIATIONS TOTAL	–	–	–	–	1.00	1.00	1.00
Grants and External Sources							
Planning CDBG Funded	–	–	4.20	4.44	2.90	-1.54	2.90
Planning CPA Funded	–	–	1.00	1.00	1.00	0.00	1.00
GRANTS AND EXTERNAL SOURCES TOTAL	–	–	5.20	5.44	3.90	-1.54	3.90
NON-GENERAL FUNDED POSITIONS TOTAL	–	–	5.20	5.44	4.90	-0.54	4.90
Net General Funded Positions	19.00	20.00	13.80	13.56	11.10	–	–

FY27 FTE Summary



Planning Personnel

	Budget	FTEs
PLANNING DIRECTOR	168,707	1
ECONOMIC DEV DIR	119,913	1
REGULATORY PLANNING DIR	119,913	1
COMMUNITY PLANNING DIR	115,755	1
SR PRESERVATION PLANNER	93,584	1
SR ECON DEV L TERM PLAN	93,584	1
CD ADMINISTRATOR	96,945	1
PRESERVATION PLANNER	80,115	1
COMMUNITY PRESERVATION PLANNER	82,992	1
SR HOUSING PLANNER	98,671	1
SR PLANNER	94,244	1
HOUS PRJT PLANNER	86,345	1
COMMUNITY PLANNER	87,769	1
PLANNER	79,214	1
ADMIN HEAD CLERK - PLANNING	68,309	1
COMM ENGAGE ASST	58,133	1
CHAIR BOARD OF APPEALS	12,600	0
BOARD OF APPEALS MEMBERS	11,250	0
TOTAL	1,568,043	16

PLANNING AND COMMUNITY DEVELOPMENT	ACTUAL	ACTUAL	ESTIMATE	ESTIMATE
PERFORMANCE / WORKLOAD INDICATORS	FY2024	FY2025	FY2026	FY2027
-				
CDBG Subrecipients Managed (monitoring, reporting)	11	10	13	10
CDBG Annual Allocation	\$ 1,305,960	\$ 1,381,330	\$ 1,368,250	\$ 1,368,250
HOME Annual Allocation	\$ 258,215	\$ 229,812	\$ -	\$ -
Inclusionary Zoning Payments	\$ 4,479,123	\$ 121,553	\$ 490,000	\$ -
New Affordable Units Underway				
HOME/Housing Trust/CDBG projects underway	2	2	1	2
New affordable units completed	55	54	73	115
Estimated % of year-round housing units as affordable	7.7%	7.6%	7.4%	7.8%
Affordable Housing Preservation				
Ownership Housing Resales	2	2	4	3
Renovation of Rental Units Underway - Town assisted	77	220	220	220
Monitoring of Privately-Owned Restricted Units	147	147	147	147
Monitoring of Town-Restricted Rental Units	670	650	650	650
Zoning Caseload				
Board of Appeals/Planning Board	79	67	70	70
40B Comprehensive Permits	3	2	2	1
Sign & Façade Cases	64	55	60	60
# of days from application to approval	22	22	20	20

PLANNING AND COMMUNITY DEVELOPMENT	ACTUAL	ACTUAL	ESTIMATE	ESTIMATE
PERFORMANCE / WORKLOAD INDICATORS	FY2024	FY2025	FY2026	FY2027
Preservation Caseload				
Demolition Applications	64	39	50	50
Applications found historically significant	28	13	21	21
# significant demo cases resolved with Pres. Comm.	7	2	5	5
Historic District Applications	128	84	106	106
Existing Businesses Assisted	51	74	35	35
New Businesses Assisted	5	15	5	5
Opened Storefronts (of those assisted)	3	5	5	5
EDAB Projects under				
zoning study/permitting/construction	2	1	1	1
# Façade Loans Granted	0	0	1	1
Active Façade Loans	0	1	1	1
Brookline Storefront Retail Vacancy Rates	9.7%	9.4%	9.4%	9.4%
Meals Tax per Restaurant	\$ 10,932	\$ 10,133	\$ 10,500	\$ 10,500
Hotel Excise Tax per Room	\$ 4,158	\$ 4,369	\$ 4,300	\$ 4,300
EDAB Projects Property Tax Yield (millions)	\$ 6.5	\$ 6.7	\$ 6.8	\$ 6.8
EDAB Projects Estimated Rooms Tax Yield (millions)	\$ 2.3	\$ 2.4	\$ 2.4	\$ 2.4



BROOKLINE

PLANNING & COMMUNITY DEVELOPMENT

FY27 BUDGET

Prepared for Select Board

4/7/2026

TOP FY26 ACCOMPLISHMENTS

- 1) By the end of FY26, Comprehensive Plan draft will be complete, and in coordination with other Departments and Select Board direction, have begun planning for short- and long-term implementation recommendations.



Community
Wellbeing



Livable
Neighborhoods



Climate Action &
Resiliency



Expanded
Housing Options



Thriving
Commercial Areas

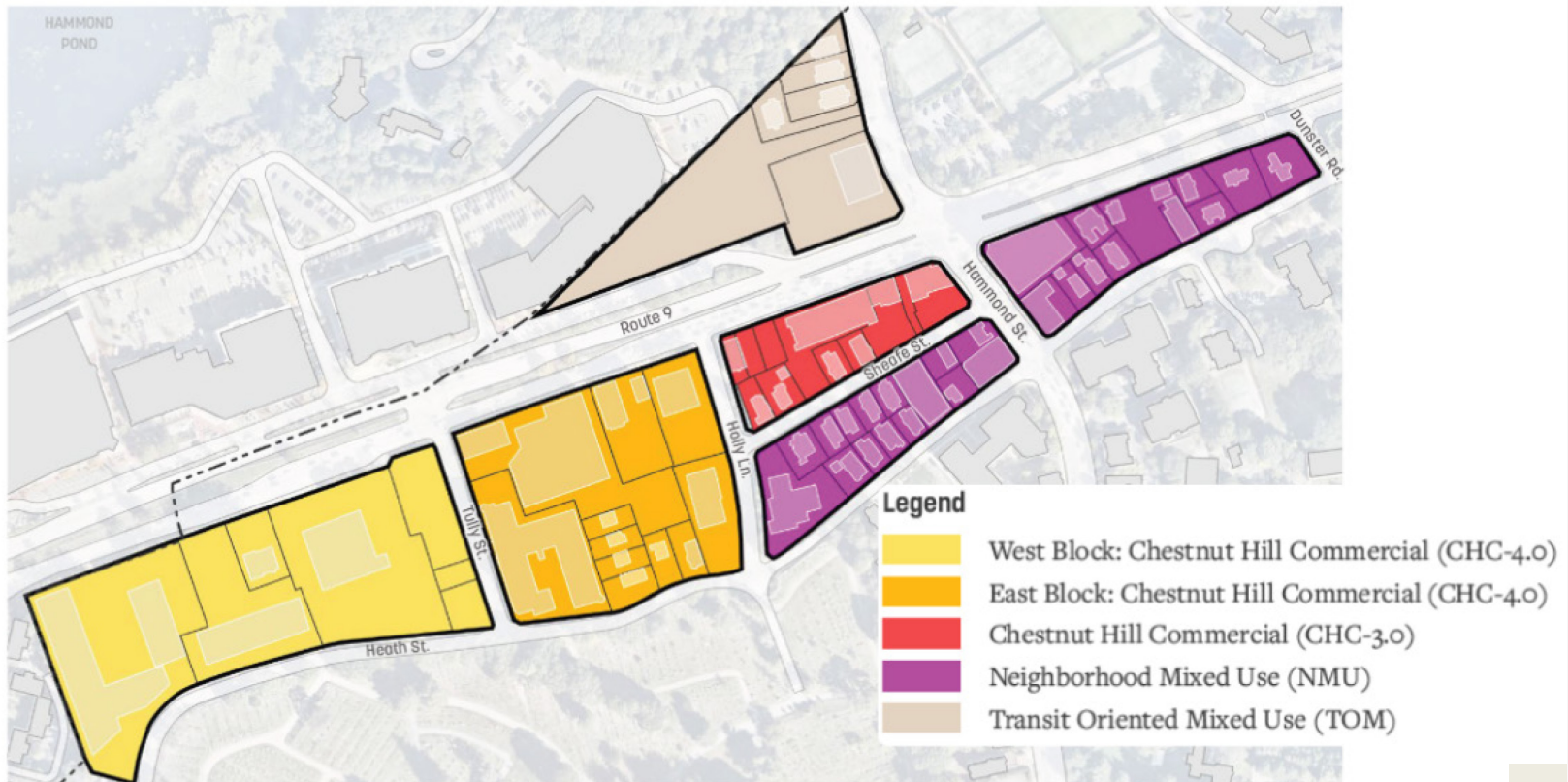


Mobility and
Accessibility

TOP FY26

ACCOMPLISHMENTS

- 2) Finalized the Chestnut Hill Commercial Area Study recommendations, including preparing zoning articles for Town Meeting consideration and supporting DPW with related infrastructure planning.



TOP FY26

ACCOMPLISHMENTS

- 3) Continued community work with the Fisher Hill West Uses Advisory Committee to make recommendations for the permanent use of municipal property at 110-150 Fisher Ave. & 146 Hyslop Rd., including securing a state planning grant of \$150,000.



Aerial View of town-owned property at 110, 124, 150 Fisher Avenue & 146 Hyslop Road

TOP FY26 ACCOMPLISHMENTS

- 4) Continued assisting the Brookline Housing Authority with funding [and related compliance] for the construction phase of 32 Marion and the construction document phase of the High/ Walnut Street property, both of which will significantly further the town's goal of increasing the percentage of deed-restricted affordable units.



*Concept Rendering of High/ Walnut Street redevelopment,
courtesy of Utile Design*



*Construction in progress at 32
Marion Street, photo courtesy of
Delphi Construction, Inc.*

TOP FY26 ACCOMPLISHMENTS

- 5) Worked with the Housing Advisory Board's Accessory Dwelling Unit Subcommittee to develop additional proposed zoning changes needed to comply with state law while encouraging the development of accessory dwelling units. [Article 14 Spring TM].



Image of a detached Accessory Dwelling Unit, courtesy of MassHousing Partnership

TOP FY26 ACCOMPLISHMENTS

- 6) Completed ARPA-funded Local Rapid Recovery Plan projects to support commercial area and small business post-COVID recovery, including:
- storefront pop-up business incubator
 - the first phase of the Centre Street Lot Re-envisioning Study
 - commercial areas public art installations
 - small business grant program, and
 - expansion of the commercial areas parklets program

(By the end of June, economic impact analysis should be complete.)



*Cherry Blossom Mural by Russell Mason on side of
250 Harvard Street*

TOP 5 FY27 GOALS

SELECT BOARD

Support and implement elements of Brookline

plans: the Comprehensive Plan, Open Space & Recreation Plan, Community Health Improvement Plan, Vision Zero Plan, & Climate Action & Resiliency Plan.

Increase Brookline Revenue. Plan for the next actions that would add \$1,000,000 of currently unplanned new growth to Town revenue; prioritizing commercial growth.

Facilitate Brookline Residency for Public Employees.

Evaluate the suitability of town-owned properties with caretaking agreements to provide public employee housing in the 80-100% Area Median Income (AMI) range.

Facilitate Brookline Residency for 80%-100% AMI households. Produce a prioritization of strategies to increase the number of deed-restricted income housing serving households between 80% and 100% AMI.

Promote mixed-use development along Harvard St. in accordance with community development standards.

PLANNING & COMMUNITY DEVELOPMENT

 "Begin to support and implement..."

 "Bring options to the Select Board for next planning actions..."



 ...including issuing a Request for Information to add housing on private property and/ or parking lots at Kent/ Station St. Babcock St., Centre St.

 ...and make any policy recommendations to relevant land use boards & Select Board.

FY27 OPERATING BUDGET

Compared to FY26 Budget:

- 13% Overall Decrease
- 19% Salaries cut
- 25% Services increase to maintain technical consulting needs for plan implementation and partially offset critical functions of cut positions

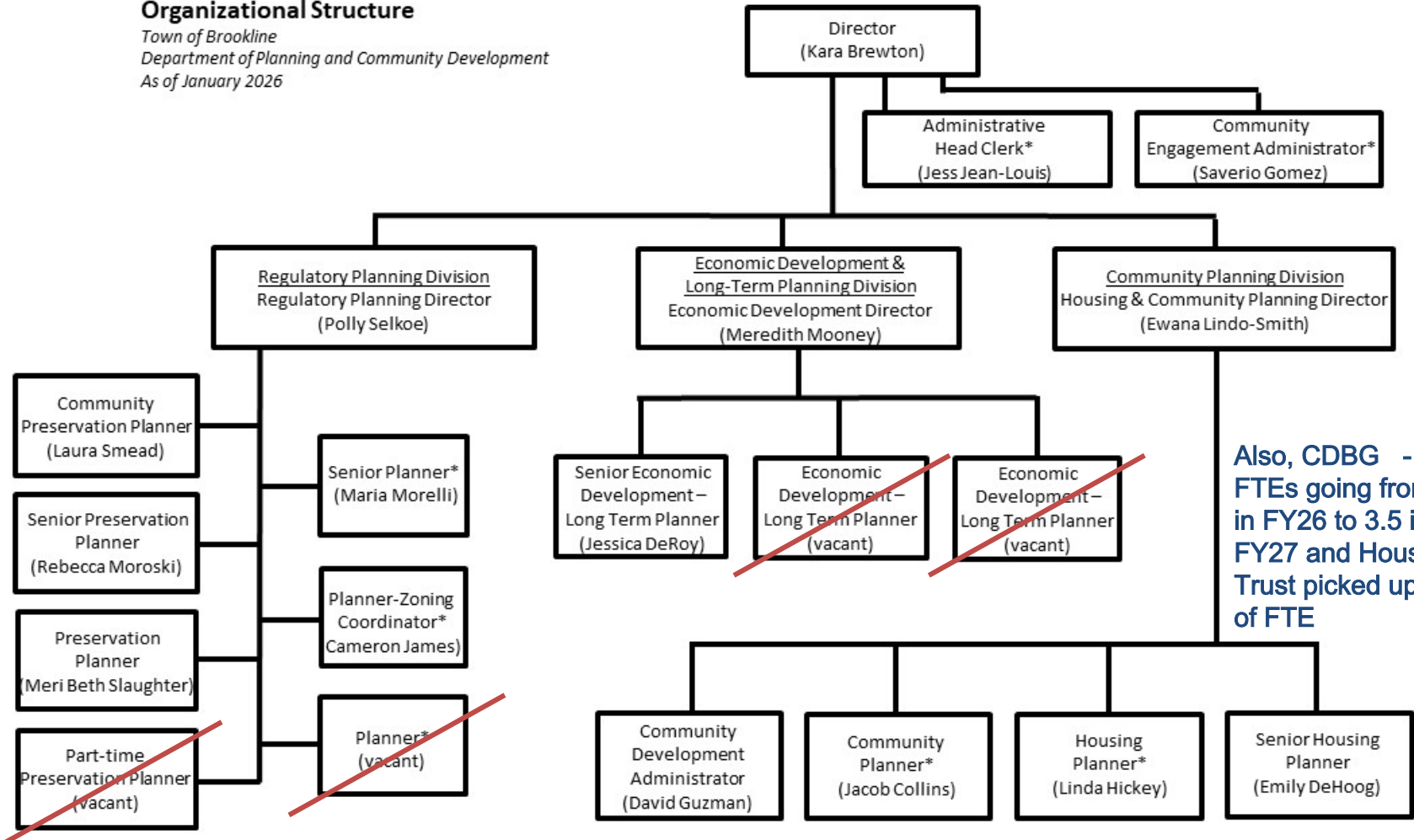
Cuts to Staff:

- impact to public is dampened due to lower permitting case load and completion of ARPA - funded projects and programs
- will not likely impact Select Board's FY27 goals, but will likely slow the implementation of various plans in FY28, and leave little room to take on additional Select Board initiatives in FY28
- will require continued efficiencies in permitting (and lower case load) to be able to continue to shift existing staff resources to implementation of plans & commercial property tax growth initiatives
- may see additional staff cuts in FY28 and beyond to better align with flat lined CDBG funding, although that may be dampened by likely retirements in FY27

FY27 OPERATING BUDGET

Organizational Structure

Town of Brookline
Department of Planning and Community Development
As of January 2026



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*Governed by collective bargaining agreements



SECTION VII

CAPITAL IMPROVEMENTS PROGRAM FY2027 - FY2032

SECTION VII

CAPITAL IMPROVEMENTS PROGRAM FY2027-FY2032

CAPITAL IMPROVEMENTS PROGRAM

Capital planning and budgeting is a critical undertaking for any government and is "central to economic development, transportation, communication, delivery of other essential services, and environmental management and quality of life", as stated in ICMA's Capital Budgeting: A Guide for Local Governments. In fact, without a sound plan for long-term investment in infrastructure, facilities, and equipment, a local government's ability to accomplish its goals is greatly hindered. Developing a financing plan for capital investments that fits within the overall financial framework of a community is of equal importance, as poor decisions regarding the use of debt can negatively impact a community's financial condition for many years.

In Massachusetts, the preparation of the annual Capital Improvements Program (CIP) is mandated by State statute. Massachusetts General Law Chapter 41 provides that the Planning Board shall annually prepare and submit a CIP. In Brookline's case, Chapter 270 of the Acts of 1985, special legislation known as the "Town Administrator Act", directs the Town Administrator to prepare and recommend an annual financial plan that includes a CIP. The Deputy Town Administrator and the Director of Planning and Community Development co-chair a working group of department heads that reviews and evaluates all project requests. A number of these requests arise from public input received by boards and commissions. A more detailed description of the CIP process can be found below.

The Town has a set of formal CIP policies that define what a capital improvement project is, how projects are evaluated and prioritized, and how the CIP is financed. The complete text of these policies can be found in the Appendix of this Financial Plan. The table on the following page presents the indicators that are to be monitored per the Debt Management Policies portion of the CIP Financing Policies, along with other standard debt measurement variables.

INTRODUCTION

The financial underpinning of the Town's CIP is the policy that was recently amended to increase the dedicated funding level from 6% to 6.6% of the prior year's net revenue. This CIP This key policy places both a floor and a ceiling on the amount of debt supported by the tax levy that can be authorized, thereby limiting the impact on the Operating Budget. The goal is to have the 6.6% consist of both a debt-financed component and a revenue (or "pay-as-you-go") component, with 4.5% for debt-financed CIP and 2.1% for pay-as-you-go CIP. However, for FY26 and FY27, this policy is temporarily on hold to provide necessary operating budget relief to Town and School operations. For both years 6% of prior year net revenue is dedicated to the CIP, and for the out-years it is assumed that the full 6.6% policy is resumed.

In addition to the 6.6% policy, there is a Free Cash Policy, also included in the Appendix of this Financial Plan, that dedicates an amount of this revenue source to the CIP so that total CIP funding reaches 8% of prior year net revenue. In summary, the policy prioritizes the use of Free Cash so that (1) an annual Operating Budget Reserve is supported, (2) overall Fund Balance levels are maintained, (3) the Catastrophe and Liability Fund is maintained at recommended funding levels, and (4) the CIP reaches the 8% level*. This important funding source allows for the expansion of the pay-as-you-go component of the CIP. Without Free Cash, the Town would be unable to fund many

of the projects being recommended. Lastly, from time to time, one-time revenues will be used to augment the CIP, such as the re-appropriation of surpluses from prior year CIP appropriations.

** The Free Cash policy also calls for a.) supporting the Affordable Housing Trust Fund under certain circumstances and b.) supporting other trust funds related to fringe benefits and unfunded liabilities related to employee benefits, if available.*

VARIABLE	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Legal Limit for Outstanding Debt = 5% of Equalized Valuation (EQV)							
EQV for 1/1/24 = \$33.768 billion. Assume 2.5% annual growth. (In billions)	\$35.478	\$36.365	\$37.274	\$38.206	\$39.161	\$40.140	\$41.144
Outstanding Debt as a % of EQV	1.9%	1.8%	1.8%	1.7%	1.6%	1.5%	1.4%
General Fund Outstanding Debt as a % of EQV	1.8%	1.7%	1.7%	1.6%	1.5%	1.5%	1.3%
Total Outstanding Debt (in millions)	\$670.5	\$652.1	\$657.3	\$640.0	\$624.1	\$613.0	\$577.3
General Fund Outstanding Debt (in millions)	\$650.5	\$631.3	\$634.0	\$614.8	\$597.4	\$584.8	\$553.5
General Fund Non-Exempt Debt (in millions)	\$105.1	\$101.9	\$121.1	\$119.4	\$120.4	\$127.0	\$115.9
Total Debt Service (in millions)	\$45.7	\$52.4	\$54.0	\$57.0	\$57.5	\$58.8	\$59.2
General Fund Debt Service (in millions)	\$43.3	\$49.3	\$50.3	\$52.7	\$53.1	\$54.2	\$54.1
Total Debt Service Per Capita	\$723	\$829	\$854	\$902	\$911	\$931	\$937
General Fund Debt Service Per Capita	\$685	\$780	\$796	\$834	\$840	\$858	\$857
Total Debt Service as a % of Revenue	12.1%	12.0%	12.0%	12.3%	12.1%	12.0%	11.8%
General Fund Debt Service as a % of General Fund Revenue	11.5%	11.3%	11.2%	11.4%	11.1%	11.1%	10.8%
A. Total Outstanding Debt Per Capita as a % of Per Capita Income	11.0%	10.7%	10.8%	10.5%	10.2%	10.0%	9.4%
General Fund Outstanding Debt Per Capita as a % of Per Capita Income	10.6%	10.3%	10.4%	10.1%	9.8%	9.6%	9.1%
General Fund Outstanding Debt Per Capita as a % of Per Capita Income (non-debt exclusion)	1.7%	1.7%	2.0%	2.0%	2.0%	2.1%	1.9%
B. Total Outstanding Debt Per Capita	\$10,611	\$10,320	\$10,401	\$10,128	\$9,877	\$9,701	\$9,136
General Fund Outstanding Debt Per Capita	\$10,294	\$9,990	\$10,032	\$9,729	\$9,453	\$9,254	\$8,759
General Fund Outstanding Debt Per Capita (non-debt exclusion)	\$1,664	\$1,612	\$1,916	\$1,890	\$1,905	\$2,010	\$1,834
C. Total Outstanding Debt as a % of Assessed Value (AV)	2.0%	1.9%	1.9%	1.9%	1.8%	1.8%	1.7%
General Fund Outstanding Debt as a % of Assessed Value (AV)	1.9%	1.9%	1.9%	1.8%	1.8%	1.7%	1.6%
General Fund Outstanding Debt as a % of Assessed Value (AV) (non-debt exclusion)	0.3%	0.3%	0.4%	0.4%	0.4%	0.4%	0.3%
D. Total Net Direct Debt Maturing Within 10 Years (non-debt exclusion)	65%	67%	70%	72%	75%	78%	81%
E. *CIP Financing as a % of Prior Year's Net Revenue	5.72%	6.00%	6.6%	6.6%	6.6%	6.6%	6.6%
Debt-Financed CIP as a % of Prior Year's Net Revenue	4.32%	3.92%	3.86%	4.20%	4.17%	4.32%	4.18%
Revenue-Financed CIP as a % of Prior Year's Net Revenue	1.39%	2.08%	2.74%	2.40%	2.43%	2.28%	2.42%

Town Policies

A. Total Outstanding Debt Per Capita = shall not exceed 6% of Per Capita Income.

B. Total Outstanding Debt Per Capita = shall not exceed \$3,361 (adjusted through 2025).

C. Total Outstanding Debt = shall not exceed 2.5% of Assessed Value (AV).

D. Bond Maturities = 60% of Net Direct General Fund principal shall mature within 10 years.

E. CIP Financing = 6.6% of Prior Year's Net Revenue, with a goal of 4.5% from Debt-Financed and 2.1% from Revenue-Financed.

* In FY26 The CIP target was reduced to 6% and an additional \$970K was reduced from the Plan and put into a contingency fund.

In FY27 the target of 6% is still in place.

Another key CIP financing policy is that both the Water and Sewer Enterprise Fund and the Golf Course Enterprise Fund cover 100% of their debt service. When additional capital work to the water and sewer infrastructure or to the golf course is requested, the impact debt service has on those enterprise funds is taken into consideration. Since they are both 100% cost recovery funds, any growth in debt service may well necessitate increases in fees. Therefore, the decision to authorize additional debt is made carefully.

The table below details how much funding is made available for the CIP, exclusive of enterprise fund-supported debt and projects funded from non-Town sources (e.g., grants):

	2027	2028	2029	2030	2031	2032
Total General Fund Revenue	437,192,086	450,533,559	464,177,564	477,253,222	489,366,621	502,490,767
LESS:						
Non Appropriations	10,792,034	11,048,036	11,310,438	11,579,400	11,855,086	12,137,664
Debt Exclusions	35,379,833	36,013,706	36,726,580	36,720,980	36,720,930	36,725,995
Free Cash	20,200,000	20,980,407	21,859,604	22,526,678	23,208,878	23,862,661
HCA/Opioid Stab Fund	347,777	350,000	300,000	300,000	300,000	0
Net Revenue	370,472,442	382,141,412	393,980,942	406,126,164	417,281,727	429,764,447
Prior Year Net Revenue	357,067,890	370,472,442	382,141,412	393,980,942	406,126,164	417,281,727
6.6% CIP FUNDING POLICY						
Net Debt Financed ¹	13,985,479	14,367,683	16,096,302	16,462,008	17,594,808	17,514,813
Net Debt Financed as a % of Prior Yr Net Rev	3.92%	3.88%	4.21%	4.18%	4.33%	4.20%
Revenue Financed	7,438,594	10,186,128	9,207,977	9,623,797	9,292,699	10,109,080
Revenue Financed as a % of Prior Yr Net Rev	2.08%	2.75%	2.41%	2.44%	2.29%	2.42%
SUB-TOTAL 6.6% Dedicated to CIP	21,424,074	24,553,811	25,304,279	26,085,804	26,887,507	27,623,893
Free Cash for CIP	12,384,732	10,034,894	10,904,662	11,536,390	12,186,467	13,123,183
Overlay Surplus	1,500,000	0	0	0	0	0
Other Funds	0	0	0	0	0	0
FUNDS AVAILABLE FOR CIP THROUGH GEN. FUND TAX LEVY	35,308,806	34,588,705	36,208,941	37,622,194	39,073,974	40,747,076
As % of Prior Yr Net Rev	9.9%	9.3%	9.5%	9.5%	9.6%	9.8%
Debt Exclusions	35,379,833	36,013,706	36,726,580	36,720,980	36,720,930	36,725,995
TOTAL FUNDS AVAILABLE FOR CIP THROUGH GEN. FUND	70,688,639	70,602,411	72,935,521	74,343,174	75,794,904	77,473,071
As % of Prior Yr Net Rev	19.8%	19.1%	19.1%	18.9%	18.7%	18.6%
¹ As defined in the CIP Policies, "Net Debt" is total debt service exclusive of debt service related to a Debt Exclusion and debt service funded by enterprise fund revenues.						

BROOKLINE'S CIP PROCESS

The preparation of the annual CIP is mandated by statute: MGL Chapter 41 provides that the Planning Board shall prepare and submit a CIP. In Brookline's case, Chapter 270 of the Acts of 1985, special legislation known as the "Town Administrator Act", directs the Town Administrator to prepare and recommend an annual financial plan that includes a CIP. The annual process for Brookline begins with the submission of project requests by departments, which in many cases are the result of various board/commission (Park and Recreation Commission, Library Trustees, etc.) public hearings.

The requests are then reviewed by a working group that is comprised of the Deputy Town Administrator, the Director of the Department of Planning and Community Development, the Finance Director and the Director of Sustainability and Natural Resources. This group meets with all department heads that have requested projects. After reviewing all project requests, a Preliminary CIP is recommended to the Town Administrator, who then presents it to the Select Board as part of a public hearing on the Town's Operating and Capital budgets, normally held in December. Any changes to the first year of the CIP are factored into the budget that is presented to Town Meeting by the Advisory Committee.

PROPOSED FY2027 – FY2032 CIP

The recommended FY2027 – FY2032 CIP calls for an investment of \$259 million, for an average of approximately \$43 million per year. This continues the Town's commitment to prevent the decline of its infrastructure, upgrade its facilities, improve its physical appearance, and invest in opportunities that positively impact the Operating Budget. Over the last 10 years (FY17 - FY26), the Town has authorized expenditures of \$858 million, for an average of \$86 million per year. These efforts, which have been supported by the Select Board, the Advisory Committee, Town Meeting, and, ultimately, the taxpayers of Brookline, have helped address a backlog of capital projects. This has allowed for the creation of additional classroom spaces necessitated by a surge in enrollment, dramatically

improved the Town's physical assets, and have helped yield savings in the Operating Budget through investments in technology and energy efficiency.

After discussions with the Select Board at their budget retreat this year investments in the CIP continues to focus on current infrastructure and deferred maintenance obligations. Funding for roadway and sidewalk maintenance continues to be prioritized. Funding for the New Lincoln Grounds has been restored. The Town also continued to invest in building maintenance and repair through the successful continuation of the roof and masonry plan that began almost 20 years ago.

This CIP includes a request to fund a Strategic Solar Initiative. This plan reflects a long-term commitment to solar energy. The plan calls for advancing municipal solar through a two-track, phased implementation strategy that captures near-term financial and climate benefits while establishing a clear, scalable framework for long-term expansion, beginning with a proposed capital investment of \$3.2 million starting in FY27. This approach, prioritizes high-readiness projects eligible for federal incentives while simultaneously conducting the planning, sequencing, and detailed financial analysis needed to advance additional sites in future budget cycles responsibly.

Over the past summer the chiller at Town Hall failed and requires replacement. The Town Hall HVAC equipment, including the chiller are over 22 years old (although compressors were replaced 11 years ago). The Building Department proposes that the Town use the opportunity to not only repair the equipment but to advance the Town's zero emission goals by converting the building to all electric. The work would include a new chiller, plus replacing existing heating also new, larger heating coils in the larger HV units, along with new piping and pumps. Building on this effort is a new line item for HVAC Enhancements which will continue to support these types of conversions.

Investment in the Evelyn Kirrane Aquatics Center continues with a new Filtration system. This project comes after the successful replacement of the building's dehumidification system, which was completed at the end of 2025. An engineering study was completed, and the need for replacement of the filtration unit is a priority. As stated in the report, "The pool equipment is in operation and keeping up with the current demands, but the systems have code infringements and functionality issues that may develop into larger, more serious issues as the systems continue to age." This project will remove and remediate the existing filters, and install and reconnect new, efficient systems to ensure the proper, healthy use of the aquatics center.

The Washington Street Rehabilitation and Complete Street Project continues to be supported by the Boston MPO and is targeted for construction in FY28 and FY29. Based upon the recent Project Review Committee approval, the estimated construction cost for the project is over \$29 million. The Town is responsible for all engineering and design costs and then a local share for construction currently estimated at 5 million of additional funding spread over several years to include preliminary design, public participation, right of way approvals, engineering bid documents, construction oversight, project management, funding assistance, implementation, and Town preferred betterments. The primary goal of this project is not only to rehabilitate a critical arterial roadway that is in poor condition but to create a true Complete Street throughout the Washington Street corridor.

Upper Washington Street from Beacon Street to the City line is being designed separately with the final MassDOT-approved design as the guide. It is not part of the TIP project and will be put out to bid separately and managed by the Town. This work will ensure the consistent renovation of Washington Street from Station Street in Brookline Village to the City Line near Bartlett Crescent.

Even with the pressure placed on the CIP by the School overcrowding issue; this Preliminary CIP continues the Town's commitment to upgrading its parks, playgrounds, and other open spaces. There is \$57.76 M of specific park projects included, as shown in the table below:

CC		Total	Prior Year (FY26)	2027		2028		2029		2030		2031		2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
	Parks and Playgrounds																
	Baldwin School Playground	1,600,000														1,600,000	
	Boylston St. Playground	3,480,000								580,000	A	2,900,000	B				
	Big Belly Compacting Waste Stations	1,025,000	145,000	145,000	A	270,000	A			145,000	A			160,000	A	160,000	
	Coolidge Playground	2,600,000								430,000	A	2,170,000	A				
	Griggs Park	2,100,000	2,100,000														
	Harry Downes Track and Field	3,050,000						3,050,000	B								
	Juniper Street Playground	1,920,000								1,920,000	A						
	Larz Anderson Park	9,300,000						3,500,000	B							5,800,000	
	Lawton Playground	2,400,000												2,400,000	A		
	Riverway Park	6,000,000						1,200,000	A	4,800,000	B						
	Soule Athletic Fields	6,900,000		1,150,000	A	5,750,000	B										
	Skyline Park	1,600,000										1,600,000	A				
	Winthrop Square	2,900,000						490,000	A	2,410,000	A						
	New Lincoln School Grounds	5,890,000		970,000	A	4,920,000	B										
	Roland Hayes School Grounds	4,500,000						900,000	A	3,600,000	B						
	Baker School Grounds	6,700,000										6,700,000	B				
	Longwood Playground/Lawrence School Grounds	5,600,000												5,600,000	B		

In addition to the 6.6% financing policy, Free Cash, CDBG, and State/Federal grants are the other key components of the overall financing strategy of the CIP. As of the printing of this report FY24 Free Cash has not been certified. The current CIP used an estimated number, and will refine the recommendations once a final number is in hand. The proposed allocation of Free Cash used throughout this Financial Plan follows the Town's formal Free Cash policy, which results in the following use of these funds:

Free Cash Estimate	\$23,000,000
1. Operating Budget Reserve	\$892,670
2. Unreserved Fund Balance/Stabilization Fund	\$6,300,000
3. Liability Reserve (to get fund to 1% of Prior Yr Net Revenue)	\$2,182,237
4. Capital Improvements (to get to 8.1% of Prior Yr Net Revenue)	\$5,356,018
5. Affordable Housing Trust Fund (since Fund Balance below \$5M)	<u>\$1,240,361</u>
Sub-Total	\$15,971,286
 Amt available for Special Use (#6)	 \$7,028,714
6. Special Use:	
 Additional CIP	 \$7,028,714

By following these policies, \$5,356,018 of Free Cash is used to get from 6% of prior year net revenue to 8.1%. Then an additional \$7,028,714 is allocated to the CIP to help balance it. In total, \$12,384,732 of Free Cash goes toward the CIP, as recommended.

MAJOR PROJECTS

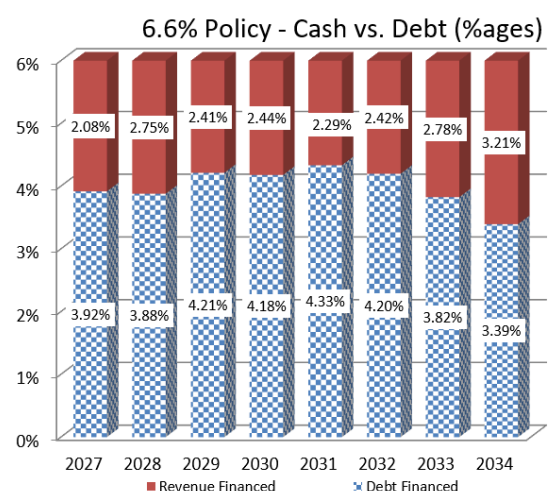
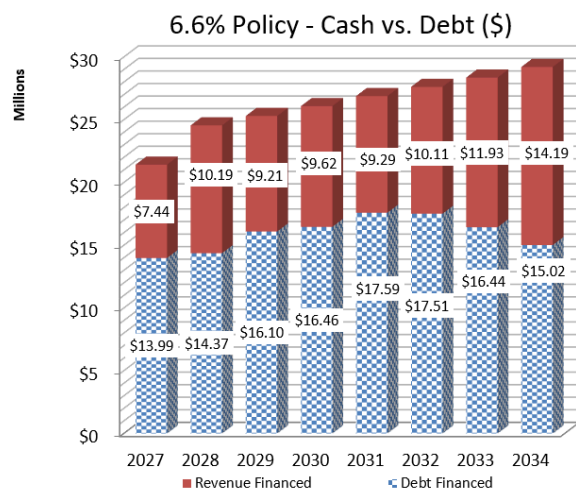
- Fire Apparatus Rehab \$2.9M (FY27-FY32)
- Soule Athletic Fields \$6.9M (FY27-FY28)
- Larz Anderson - \$9.3M (FY29, Future Years)
- Strategic Solar Initiative \$3.2M (FY27)
- Evelyn Kirrane Aquatics Center Filtration \$3.2M (FY27)
- Town Hall HVAC Electrification \$3.5M (FY27)
- Classroom Capacity - \$2.6M (FY27-FY29)
- Washington St. Rehab and Complete Streets - \$41.8M (FY27-31)
- Water and Sewer Improvements \$33M (FY27-FY32)
- New Lincoln School Grounds \$5.9M (FY27-FY28)

CONTINUED MAJOR INVESTMENT

- Parks & Open Space - \$4.3M (non-project specific investment)
- Street & Sidewalk Rehab - \$42.6M
- Town/School Masonry/Fenestration - \$2M
- Tree Replacement - \$2.3M
- Town Elevator Renovation - \$6.2M(FY28-32)
- Town/School Bldg Security / Life Safety Sys - \$1.35M
- Town Fire Alarm Upgrades - \$3.4M

Prior Financial Plans spoke to the “tightness” of the CIP, resulting primarily from the costs associated with addressing the increasing school enrollment and the debt service for the Ridley School and High School projects. The graphs below show the split between revenue-financed and debt-financed CIP based on the plan outlined above.

An anticipated strong free cash certification helped the FY27 CIP tremendously. The projection for Free Cash in the out-years reflects the 3-5% target recommended by the Department of Revenue, but if tighter budgets result in less of a surplus the projects in the out-years of the CIP would likely need to be delayed or revisited.

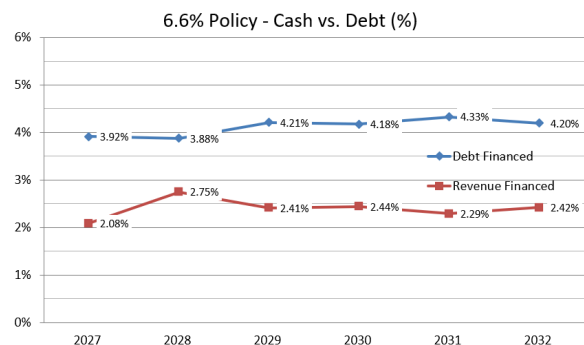


The table below details the funding sources for each year of the Proposed CIP.

GRAND TOTAL BY SOURCE (in millions)

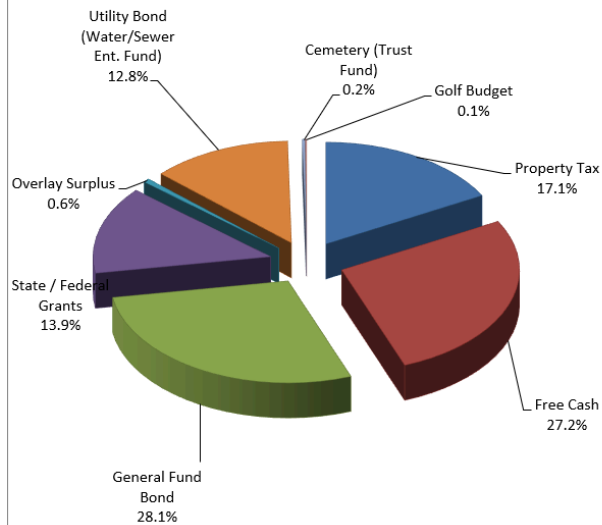
	FY27	FY28	FY29	FY30	FY31	FY32	TOTAL	% OF TOTAL
Property Tax	\$7.43	\$7.85	\$6.89	\$7.30	\$6.96	\$7.71	\$44.14	17.1%
Free Cash	\$12.38	\$10.03	\$10.90	\$11.54	\$12.19	\$13.12	\$70.17	27.2%
General Fund Bond	\$7.20	\$15.67	\$24.75	\$8.40	\$9.60	\$7.10	\$72.72	28.1%
State / Federal Grants	\$1.03	\$31.03	\$1.03	\$0.93	\$0.93	\$0.93	\$35.90	13.9%
Overlay Surplus	\$1.50	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1.50	0.6%
Utility Bond (Water/Sewer Ent. Fund)	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$5.50	\$33.00	12.8%
Cemetery (Trust Fund)	\$0.60	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.60	0.2%
Golf Budget	\$0.30	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.30	0.1%
TOTAL	\$35.95	\$70.09	\$49.08	\$33.67	\$35.18	\$34.37	\$258.33	100%

When the Town issues bonds supported by the General Fund within the tax levy there is an impact on the Town's operating budget. However, because the CIP complies with the Town's CIP Financing Policies, the impact on the debt service budget is offset by a decrease in the tax-financed component. As the portion of the 6.6% that is utilized for borrowing increases or decreases, the portion supported by the tax-financed monies moves in the opposite direction. The graph to the right shows how the 6.6% is apportioned between debt-financed and pay-as-you-go for each of the six years of the Proposed CIP.

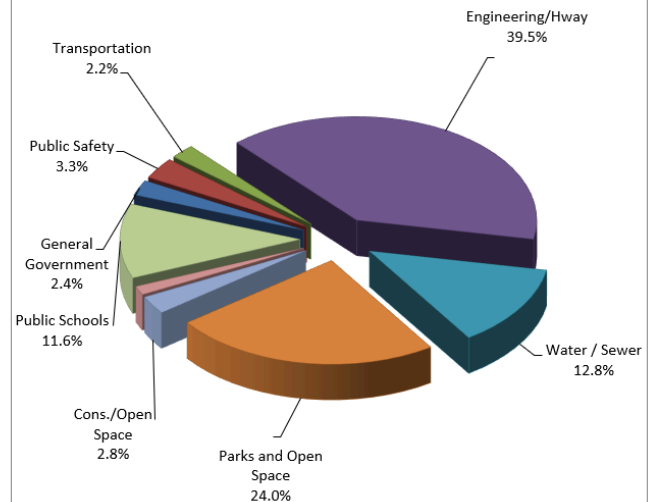


The graphs below and on the following page summarize the FY27 – FY32 CIP by revenue source, by category, and by allocation group. As shown in the graph on the left side, 28.1% of the six-year CIP is funded by from General Fund bonds, 17.1% is funded via property tax and 27.2% is funded via free cash. The CIP By Allocation pie chart on the right breaks out the six-year CIP by allocation group and shows that 11.6% is for Schools, 24% is for Parks / Playgrounds, and 39.5% is for Engineering / Highway. The final graph breaks out the CIP by category: 16.7% of the CIP goes toward facility renovations / repairs, 53.7% for infrastructure repairs (streets, sidewalks, water and sewer system), and 25.2% for Parks / Open Space / Playgrounds.

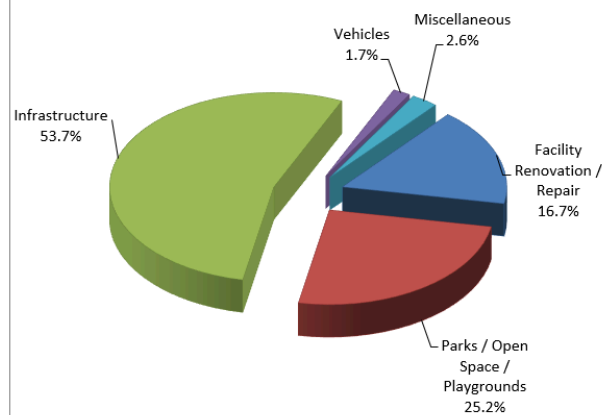
CIP FUNDING BY SOURCE - 6 YR. TOTAL



CIP BY ALLOCATION - 6 YR. TOTAL



CIP BY CATEGORY - 6 YR. TOTAL



It is important to note that the recommendations contained in this CIP are based upon current best estimates of future revenues, future project costs, and future outside funding assistance. The amount of Free Cash available for the CIP can fluctuate dramatically from year to year. Also, budget reductions at the Federal and State levels could require cutbacks in the recommended program for future years. The CIP recommendations would have to be revisited should the actual amount of available funding be less than anticipated and / or the project costs are greater than anticipated.

DEBT & DEBT SERVICE

This portion of Section VII is dedicated to the role debt plays in the CIP and its relationship to the Operating Budget. For all entities, both public and private, debt financing is a primary method of financing large capital projects, as it enables projects to be undertaken now with the costs spread out over a period of years. However, if used in an imprudent and / or poorly constructed manner, debt can have a disastrous impact on the Operating Budget and negatively impact the level and quality of services a municipality can deliver. This is why the Town's CIP Financing Policies are a vital component of the Town's overall Financial Planning guidelines. A well planned and properly devised debt management plan is critical to maintaining the Town's positive financial condition and to maintaining the Town's much-valued Aaa bond rating.

The bond authorization process is laid out in Massachusetts General Laws (MGL), specifically Chapter 44, Sections 7 and 8. General Obligation (GO) Bonds are secured by a pledge of revenues through property taxes and are authorized by Town Meeting via a 2/3's vote. Bond Anticipation Notes (BANs) can be utilized prior to the permanent issuance of bonds and are included as part of the Town's 6% funding policy. The Town's credit was most recently reviewed on February 23, 2024 by Moody's and the Town maintained its Aaa rating. Among the reasons stated by Moody's for the Aaa rating were "satisfactory available reserves, and strong fiscal management and formal policies including multiyear forecasting as well as a history of taxpayer support for general overrides."

Chapter 44, Section 10 limits the authorized indebtedness to 5% of the Town's equalized valuation (EQV). The Town's most recent EQV, approved by the State as of 1/1/2024, is \$33.768 billion. Therefore, the Town's debt limit is \$1.688 billion. Obviously, the Town has no plans to come near this limit.

Debt can be broken into "exempt debt" and "non-exempt debt". Exempt debt is paid for outside of the property tax levy limit of Proposition 2 1/2. Stated another way, it is paid for with taxes raised outside of the property tax limit. In order to have exempt debt, a Debt Exclusion Override is required, and that can only be approved by the local electorate. Non-Exempt debt, or "within-levy debt", must be raised and paid for within the property tax levy. In Brookline, six projects are funded with exempt debt: a portion of the Florida Ruffin Ridley (formerly know as the Edward Devotion) the 2018 High School expansion/renovation project (\$168.2 million) the Driscoll School project, the acquisition of Newbury College, the Fire Station renovations project and the Pierce School Project (\$210 million with an estimated \$37 million MSBA reimbursement).

Debt is issued on behalf of the Water and Sewer Enterprise Fund and the Golf Course Enterprise Fund. The tax levy does not fund any enterprise fund debt. As previously mentioned, they are 100% cost recovery funds, so they pay for their debt service through their own revenue streams. The table below breaks out outstanding debt by fund, with exempt and non-exempt debt of the General Fund separated, for each of the past six years. Looking at FY24, this shows that the Town's total outstanding debt was \$702.7 million, of which \$15 million was owed by enterprise funds, leaving \$687 million of outstanding debt. The increase in FY19 was due to the High School project. The increase in FY21 is due to the Driscoll School project. The increase in FY24 is due to the Pierce School project.

OUTSTANDING DEBT

DESCRIPTION	FY19	FY20	FY21	FY22	FY23	FY24	FY25
Total General Fund Outstanding Debt	363,140,697	462,828,377	493,111,060	478,143,120	554,392,436	687,596,403	673,785,393
a.) Exempt (Debt Exclusion) ¹	222,115,030	326,338,942	359,612,060	341,604,000	405,713,316	569,265,728	559,181,118
b.) Non-Exempt	141,025,667	136,489,435	133,499,000	136,539,120	148,679,120	118,330,675	114,604,275
Minus State (SBA) Reimbursed Debt ²	866,200	576,450	286,700	0	0	0	0
Net General Fund Outstanding Debt	362,274,497	462,251,927	492,824,360	478,143,120	554,392,436	687,596,403	673,785,393
Water & Sewer Enterprise Fund Outstanding Debt	7,230,756	8,564,528	12,382,400	10,314,385	9,435,320	13,640,155	12,292,365
Golf Course Enterprise Fund Outstanding Debt	2,000,000	1,896,490	1,790,000	1,666,380	1,568,947	1,479,325	1,989,850
Enterprise Fund Outstanding Debt	9,230,756	10,461,018	14,172,400	11,980,765	11,004,267	15,119,480	14,282,215
TOTAL Outstanding Debt	372,371,453	473,289,395	507,283,460	490,123,885	565,396,703	702,715,883	688,067,608

¹ The Florida Ruffin Ridley School, High School, Newbury acquisition, Driscoll School, Pierce School and Fire Station renovation projects were financed via a Debt Exclusion.

² The following school projects were reimbursed by the State (old program): Baker, and Heath.

The projected level of outstanding debt based upon the Proposed CIP is shown below. Also, there is a graph at the end of this section that shows both a history and a projection of outstanding debt. Debt exclusion projects push Brookline beyond the bounds of the Town's fiscal debt management targets. Projects funded within the levy limit comply with the Town's fiscal policies.

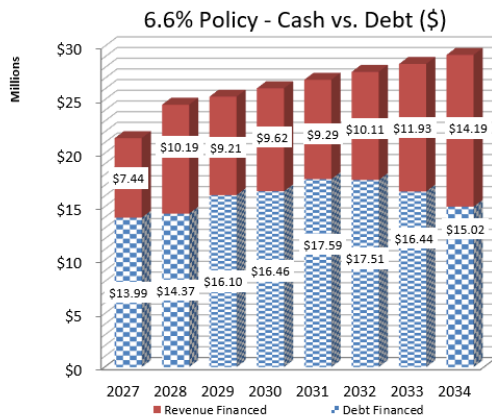
OUTSTANDING DEBT (PROJECTED)							
DESCRIPTION	FY26	FY27	FY28	FY29	FY30	FY31	FY32
Total General Fund Outstanding Debt	650,482,815	631,252,843	633,957,466	614,763,520	597,368,964	584,775,098	553,510,197
a.) Exempt (Debt Exclusion) ¹	545,349,140	529,382,181	512,857,601	495,339,017	476,979,755	457,748,279	437,612,730
b.) Non-Exempt	105,133,675	101,870,662	121,099,866	119,424,502	120,389,209	127,026,818	115,897,467
Water & Sewer Enterprise Fund Outstanding Debt	18,263,800	19,283,300	21,870,550	23,978,800	25,657,050	27,251,825	22,971,600
Golf Course Enterprise Fund Outstanding Debt	1,791,775	1,610,788	1,441,584	1,267,281	1,092,908	958,632	824,650
Enterprise Fund Outstanding Debt	20,055,575	20,894,088	23,312,134	25,246,081	26,749,958	28,210,457	23,796,250
TOTAL Outstanding Debt	670,538,390	652,146,931	657,269,601	640,009,601	624,118,922	612,985,554	577,306,447

¹ The Florida Ruffin Ridley School, High School, Newbury acquisition, Driscoll School, Pierce School and Fire Station renovation projects were financed via a Debt Exclusion.

Once debt is incurred, an amount must be set aside annually to fund the principal and interest payments, known as Debt Service. As previously noted, if debt is used in an imprudent and / or poorly constructed manner, it can have a negative impact on the Operating Budget. This is because of debt service: debt service takes away funding that would otherwise be available for other areas of the Operating Budget. If decision makers are not made aware of

the impact debt service has on the Operating Budget (via long-range forecasting), then the authorization of debt is being made in a vacuum. Governmental bodies can cripple their finances if bonds are authorized and issued without a full understanding of the impact they have on the overall finances of the entity.

In Brookline, both the Long Range Financial Plan and the planning process for the CIP clearly show decision makers the impact debt service has on the Operating Budget. Since the Town's CIP Financing Policies set a limit on the overall amount of debt that can be issued – basically the 6.6% policy plus the other debt management variables that are to be measured – the impact on the Operating Budget is both known and within an expected range.

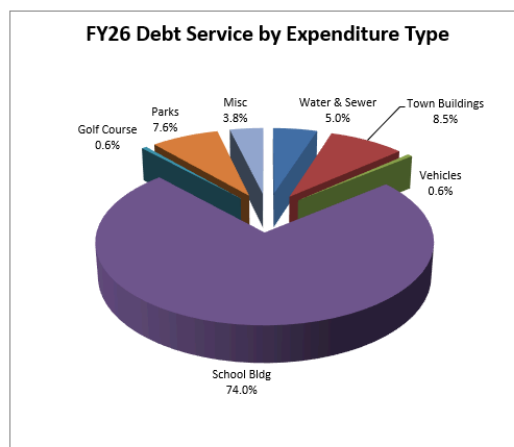


The graph to the left illustrates how the Town's 6.6% policy works. In each year, the amount available for the CIP is 6.6% of the prior year's net revenue (except for FY27 as described above). This amount represents the total impact on the Operating Budget. For FY27, \$21.4 million is dedicated to the CIP (\$13.99 million for net debt service and \$7.44 million for pay-as-you-go), and, therefore, unavailable for the operating budget. The graph also shows the balance between pay-as-you-go-CIP and debt-financed CIP: as debt service increases, pay-as-you go capacity decreases, and vice versa.

Once debt is incurred, an amount must be set aside annually to fund the principal and interest payments, known as Debt Service. As previously noted, if debt is used in an imprudent and / or poorly constructed manner, it can have a negative impact on the Operating Budget. This is because of debt service: debt service takes away funding that would otherwise be available for other areas of the Operating Budget. If decision makers are not made aware of the impact debt service has on the Operating Budget (via long-range forecasting), then the authorization of debt is being made in a vacuum. Governmental bodies can cripple their finances if bonds are authorized and issued without a full understanding of the impact they have on the overall finances of the entity.

The graph to the right breaks out existing (FY25) debt service by expenditure type. As it shows, the largest component of debt service is for school buildings, followed by parks and town buildings.

As was previously mentioned, debt is issued on behalf of the Water and Sewer Enterprise Fund and the Golf Course Enterprise Fund. Those debt service costs are budgeted for within both enterprise funds and are covered by enterprise fund revenues. As a result, the tax levy does not fund any enterprise fund debt service. The table below breaks out debt service by fund, with exempt and non-exempt debt of the General Fund separated, for each of the past six years. Looking at FY24, it shows that the Town's total debt service was \$38.2 million, of which \$2.3 million was reimbursed by Enterprise funds, leaving \$35.9 million of debt service.



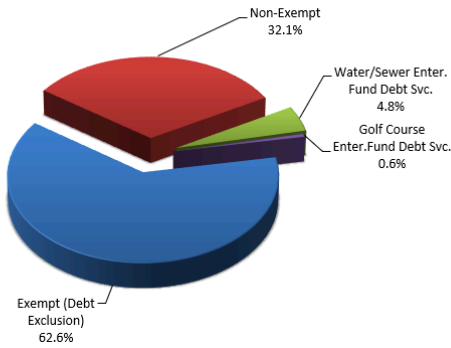
DEBT SERVICE

DESCRIPTION	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Total General Fund Supported Debt Service	17,688,668	25,044,625	33,731,793	35,872,468	35,933,387	36,757,484	43,264,720
a.) Exempt (Debt Exclusion) ¹	5,700,171	13,674,000	20,258,192	20,555,634	20,554,161	22,012,492	28,596,860
b.) Non-Exempt	11,988,497	11,370,625	13,473,601	15,316,834	15,379,226	14,744,992	14,667,860
Minus State (SBA) Reimbursed Debt ²	434,662	434,663	434,662	-	-	-	-
Net General Fund Debt Service	17,254,006	24,609,962	33,297,131	35,872,468	35,933,387	36,757,484	43,264,720
Water & Sewer Enterprise Fund Supported Debt Svc.	1,633,557	1,715,921	1,806,358	1,693,315	2,187,779	2,213,374	2,185,695
Golf Course Enterprise Fund Supported Debt Svc.	151,873	137,038	133,959	123,439	119,720	116,202	254,132
Enterprise Fund Debt Service	1,785,430	1,852,958	1,940,317	1,816,754	2,307,500	2,329,576	2,439,827
TOTAL Debt Service	19,474,097	26,897,583	35,672,110	37,689,222	38,240,887	39,087,059	45,704,547

¹ The Florida Ruffin Ridley School, High School, Newbury acquisition, Driscoll School, Pierce School and Fire Station Renovation projects were financed via a Debt Exclusion.

² The following school projects were reimbursed by the State under the old SBA program: Heath (through FY19), Baker (through FY22).

FY26 DEBT SERVICE BY SOURCE



The graph to the left depicts FY26 debt service by source. As it shows, 32.1% of the Town's debt service is covered within the levy while 62.6% is covered outside the levy via Debt Exclusion Overrides. The remaining 5.4% is covered by enterprise fund revenues.

The projected level of debt service based upon the Proposed CIP is shown below.

DEBT SERVICE (PROJECTED)

DESCRIPTION	FY27	FY28	FY29	FY30	FY31	FY32	FY33
Total General Fund Supported Debt Service	49,265,313	50,281,389	52,722,882	53,082,988	54,215,738	54,140,808	53,055,775
a.) Exempt (Debt Exclusion) ¹	35,379,833	36,013,706	36,726,580	36,720,980	36,720,930	36,725,995	36,719,158
b.) Non-Exempt	13,885,479	14,267,683	15,996,302	16,362,008	17,494,808	17,414,813	16,336,617
Water & Sewer Enterprise Fund Supported Debt Svc.	2,852,504	3,443,329	4,047,529	4,282,354	4,456,029	4,921,354	4,709,754
Golf Course Enterprise Fund Supported Debt Svc.	242,336	239,826	232,130	184,264	177,604	152,417	137,750
Enterprise Fund Debt Service	3,094,840	3,683,154	4,279,659	4,466,618	4,633,632	5,073,771	4,847,504
TOTAL Debt Service	52,360,152	53,964,543	57,002,541	57,549,606	58,849,371	59,214,579	57,903,279

DEBT MANAGEMENT PLAN

Great care has gone into the crafting of the Debt Management Plan for the FY27 – FY32 CIP and is detailed on the following pages. As mentioned at the beginning of this Section VII, this debt management plan results in the Town complying with all of its CIP Financing Policies for projects funded within the levy. The table shows the amount of authorization, the amount to be borrowed, and the number of years planned for paying off the principal (term).

PROJECT	BOND AUTH.	BOND AMT	TERM	2027	2028	2029	2030	2031	2032	2033	2034
Funded Within 6.6% CIP Policy											
Roof Repairs (existing authorization)	\$1.40	\$1.40	10	\$0.196	\$0.190	\$0.185	\$0.179	\$0.174	\$0.168	\$0.162	\$0.157
EKAC Filtration System (future authorization)	\$3.20	\$3.20	10		\$0.448	\$0.435	\$0.422	\$0.410	\$0.397	\$0.384	\$0.371
Envelope/Fenestration Repairs (future authorization)	\$2.00	\$2.00	10		\$0.280	\$0.272	\$0.264	\$0.256	\$0.248	\$0.240	\$0.232
Roof Repairs (future authorization)	\$2.00	\$2.00	10		\$0.280	\$0.272	\$0.264	\$0.256	\$0.248	\$0.240	\$0.232
New Lincoln School Grounds (future authorization)	\$4.92	\$4.92	15			\$0.549	\$0.535	\$0.520	\$0.505	\$0.490	\$0.476
Davis Path Footbridge (future authorization)	\$14.20	\$14.20	20			\$1.420	\$1.385	\$1.349	\$1.314	\$1.278	\$1.243
Washington street (future authorization)	\$5.00	\$5.00	15			\$0.558	\$0.543	\$0.528	\$0.513	\$0.498	\$0.483
Soule Athletic Fields (future authorization)	\$5.75	\$5.75	15			\$0.642	\$0.625	\$0.608	\$0.590	\$0.573	\$0.556
Larz Anderson Park (future authorization)	\$3.50	\$3.50	10				\$0.490	\$0.476	\$0.462	\$0.448	\$0.434
Harry Downes Field (future authorization)	\$3.05	\$3.05	10				\$0.427	\$0.415	\$0.403	\$0.390	\$0.378
Washington Street non-state project (future authorizat	\$4.00	\$4.00	10				\$0.560	\$0.544	\$0.528	\$0.512	\$0.496
Boylston Street Playground (future authorization)	\$2.90	\$2.90	10					\$0.406	\$0.394	\$0.383	\$0.371
Juniper Street Playground (future authorization)	\$1.92	\$1.92	10					\$0.269	\$0.261	\$0.253	\$0.246
Hayes School Grounds (future authorization)	\$3.60	\$3.60	10					\$0.504	\$0.490	\$0.475	\$0.461
Riverway Park (future authorization)	\$4.80	\$4.80	10					\$0.672	\$0.653	\$0.634	\$0.614
Baker School Grounds (future authorization)	\$6.70	\$6.70	15						\$0.748	\$0.728	\$0.708
Larz Anderson Park (future authorization)	\$5.80	\$5.80	15						\$0.648	\$0.630	\$0.613
Longwood Playground/Lawrence Schoool Grounds (f	\$5.60	\$5.60	15							\$0.625	\$0.609
Engine 3 (future authorization)	\$1.50	\$1.50	10							\$0.210	\$0.204
Engine 5 (future authorization)	\$1.50	\$1.50	10							\$0.210	\$0.204
Engine 6 (future authorization)	\$1.50	\$1.50	10							\$0.210	\$0.204
NEW GEN FUND DEBT SERVICE (cumulative)				\$0.196	\$1.198	\$4.334	\$5.694	\$7.386	\$8.569	\$9.575	\$9.291

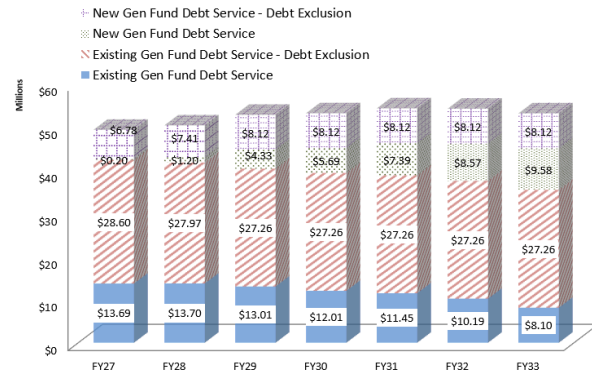
PROJECT	BOND AUTH.	BOND AMT	TERM	2027	2028	2029	2030	2031	2032	2033	2034
Debt Exclusions											
Fire Station Renovations - (existing authorization)	\$65.00	\$18.50	25	\$1.313	\$1.313	\$1.313	\$1.313	\$1.313	\$1.313	\$1.313	\$1.313
Fire Station Renovations - (existing authorization)	\$65.00	\$9.00	25		\$0.639	\$0.639	\$0.639	\$0.639	\$0.639	\$0.639	\$0.639
Fire Station Renovations - (existing authorization)	\$65.00	\$10.00	25			\$0.710	\$0.710	\$0.710	\$0.710	\$0.710	\$0.710
Pierce School - (existing authorization)	\$209.92	\$77.00	25	\$5.463	\$5.463	\$5.463	\$5.463	\$5.463	\$5.463	\$5.463	\$5.463
NEW DEBT EXCLUSION DEBT SERVICE (cumulative)				\$6.776	\$7.415	\$8.124	\$8.124	\$8.124	\$8.124	\$8.124	\$8.124

Enterprise Funds

Wastewater (existing authorization) grant / loan	\$3.00	\$3.00	10	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000	\$0.000
Water System Improvements (existing authorization)	\$2.00	\$2.00	10	\$0.413	\$0.401	\$0.390	\$0.379	\$0.368	\$0.356	\$0.345	\$0.334
Stormwater Improvements (existing authorization)	\$0.50	\$0.50	10	\$0.275	\$0.268	\$0.260	\$0.253	\$0.245	\$0.238	\$0.230	\$0.223
Wastewater (future authorization) grant / loan	\$3.00	\$3.00	10	\$0.069	\$0.067	\$0.065	\$0.063	\$0.061	\$0.059	\$0.058	\$0.056
Water System Improvements (future authorization)	\$2.00	\$2.00	10		\$0.413	\$0.401	\$0.390	\$0.379	\$0.368	\$0.356	\$0.345
Stormwater Improvements (future authorization)	\$0.50	\$0.50	10		\$0.275	\$0.268	\$0.260	\$0.253	\$0.245	\$0.238	\$0.230
Wastewater (future authorization) grant / loan	\$3.00	\$3.00	10		\$0.069	\$0.067	\$0.065	\$0.063	\$0.061	\$0.059	\$0.058
Water System Improvements (future authorization)	\$2.00	\$2.00	10			\$0.413	\$0.401	\$0.390	\$0.379	\$0.368	\$0.356
Stormwater Improvements (future authorization)	\$0.50	\$0.50	10			\$0.275	\$0.268	\$0.260	\$0.253	\$0.245	\$0.238
Wastewater (future authorization) grant / loan	\$3.00	\$3.00	10			\$0.069	\$0.067	\$0.065	\$0.063	\$0.061	\$0.059
Water System Improvements (future authorization)	\$2.00	\$2.00	10				\$0.413	\$0.401	\$0.390	\$0.379	\$0.368
Stormwater Improvements (future authorization)	\$0.50	\$0.50	10				\$0.275	\$0.268	\$0.260	\$0.253	\$0.245
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Wastewater (future authorization) grant / loan	\$3.00	\$3.00	10					\$0.069	\$0.067	\$0.065	\$0.063
Water System Improvements (future authorization)	\$2.00	\$2.00	10					\$0.000	\$0.413	\$0.401	\$0.390
Stormwater Improvements (future authorization)	\$0.50	\$0.50	10					\$0.000	\$0.275	\$0.268	\$0.260
NEW ENTERPRISE FUND DEBT SERVICE (cumulative)				\$0.756	\$1.492	\$2.207	\$2.901	\$3.575	\$4.159	\$4.038	\$3.916
TOTAL NEW DEBT SERVICE (cumulative)				\$7.728	\$10.105	\$14.665	\$16.719	\$19.085	\$20.853	\$21.737	\$21.331
TOTAL NEW DEBT SERVICE WITHOUT DEBT EXCLUSIONS (cumulative)				\$0.952	\$2.690	\$6.541	\$8.595	\$10.961	\$12.729	\$13.613	\$13.207

Ratings agencies have noted Brookline's above average amortization rate. That is an important factor in being able to take on additional debt: as old debt runs off, new debt can be taken on. The graph to the right shows the amortization of existing debt and the proposed new debt for the General Fund. Non-exempt debt utilizes a fixed principal amortization schedule, while exempt debt utilizes a level payment amortization schedule.

A common indicator used to measure debt service levels is comparing it to revenue, since it is those revenues that are needed to pay the principal and interest payments. For general funds, ratings agencies tend to consider ratios of between 5-10% as being prudent. The table below shows debt service as a percent of revenue for the General Fund, Water and Sewer Enterprise Fund, and the Golf Course Enterprise Fund. As it shows, total debt service is projected at 10.9% in FY27.



DEBT SERVICE AS A PERCENTAGE OF REVENUE

DESCRIPTION	FY24 Actual	FY25 Actual	FY26 (Proj.)	FY27 (Proj.)	FY28 (Proj.)	FY29 (Proj.)	FY30 (Proj.)	FY31 (Proj.)	FY32 (Proj.)
Total General Fund Supported Debt Service	35,933,387	36,757,484	43,264,720	49,265,313	50,281,389	52,722,882	53,082,988	54,215,738	54,140,808
a.) Exempt (Debt Exclusion) ¹	20,554,161	22,012,492	28,596,860	35,379,833	36,013,706	36,726,580	36,720,980	36,720,930	36,725,995
b.) Non-Exempt	15,379,226	14,744,992	14,667,860	13,885,479	14,267,683	15,996,302	16,362,008	17,494,808	17,414,813
Net General Fund Debt Service	35,933,387	36,757,484	43,264,720	49,265,313	50,281,389	52,722,882	53,082,988	54,215,738	54,140,808
Water & Sewer Enterprise Fund Supported Debt Svc.	2,187,290	2,213,374	2,185,695	2,852,504	3,443,329	4,047,529	4,282,354	4,456,029	4,921,354
Golf Course Enterprise Fund Supported Debt Svc.	119,720	116,202	254,132	242,336	239,826	232,130	184,264	177,604	152,417
TOTAL Debt Service	38,240,398	39,087,059	45,704,547	52,360,152	53,964,543	57,002,541	57,549,606	58,849,371	59,214,579
General Fund Revenue	376,389,166	399,878,022	419,608,131	440,247,086	451,790,309	465,588,831	478,576,362	490,699,290	503,820,850
Water & Sewer Enterprise Fund Revenue	32,561,404	34,630,996	33,420,307	35,556,714	36,623,415	37,722,118	38,853,781	40,019,395	41,219,977
Golf Course Enterprise Fund Revenue	2,014,132	2,690,804	3,081,591	3,600,250	3,240,256	3,321,263	3,404,294	3,489,402	3,576,637
TOTAL Revenue of Funds Supporting Debt Svc.	410,964,701	437,199,822	456,110,029	479,404,050	491,653,981	506,632,212	520,834,438	534,208,086	548,617,464
General Fund Debt Service as a % of General Fund Revenue	9.5%	9.2%	10.3%	11.2%	11.1%	11.3%	11.1%	11.0%	10.7%
Water & Sewer Enterprise Fund Debt Service as a % of Revenue	6.7%	6.4%	6.5%	8.0%	9.4%	10.7%	11.0%	11.1%	11.9%
Golf Course Enterprise Fund Debt Service as a % of Revenue	5.9%	4.3%	8.2%	6.7%	7.4%	7.0%	5.4%	5.1%	4.3%
TOTAL Debt Service as a % of Total Rev. Supporting Debt Svc.	9.3%	8.9%	10.0%	10.9%	11.0%	11.3%	11.0%	11.0%	10.8%

¹ The Coolidge Corner School, High School, Driscoll School, Pierce School and Fire Station renovation projects were financed via a Debt Exclusion.

² Excludes both the debt service (expense) reimbursed by the State for school projects and the reimbursement from the State (revenue).

IMPACT ON OPERATING BUDGET

The "Debt and Debt Service" section discussed the impact of debt service on the Operating Budget. Another potential impact of a CIP on a community's Operating Budget is an increase or decrease in operating expenses. For example, adding another facility in the community will add costs for utilities and building operation / maintenance. Conversely, undertaking energy conservation projects will help reduce costs in the Operating Budget. The proposed CIP contains a number of projects that will impact the Operating Budget, both positively and negatively. They are listed below:

- **Technology Infrastructure Upgrades** – Investments in modernizing IT infrastructure will enhance efficiency across multiple departments. While operational savings may be realized through improved workflows, ongoing maintenance and software licensing costs may increase.
- **Transportation and Roadway Enhancements** – Traffic calming measures, pedestrian safety lighting, and bicycle access improvements will improve public safety but require ongoing maintenance of signage, signals, and pavement markings.
- **Wastewater System Improvements** - these projects will help prevent costly system failures, lower MWRA wholesale costs by reducing extraneous flows, and make more efficient use of annual operating funds.
- **Playground Projects** – Investments in playgrounds, athletic fields, and green spaces will enhance recreational opportunities but may increase landscaping, irrigation, and maintenance costs.
- **Big Belly Compacting Waste Stations** – These waste stations are expected to reduce waste collection frequency and associated labor costs, providing operational savings.
- **Tree Removal and Urban Forestry Management** – Efforts to manage tree removal and replanting will maintain the town's tree canopy and reduce emergency tree-related hazards.
- **Energy Conservation and Management Systems** – Upgrades to HVAC, lighting, and energy management systems in schools and public buildings will yield long-term energy savings, helping to offset rising utility costs.
- **Town / School Emergency Generator Replacement, Elevator Replacement, Roof Replacement, Masonry Repairs, and Fenestration** - these items represent an approach to systematically replace various core facility needs that only become more expensive to maintain if not replaced in a timely manner. They also help eliminate the need for larger expenditures that might arise if allowed to deteriorate.

Recommended Projects (full CIP project listing)

The following pages contain the FY27 – FY32 CIP as proposed by project.

[General Government Projects](#)

[Public Safety Projects](#)

[Library](#)

[Public Works - Transportation Projects](#)

[Public Works - Engineering/Highway Projects](#)

[Public Works - Water/Sewer](#)

[Public Works - Parks and Playgrounds](#)

[Public Works - Conservation/Open Space/Sustainability](#)

[Recreation Projects](#)

[School Projects](#)

Prior Year CIP Appropriations - [here for FY22-26 prior year CIP appropriation history](#)

[Debt and Debt Service Charts](#)

General Government Projects



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032

CATEGORY CODES/(CC):											
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus			D = Golf Budget		G = Utility Bond		J = Re-Appropriation of Funds		
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond			E = Golf Bond		H = CDBG		K = Debt Exclusion Override		
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid			F = Utility Budget		I = Other				

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	GENERAL GOVERNMENT																
2	Larz Anderson Garage	135,000				200,000	A	135,000	A							150,000	A
2	Garage Floor Sealants	350,000				200,000	A	200,000	A	105,000	A	200,000	A	200,000	A	200,000	A
2	Town Rehab/Upgrade	1,805,000	350,000	350,000	A	280,000	A							150,000	A	150,000	A
6	Technology Infrastructure	930,000		100,000	A	420,000	A	1,000,000	A	200,000	A						
6	Comprehensive Plan & Zoning Reform	1,802,200	182,200														
6	Wayfinding Phase II	100,000		100,000	A												
TBD	Fisher Hill Study Implementation	2,000,000												2,000,000	A	TBD	
	General Government Total	7,122,200	532,200	550,000		1,100,000		1,335,000		555,000		200,000		2,350,000		500,000	

GARAGES AT LARZ ANDERSON

The fuel tank located on site is not used anymore and should be removed, along with the gas pumps, in order to avoid a possible leak in the future.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	GENERAL GOVERNMENT																
2	Larz Anderson Garage	135,000						135,000	A								

GARAGE FLOOR SEALANTS

Sealants are required for concrete suspended floors every 7 years. If the floor is not properly sealed to prevent corrosion of the concrete and rebar, the floor will deteriorate rapidly. This will lead to premature failure and costly involved repairs including new concrete and possibly structural repairs.

Those floors include:

- Municipal Garage
- Main Library

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	GENERAL GOVERNMENT																
2	Garage Floor Sealants	350,000				200,000	A									150,000	A

TOWN REHAB/UPGRADES

This is an on-going town-wide program for the repair and upgrade of Town facilities in between major renovation projects. Items funded under this program include large scale painting programs, new flooring, ceilings, window treatments and toilet upgrades or any associated services or components. This program avoids more expensive rehabilitation that would be necessary if these items were left to deteriorate.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
2	GENERAL GOVERNMENT Town Rehab/Upgrade	1,805,000	350,000	350,000	A	200,000	A	200,000	A	105,000	A	200,000	A	200,000	A	200,000	A

TECHNOLOGY INFRASTRUCTURE

IT infrastructure is essential in supporting all departments in their daily business and in support of the general public. It is critical to keep IT infrastructure up to date to address vulnerabilities and protect against cyber threats, enhance disaster recovery capabilities, improve system performance, ensure efficiency and responsiveness, be compatible with new software and technologies, enable the town to stay competitive and adapt to evolving industry standards. This funding will be used to make sure necessary upgrades, optimization and redundancy for on-prem and offsite/cloud data centers, onsite network closets, and other computing infrastructure.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
6	GENERAL GOVERNMENT Technology Infrastructure	930,000		100,000	A	280,000	A			250,000	A			150,000	A	150,000	A

COMPREHENSIVE PLAN & ZONING REFORM

Comprehensive Plans guide the future actions of a community as a whole. The Town's last Comprehensive Plan is dated "2005-2015" and most of the recommended actions have been completed or are underway. The Zoning By-Law was last adopted in its entirety in 1962. In Fall 2021, a near unanimous vote by Town Meeting asked the Select Board to move forward with an updated Comprehensive Plan and then reform our Zoning By-Law.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
6	GENERAL GOVERNMENT Comprehensive Plan & Zoning Reform	1,802,200	182,200			420,000	A	1,000,000	A	200,000	A						

WAYFINDING PHASE II

The Planning Department is requesting \$100,000 of CIP funding for wayfinding signage for all modes of transportation (driving, walking, biking, and public transit), as well as branded destination signage for each commercial area.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
6	GENERAL GOVERNMENT Wayfinding Phase II	100,000		100,000	A												

FISHER HILL STUDY IMPLEMENTATION

Funding is being reserved in the out-years of this Plan to support the anticipated recommendations of the Fisher Hill Study Committee.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
TBD	GENERAL GOVERNMENT Fisher Hill Study Implementation	2,000,000												2,000,000	A	TBD	

Public Safety Projects



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032

CATEGORY CODES (CC):

1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus	D = Golf Budget	G = Utility Bond	J = Re-Appropriation of Funds
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond	E = Golf Bond	H = CDBG	K = Debt Exclusion Override
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid	F = Utility Budget	I = Other	

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	PUBLIC SAFETY																
5	Fire Apparatus Rehab	3,300,000	375,000	125,000	A	500,000	A	950,000	A	550,000	A			800,000	A		
5	Engine 3 Replacement	1,500,000												1,500,000	B		
5	Engine 5 & 6 Replacement	3,000,000														3,000,000	B
6	SCBA Apparatus Replacement	1,250,000										1,250,000	A				
6	Police Radio System Upgrade	195,000		195,000	A												
2	Public Safety Building Lobby Improvements	2,000,000										2,000,000	A				
6	Public Safety Record Management System	650,000				650,000	A										
	Public Safety Total	11,895,000	375,000	320,000		1,150,000		950,000		550,000		3,250,000		2,300,000		3,000,000	

FIRE APPARATUS REHAB

The Town's policy is to replace front-line fire engines every 17 years and front-line ladder trucks every 20 years. While this replacement schedule serves the Town very well, funding needs to be appropriated every 10 years to rehab engines and every 12 years to rehab ladder trucks. The breakout of the proposed funding is as follows:

Engine #5 (rehab) = \$300,000 (FY26) - increased to \$375,000

Rescue #1 (rehab) = \$125,000 (FY27) - removed to (FY27) from (FY24)

Ladder #2 (rehab) = \$500,000 (FY28) - will likely be adjusted upward in coming years

Engine #6 & Ladder #3 (rehabs) = \$850,000 (FY29) - (\$350,000 & \$500,000 respectively)

Ladder #1 (rehab) = \$550,000 (FY30)

Projected \$5.3 million in (FY32 - FY35) - (3) replacement Engines 3,5,6 @ \$1.5 million each for electric vehicles and (2) rehab Engines 1,4 @ \$400,000 each

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	PUBLIC SAFETY																
5	Fire Apparatus Rehab	3,300,000	375,000	125,000	A	500,000	A	950,000	A	550,000	A			800,000	A		

ENGINE 3 REPLACEMENT

The Town's policy is to replace front-line fire engines every 17 years and front-line ladder trucks every 20 years. The Town's apparatus refurbishment and replacement schedule has proven to provide substantial maintenance cost saving for the Town. This established regimen which is in compliance with N.F.P.A. standards; 1901 -Standard for Automotive Fire Apparatus; 1912 - Standard for Fire Apparatus Refurbishing; 1911 - Standard for the Inspection, Maintenance, Testing and Retirement of In-Service Emergency Vehicles is a valuable budgetary tool.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
2	GENERAL GOVERNMENT Garage Floor Sealants	350,000				200,000	A									150,000	A

ENGINE 5 & 6 REPLACEMENT

The Town's policy is to replace front-line fire engines every 17 years and front-line ladder trucks every 20 years. The Town's apparatus refurbishment and replacement schedule has proven to provide substantial maintenance cost saving for the Town. This established regimen which is in compliance with N.F.P.A. standards; 1901 -Standard for Automotive Fire Apparatus; 1912 - Standard for Fire Apparatus Refurbishing; 1911 - Standard for the Inspection, Maintenance, Testing and Retirement of In-Service Emergency Vehicles is a valuable budgetary tool.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
5	PUBLIC SAFETY Engine 5 & 6 Replacement	3,000,000														3,000,000	B

SCBA APPARATUS REPLACEMENT

The NFPA 1981 Standard on Open-Circuit Self-Contained Breathing Apparatus for Emergency Services advocates that departments update their SCBA after no more than three NFPA standard revision cycles, or when the manufacturer discontinues support for the SCBA version in use. The current Fire Department Self-Contained Breathing Apparatus (SCBA) was purchased in 2014 with funding provided through the UASI region and was in-service under the NFPA 1981 (2013) version. The current NFPA 1981 standard is a (2019) version with a revision process scheduled in 2024-25, with the new standard to take effect in 2025 or early 2026. SCOTT Manufacturing is currently still supporting our 2013 SCBA version. All of our SCBA were acquired in one whole-sale change which is the standard practice for SCBA replacement. It is not recommended to have multiple versions/types of SCBA in service together.

The department maintains eighty-four (84) SCBA units in service.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
6	PUBLIC SAFETY SCBA Apparatus Replacement	1,250,000										1,250,000	A				

POLICE RADIO SYSTEM UPGRADE

The Town of Brookline is bordered by Boston on three sides and Newton on one side. The Brookline Police Department has a strong working relationship with both the Boston Police Department and the Newton Police Department. The agencies often have to collaborate to look for suspects related to fresh crimes along the border, to look for missing and vulnerable individuals and to close roads to assist each other with traffic investigations.

This real time collaboration is made possible by use of the land mobile radio (LMR) network. Agencies are able to communicate with one another via the Boston Area Police Emergency Radio Network (BAPEREN) and by monitoring other partner agencies radio frequencies in real time.

The Boston Police Department has been considering encrypting their radio channel for several years. It had been debated and delayed for several years due to concerns from partner agencies and the various state-wide public safety communications working groups. Despite the voiced concern and known opposition the Boston Police Department encrypted their radios in August of 2025. At this time, it is unknown if they will be encrypting the Boston Fire radio channel.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
6	PUBLIC SAFETY Police Radio System Upgrade	195,000		195,000	A												

PUBLIC SAFETY BUILDING LOBBY IMPROVEMENTS

Request for CIP funding for access control, safety, and community enhancement improvements for the Public Safety Building.

The current Public Safety Building was opened in 2002. While it was an improvement over the previous building, the new design failed to address many significant needs, especially in a post 9/11 world. The footprint and location of the building led to many compromises. From day one, the security and access to the front of the building, in specific the front desk area, was a constant and ongoing concern to the rank and file. Numerous notifications were made to address these concerns, and none implemented, until Kevlar protection was added to the lower wall of the front desk, which in retrospect was an ineffective gesture as the desk is only 3 feet high and had no other protection. Post-Covid, a Plexiglas enclosure surrounds the desk, with no ballistic protection. The officer assigned sits in a lower, inferior position to the public. Documents, computer screens, phone numbers, and any other peripheral items are in full view of the public. Accessing the public bathrooms and parking ticket hearings places the members of the public *behind* the officer, with limited sight lines. The bathrooms themselves back up to the patrol Sergeants office, only separated by drywall. Conversations in that office *can and have been* overheard in these public bathrooms. There is no other police station that we know of with such lack of security and safety for the officers.

The community room is also flawed. The occupancy of this room is calculated at no more than 50 people. There are approximately 49 seated positions. The room has hosted many meetings with a higher attendance than the 49 seated positions, and any occupancy above that number requires a second exit. This room has no second exit and no windows. The room itself is poorly designed, with the only door at the front acting as a distraction to any speaker or event when someone needs to come in or leave. After almost 25 years of heavy use, this room is tired, dated, and in need of an upgrade in both usability and technology.

Following up on these concerns, proposals for the reconstruction and improvements to the Public Safety Building were initiated. After seeking out RFQ's, the architectural firm MKA Architecture LLC was selected and submitted several plans and proposals for improvements and enhancements to the lobby, front desk, and community room at the Public Safety Building. At a meeting with all interested parties in May of 2025, a design scheme was chosen that would satisfy most of the requirements that were requested without expanding well beyond the original scope of the project. MKA submitted a cost estimate (attached) based on the chosen design. A meeting was also held with the building commission, which as a body approved the project pending a final design and funding decision.

The cost estimate from MKA Architecture for the chosen design is \$1,770,000. This estimate was based on a modified design with the assumption that there would not be any major structural issues encountered. A realistic figure to account for any overruns or unanticipated issues would require a CIP expenditure of 2 million dollars. This amount would allow all aspects of the project to be met without compromising the original intent or design. The requirement to keep the building open and the lobby accessible throughout construction might also add to the original estimate.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	PUBLIC SAFETY																
2	Public Safety Building Lobby Improvements	2,000,000										2,000,000	A				

PUBLIC SAFETY RECORD MANAGEMENT SYSTEM

The following is an update on goal 6, objective 4 of the Brookline Police Department Strategic Plan: Replace Records Management System (RMS). The strategic plan lists the target completion date as 2028 and a fiscal year funding date of 2027-2028. Over the past year and a half Detective Lalli and Detective Pilgrim have spoken with over 20 RMS vendors. They have narrowed the list down to approximately five vendors that have products that could work in Brookline. These vendors were chosen based on their overall ease of use, product offerings, and sustainability. We have included various stakeholders in the search to include Chief Dispatcher Hunt, the Brookline Fire Department, and members of the Brookline Police Command Staff. Additionally, we have had meetings with a consultant working for the Boston Police Department helping them conduct their CAD vendor search. Larimore can be clunky and outdated at times however, it has evolved around our department and thus has many specialized programs that will either cost additional money for another RMS vendor to implement or we will have to seek out a third-party solution. As we continue on the path of selecting a vendor we will have to also solicit quotes from third parties to provide services that a replacement RMS would not have. Depending on the vendor this includes Passport Parking's ticket appeal interface, a scheduling system, an overtime and detail system, and an Internal Affairs tracking system.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	PUBLIC SAFETY																
6	Public Safety Record Management System	650,000				650,000	A										

Library Projects



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032									
CATEGORY CODES (CC):									
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus	D = Golf Budget	G = Utility Bond	J = Re-Appropriation of Funds				
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond	E = Golf Bond	H = CDBG	K = Debt Exclusion Override				
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid	F = Utility Budget	I = Other					

CC		Total	Prior Year (FY26)	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	LIBRARY Renovation of the Main Library	39,655,000								39,655,000	B/C/I
	Library Total	39,655,000	-	-	-	-	-	-	-	39,655,000	

RENOVATION OF THE MAIN LIBRARY - Future Years

In 1999 the Trustees, the Massachusetts Board of Library Commissioners (MBLC), and the Town of Brookline worked together to undertake a large-scale renovation of the Main Library at 361 Washington St. The renovation took 4 years, and enhanced the already beautiful facility. The library has been vigorously and consistently used since then, and has held up very well.

What could not, perhaps, have been anticipated in 1999 was the explosive change in information delivery methods. The internet itself, social media, online shopping, and online researching were in their infancy. Many people still didn't have home computers, and smart phones had not yet been invented. Libraries were providing some terminals for patrons to access the internet, but the lion's share of the computing that was happening in libraries involved typing letters and papers. In fact, futurists say that libraries will change exponentially faster in the next 20 years than they have in the last 20 years.

As the internet culture has evolved, so have the needs of library patrons. Room reservations are up, people are looking for free study space, group meeting space, and teleconferencing space. Almost everyone who comes to our libraries has a gadget in hand and eventually needs a place to charge it.

When this library was renovated, 20 years ago now, libraries were still quite book centric. While books are still our brand (and our driver, statistically), print circulation is flat. The increases we see across circulation are almost entirely digital with streaming services like Kanopy, Hoopla, Libby, Lynda.com providing educational and entertainment content. This might suggest that we are seeing less patrons come through our doors, but in fact, it is the opposite. Statistics show that more people are coming to the library, attending more programs, using more internet sessions, taking advantage of classes taught by librarians, and conducting meetings, tutoring, and study groups than ever before. We have made some very low cost adjustments to try to create more workspace and study space in the library by rearranging collections, expanding youth services areas, and creating quiet zones. We

have amended policies to be friendlier to the devices patrons rely on daily such as cell phones, and services like Skype.

However, none of this is going to serve to meet the needs of future library patrons. We need to add a number of features that library patrons come to expect, including, but not limited to:

- Small meeting/study rooms
- Teleconferencing facilities
- Better data access
- Flexible spaces
- Makerspace
- Kitchen for instruction
- Conference rooms
- Better electrical access
- Wireless charging
- Craft/Play spaces
- Gender neutral restrooms
- Updating AV technology

Back of the house needs loom large as well:

- Climate controlled preservation vault
- Meeting space for staff/committee/departments
- Relocate Rare Books Room
- Additional offices
- Storage (pianos, chairs, craft/art/program supplies, office supplies, custodial supplies/machines, storage for extra shelving/furniture)

And finally, there are some dreams that we would love to consider:

- Rooftop greenspace, story time area
- Digital exhibit hall
- Expanded café space with noise control
- Digital wayfinding technology (smart building tech)

The current facility is 67,300 sq. feet. With an additional 10,000 sq. feet added to accommodate the needs of the public, the estimated cost of the renovation would be \$38,500,000.

Funding could be provided from three primary channels:

MBLC: estimated = \$12,100,000

Town: estimated = \$19,800,000

Private: estimated = \$6,600,000

The Town would assume roughly 51% of the cost of the project, with the remainder potentially funded by the MBLC and private donors.

Public Works - Transportation Projects



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032											
CATEGORY CODES (CC):											
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus				D = Golf Budget		G = Utility Bond		J = Re-Appropriation of Funds	
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond				E = Golf Bond		H = CDBG		K = Debt Exclusion Override	
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid				F = Utility Budget		I = Other			

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	PUBLIC WORKS:																
	Transportation																
4	Traffic Calming / Safety Improvements	1,350,000	350,000	100,000	A	150,000	A	150,000	A	150,000	A	150,000	A	150,000	A	150,000	A
4	Vision Zero Action Plan Priority Segments Design & Implementation	500,000	500,000														
4	Beacon Street Bridle Path	2,000,000				1,000,000	A	1,000,000	A								
4	Bicycle Access Improvements	1,900,000	450,000	50,000	A	150,000	A	250,000	A	250,000	A	250,000	A	250,000	A	250,000	A
4	Parking Meter Replacement Program	1,885,000	465,000			500,000	A	100,000	A	300,000	A			260,000	A	260,000	A
4	School Street Pedestrian/Bicycle Safety Lighting	260,000	60,000	200,000	A												
4	Transportation Network Company Mitigation Projects	400,000	100,000	100,000	C	100,000	C	100,000	C								
4	Accessible Pedestrian Signal Conversion	518,000														518,000	A/C
	Public Works - Transportation Sub-Total	8,813,000	1,925,000	450,000		1,900,000		1,600,000		700,000		400,000		660,000		1,178,000	

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	PUBLIC WORKS:																
	Transportation																
4	Traffic Calming / Safety Improvements	1,350,000	350,000	100,000	A	150,000	A	150,000	A	150,000	A	150,000	A	150,000	A	150,000	A

As of March 2025, the Town has a new Traffic Calming Policy and program focused on implementing projects more quickly, which streamlines the process by:

- Simplifying the workflow so that the backlog of requests can be reduced
- Identifying and prioritizing streets based on demonstrated need.
- Reducing the cost of design and construction of traffic calming projects to effect change in more locations each year.
- Following an efficient and effective community engagement process that allows for meaningful input while maintaining a swift timeline.

Staff are using many different datasets to identify the streets with the greatest needs, Each street is scored according to vehicle speeds, crash history, access to public transit, and proximity to land uses such as schools, parks, and senior housing, and then prioritized based on that score. Streets are clustered together, where appropriate for comprehensiveness. Once streets are identified for implementation, the program calls for a focus on low-cost “quick build” solutions that require minimal design. The primary treatment will be speed humps, which are extremely effective and do not impact drainage.

The first cluster of streets to receive traffic calming measures through the new program was completed in FY26. The five impacted streets are listed below altogether totaling 37 speed humps.

- Beaconsfield Road
- Buckminster Road

- Clark Road
- Clinton Road
- Tappan Street

In FY 27, the next set of high-scoring streets will be implemented which is likely to include

- Beals Street - speed humps
- Thorndike Street – speed humps
- Risley Road – speed humps
- Summit Avenue – radar speed feedback signs, quick build daylighted crosswalks
- Eliot Street – speed humps

The exact calming treatments that these streets receive is to be determined.

FY25-FY27 the Department has budgeted \$105,000 of traffic calming funding to install 20 MPH Slow Zone signs on streets that have been identified and prioritized using criteria from MassDOT guidance issued in 2021 and the balance on project implementation.

VISION ZERO ACTION PLAN IMPLEMENTATION

The Vision Zero Action Plan is a Town-wide strategy to eliminate serious injuries and deaths on the Town's transportation system. The Division is currently under contract with a planning and engineering consulting team that is in the process of developing the Plan. This plan will improve safety for all transportation modes by focusing on the most problematic intersections and street segments. Creating a safer environment for walking and biking will, in turn, encourage increased use of these modes helping the Town reach its climate goals.

One of the main deliverables of the Vision Zero Action Plan will be infrastructure improvement recommendations for five Priority Segments to be identified through the development of the Plan. The five Priority Segments will be identified from the High Priority Network—a combination of high-injury road segments and high-risk road segments—using crash data, equity considerations, proximity to destinations, and community input and will align with existing Town priorities and initiatives. The segments will not be full corridors but segments of streets with the greatest potential for safety improvement through infrastructure intervention. Each Priority Segment will include an existing conditions summary and scoping sheet that contains specific safety countermeasures.

This budget item funds the design and/or construction of the recommended countermeasures on these Priority Segments and is requested to be funded annually, at least over the next five years, implementing the five Priority Segments first and then moving to the rest of the High Priority Network using the rankings provided in the Plan.

The countermeasures, which may include but will not be limited to curb extensions, pedestrian refuge islands, raised crosswalks, protected turning movements, and possibly paint and flex posts where appropriate, will be based on safety design guidance sources published by the Federal Highway Administration (FHWA), Massachusetts Department of Transportation (MassDOT), National Association of City Transportation Officials (NACTO), and others.

		Prior Year		FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
CC		Total	(FY26)	Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
	<u>PUBLIC WORKS:</u>																
	<u>Transportation</u>																
4	Vision Zero Action Plan Priority Segments Design & Implementation	500 000	500 000														

BEACON STREET BRIDLE PATH

Since 2018, the Town has worked with local and regional stakeholders to re-envision the historically significant Beacon Street Bridle Path, originally designed by Frederick Law Olmsted's firm, as a two-way multiuse path improving safety and access for pedestrians, wheelchairs, cyclists, and micro-mobility users along the 2.3-mile corridor. Representative Auchincloss acknowledged the project's importance and proposed a 2M federal earmark to support the transformative multi-modal project's design, permitting, and construction bid documents. The Federal Highway Administration funded the project that is being administered through the Massachusetts Department of Transportation as a reimbursable grant to the Town of Brookline through MADOT. Following the successful development and endorsement by the Brookline Transportation Board of the Brookline Bridle Path Concept Design (September 2022), the Select Board and Department of Public Works (DPW) committed to developing the

design and engineering of construction-ready bid documents. The Town has committed 1M in funding that with the 2M earmark will bring project design to 75% complete.

Project construction is anticipated to be funded and administered through the State Transportation Improvement Program (STIP) and thus must abide by the MassDOT project development process. At a minimum, the project will include all necessary project development scope items, including initiating the project with MassDOT through the project intake process (PNF/PIF), survey, ROW, environmental, pre-25% design process, 25% design milestones up to a 75% design submittal. This proposal is for 1.5M to bring the project through final design and submission to the state.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030	RC	FY2031	RC	FY2032	RC	Future Years Amount	RC
4	PUBLIC WORKS: Transportation Beacon Street Bridle Path	2,000,000				1,000,000	A	1,000,000	A								

BICYCLE ACCESS IMPROVEMENTS

Projects funded through this line item typically originate from the Green Routes Bicycle Network Plan, a planning document developed by the Bicycle Advisory Committee (BAC) that identifies a network of streets for prioritizing bicycling improvements. The Network has two components: the Protected Framework, which are busier streets that traverse the Town, and Safe Connecting Streets which connect the Protected Framework to neighborhoods and key destinations including schools, libraries, parks, and commercial districts. Together these two components will help provide safer bicycle access to local destinations, MBTA stops and stations, and important bicycling routes to adjacent communities, including Beacon Street, Commonwealth Avenue, Perkins Street, West Roxbury Parkway, Emerald Necklace Shared Use Pathways, and the Charles River bike paths. Routes were selected to be esthetically pleasant, minimize traffic stress, avoid hills, and minimize stops.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030	RC	FY2031	RC	FY2032	RC	Future Years Amount	RC
4	PUBLIC WORKS: Transportation Bicycle Access Improvements	1,900,000	450,000	50,000	A	150,000	A	250,000	A	250,000	A	250,000	A	250,000	A	250,000	A

The Protected Framework is named for the type of infrastructure needed on streets of this type—dedicated bikeways known as separated or protected bike lanes that include a vertical element separating the bike lane from automobile traffic. The vertical element could be flexposts, curbing or other barricade, or even parked cars. The streets in the Protected Framework are streets with higher traffic volumes and/or speeds. Safe Connecting Streets are streets with lower traffic volumes and speeds that, with the help of some design interventions, can be made safe and comfortable for bicyclists to use without physical separation from automobiles. The types of design changes can include raised crosswalks or speed humps to slow down vehicles, contraflow bike lanes, bicycle pavement markings and signage for wayfinding, to guide bicycle maneuvers, and to call attention to conflicts between automobiles and bicycles, plus other treatments.

Funding from this source supports the planning, development, design, and implementation of all types of bicycle facilities as well as bicycle-related traffic calming measures that would create an environment where bicyclists can safely and comfortably share the travel lanes with cars.

The funding requests are broken into six priorities. Brookline Avenue and Park Street are corridors that have been asked for consistently by the bike community and Bicycle Advisory Committee. The fourth priority is to implement projects that come from the updated Green Routes Bicycle Network plan. The fifth and sixth priorities focus on building out the bikeway network in South Brookline, where bicycling infrastructure is less consistent.

- 1) Park St Green Routes Safe Connecting Street - Design
- 2) Brookline Ave Multimodal Improvements – Design
- 3) Brookline Ave Multimodal Improvements – Construction
- 4) Green Routes Bicycle Network Plan Projects
- 5) Complete Streets project for Independence Drive - Design
- 6) South Brookline to BHS Bicycle Project - Design/Construction

PARKING METER REPLACEMENT PROGRAM

The Department of Public Works (DPW) is undertaking a comprehensive evaluation of modern parking meter technologies to enhance the Town of Brookline's parking meter network. This initiative includes exploring a range of innovative solutions such as third-party apps, Pay by Phone systems, multi-space meters, and single-space meters. As part of this process, we are conducting in the field pilots of various parking meter brands to assess their performance before making final purchase decisions. The Town's assessment will focus on user experience, technical performance, financial impact, enforcement integration, public feedback and flexibility/scalability Brookline currently manages 30 multi-space meters and approximately 1,800 single-space meters. As our initial smart meters, installed in 2012, near the end of their operational lifespan, this project will prioritize replacing these aging units, starting with the multi-space meters followed by the oldest single-space meters. The typical life expectancy of a parking meter is 10-years.

In FY26, DPW began to establish a multi-year phased plan to replace approximately 10% of the single-space meters annually, ensuring that all 1,800 meters are updated within a decade. To further improve service quality and operational efficiency, the contract with the specialized vendor will include the maintenance and upkeep of the Town's meter inventory. This contract will cover essential tasks such as replacing consumable parts (batteries, LCD screens, etc.) to ensure continuous, reliable service for the Town's parking customers.

Project Cost:

The cost to replace all 1800 meters is currently estimated at approximately 1.5M. In order to replace 10 percent of 1,800 meters or 180 each year, the cost is estimated for FY27 to be \$155,000, with an annual cost for system inventory management, and repair of \$80,000 for a total cost of \$235,000 to be increased annually with inflation. Parking meters bring in over 4M in revenue each year and are an asset that must be repaired and replaced on an established schedule based on the life cycle of the equipment. The funding will be adjusted annually for inflation.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
	PUBLIC WORKS:																
	Transportation																
4	Parking Meter Replacement Program	1,885,000	465,000			500,000	A	100,000	A	300,000	A			260,000	A	260,000	A

SCHOOL STREET PEDESTRIAN / BICYCLE SAFETY LIGHTING

School Street is being upgraded as part of the Pierce School renovation. After questions from Advisory about whether the school project would pay for lighting, DPW worked closely with the Building Department to finalize the plans for lighting installation and costs. The school project has included cost for all engineering (Photometric lighting plan that dictate spacing, controller locations, conduit, and any affiliated electrical design) and construction cost for additional bases, handholes, conduit, and lighting control cabinet, and associated underground infrastructure into their base contract work. DPW will in turn and is requesting her capital funding to provide and install the twelve streetlights, including wiring and Eversource coordination, fully at the DPW's cost. The updated estimate for this work is \$320,000. This proposal includes the installation of all of the above ground lighting along School Street to enhance safety and connectivity between key community spaces: Pierce School, the Public Library of Brookline, Pierce Playground, Harvard Street, and Washington Street.

Objectives:

- **Enhanced Safety:** Dedicated pedestrian-scale lighting, meeting national and state standards, will ensure safety for students, cyclists, and pedestrians, particularly at crossings.
- **Improved Connectivity:** Lighting will create a safe, well-lit path and crossings between the school, park, library, and major roads, promoting use by pedestrians and cyclists.
- **Energy-Efficient Technology:** LED lighting will be used for its energy efficiency, long life, and low maintenance requirements, supporting the town's sustainability goals.
- **Compliance with Standards:** The lighting will be designed in accordance with the following guidelines:
 - *American Association of State Highway and Transportation Officials (AASHTO)* standards for pedestrian-scale lighting and visibility.
 - *Massachusetts Complete Streets Guidelines*, which emphasize pedestrian safety, particularly at crossings.
 - *Illuminating Engineering Society (IES) Standards*, ensuring appropriate lighting levels for pedestrian areas and crosswalks.

This lighting plan will contribute to making School Street, a safer, more accessible, and well-connected corridor for all users, fostering a walkable and bike-friendly environment in the heart of Brookline.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
	PUBLIC WORKS:																
	Transportation																
4	School Street Pedestrian/Bicycle Safety Lighting	260,000	60,000	200,000	A												

TRANSPORTATION NETWORK COMPANY MITIGATION PROJECTS

The Town receives funds from the State assessment on transportation network companies (TNCs), such as Uber and Lyft. One half of the \$0.20 per ride assessment was distributed to the Town and can be appropriated "to address the impact of transportation network services on municipal roads, bridges and other transportation infrastructure or any other public purpose substantially related to the operation of transportation network services in the city or town including, but not limited to, the complete streets program established in [G.L. c. 90I, § 1] and other programs that support alternative modes of transportation." St. 2016, c. 187, § 8(c)(i). Due to the impact of the COVID 19 Pandemic on the Ride Share industry, revenue continues to be lower than the pre pandemic maximum of \$245,871.50 (collected in 2019 and paid in FY 2021) but the revenues have risen to \$180,085.50 (collected in 2024 and paid in FY 2026).

As requested during the November 2018 Special Meeting process, Transportation staff prepares projects and receives Transportation Board approval in advance of the anticipated July announcement of the amount of funds that the Town will receive. The Transportation Board has stated that they will prioritize funding toward supporting the transportation program funding needs of communities that rideshare does not adequately serve (e.g. older adults and teenagers). However, the public process will allow for other uses to be explored and considered provided they meet the requirement for appropriation established by MGL.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030	RC	FY2031	RC	FY2032	RC	Future Years Amount	RC
	PUBLIC WORKS:																
	Transportation																
4	Transportation Network Company Mitigation Projects	400,000	100,000	100,000	C	100,000	C	100,000	C								

ACCESSIBLE PEDESTRIAN SIGNAL CONVERSION

Accessible Pedestrian Signals (APS), including pedestrian pushbuttons and count-down timers, are integrated devices that communicate information in non-visual formats to vision-impaired pedestrians about the WALK and DON'T WALK intervals at signalized intersections. They play an important role in improving the walkability of our community by aiding vision-impaired pedestrians to safely navigate signalized intersections by locating the crossing location, activating the pedestrian push buttons, and knowing when it is safe to cross the street.

Currently there are traffic signals that do not meet the required standard for Public Right of Way Accessibility Guidelines (PROWAG) with respect to the installation of APS equipment. These traffic signals, all installed before 2006, lack APS push buttons and count down timers. The estimated cost of bringing all locations into compliance is approximately \$540,000. Funding sources for the upgrades include private development mitigation funds, the Federal Transportation Improvement Program (TIP), Town CIP dollars, Transportation Network Company (TNC) funds allocated by the State to the Town, and Community Development Block Grant (CDBG) funds. Because of the number of signals that need to be converted, the work will likely be outsourced, making it slightly more expensive than it would be if performed by the Town forces.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030	RC	FY2031	RC	FY2032	RC	Future Years Amount	RC
	PUBLIC WORKS:																
	Transportation																
4	Accessible Pedestrian Signal Conversion	518,000														518,000	A/C



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032

CATEGORY CODES (CC):											
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus	D = Golf Budget	G = Utility Bond	J = Re-Appropriation of Funds						
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond	E = Golf Bond	H = CDBG	K = Debt Exclusion Override						
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid	F = Utility Budget	I = Other							

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
	Engineering/Highway																
4	Street Rehab - Town	44,814,000	5,130,000	5,258,000	A	5,389,000	A	5,524,000	A	5,662,000	A	5,804,000	A	5,949,000	A	6,098,000	A
4	Street Rehab - State	8,085,346	1,554,509	932,977	C	932,977	C	932,977	C	932,977	C	932,977	C	932,977	C	932,977	C
4	Sidewalk Repair	4,817,000	750,000	539,000	A	552,000	A	566,000	A	580,000	A	595,000	A	610,000	A	625,000	A
4	Parking Lot Rehab.	1,000,000				200,000	A							400,000	A	400,000	A
4	Davis Path Footbridge	14,700,000				500,000	A	14,200,000	B								
4	Pedestrian Lighting	200,000						200,000	A								
5	DPW Fleet Lateral Protective Devices	280,000	280,000														
2	Transfer Station Remediation	1,000,000		1,000,000	A												
2	DPW - Facilities Feasibility Study	250,000	250,000														
2	DPW Facility Implementation	2,000,000												2,000,000	A		
4	Washington St. Rehab and Complete Streets - Town	11,800,000	800,000	800,000	A	5,000,000	B	4,000,000	B	800,000	A	400,000	A				
4	Washington St. Rehab and Complete Streets - State	30,000,000				30,000,000	C										
	Engineering/Highway Sub-Total	118,946,346	8,764,509	8,529,977		42,573,977		25,422,977		7,974,977		7,731,977		9,891,977		8,055,977	

STREET REHABILITATION - TOWN

The Engineering and Transportation Division of DPW continues to stress the importance of protecting and improving upon Brookline's public right-of-way infrastructure to benefit all modes of transportation; walking, biking, micro-mobility, driving, and public transit. Our most recent Transportation and Mobility analysis documents the importance of increasing annual funding to a total of approximately \$7.3-million on construction alone per year to maintain the overall current roadway condition and \$8.3 million to modestly improve our existing roadway assets.

The Division has documented the condition of all roadways based upon a uniform set of parameters, identified costs, and set benchmarks regarding infrastructure conditions in an effort to coordinate improvements and leverage funding in an efficient, effective and transparent manner. The focus of this funding will be on pavement preservation and maintenance. Additional capital funds are being requested for sidewalk improvements, bicycle improvements, traffic calming, and priority complete street projects.

Background:

The Town's roadway network is one of our most critical and valuable public assets. Brookline's streets and sidewalks serve as the backbone of daily life, connecting residents to schools and parks, businesses to customers, and visitors to our community. This infrastructure is essential not only for mobility and safety, but also for supporting economic vitality, neighborhood livability, and the overall success of Brookline. The Town currently maintains nearly 100 miles of roadway (over 240 lane miles), 149 miles of sidewalk and over 2,100 curb ramps.

The approach to repairs and maintenance is balanced between repairing infrastructure in poor condition and maintaining infrastructure in good condition. This approach allows the Town to maximize its investments and prolong the lifecycle of the public right-of-way asset network. The Town completes a full assessment of its roadway inventory every 3 years. The roadway assessments are analyzed using the latest in machine-learning technology, and provides the Town with high-definition photographs and a numerical conditions index block by block along the roadway network. The surveys set benchmarks for condition, performance measures and tracking that support the long-term capital planning process.

The results of the survey show that nearly 40 miles of roadway are in need of rehabilitation, while 55 miles fall into the maintenance categories. The planning level backlog cost to perform all maintenance and rehabilitation is approximately \$135 million. An updated survey of roadway conditions is scheduled for completion this year.

Prioritization of Repairs and Project Process:

When prioritizing repairs, the Department of Public Works goal is to maximize available funding in an efficient, effective and transparent manner. To perform this task, the Town has developed a five-year Pavement Maintenance and Preservation Plan (PMPP) to most efficiently spend budgeted dollars and provide both the greatest life cycle and value of our pavement assets to the Town. The plan uses a variety of data driven analysis tools (such as a cost-benefit-value formula and spatial destination analysis) to guide the prioritization process.

Maintenance is a critical part of the program. Low-cost maintenance like crack sealing, road patching, and thinner overlays are used to extend pavement life at lower cost and to improve the overall pavement condition. Higher cost paving improvements are used only when necessary, due to poor road condition index. Maintenance overlays are also considered especially for lower volume roadways to save cost and extend pavement life.

As part of road selection process, DPW works closely with utility companies to inform them of the Town's projects and priorities so that they can prepare any necessary work ahead of scheduled roadway rehabilitation work. Candidate roadways with utilities that are not scheduled for replacement or lining are selected based on where the roadway is in its life cycle, and we will apply the most cost-effective treatment to bring the roadway back to very good condition. We also review sidewalk conditions and ramps and will seek to schedule needed work ahead of road rehabilitation work as a means to streamline the roadway work and control costs. By carefully examining all roadways and selecting the appropriate treatments we improve the overall condition of the Town's roadway infrastructure. Funding requests include costs associated with successful execution of these projects such as survey, design, analysis and planning tools, public outreach, engineering, bid documents, construction oversight/administration, corresponding asset improvements (signs, traffic signals, etc.), construction, and project close-out. The provided budget scenarios are intended to provide clarity and transparency throughout the process so that constituents understand how each budget scenario will affect the future of the Town's infrastructure assets. Details of the Pavement Management Program including our five-year plan are available on the engineering and transportation page on the DPW website.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Street Rehab - Town	44,814,000	5,130,000	5,258,000	A	5,389,000	A	5,524,000	A	5,662,000	A	5,804,000	A	5,949,000	A	6,098,000	A

STREET REHABILITATION - STATE

Each year the Commonwealth of Massachusetts, through the Massachusetts Department of Transportation, provides municipalities with funds to maintain their local transportation network. While individual projects are determined by the municipality, the reimbursement program requires that these projects meet the eligibility criteria outlined by the legislature. The four broad categories eligible for reimbursement under the Chapter 90 program include Construction, Equipment, Consultant Services, and Other. A more detailed list of eligible projects can be found on the State's program website (<https://www.mass.gov/info-details/chapter-90-project-eligibility>). The Town has historically used the Chapter 90 program funds to supplement Town CIP funding for the Transportation & Mobility Program to maintain and improve safety and access for all modes on our public ways.

The annual budget amount is determined by the overall allocation approved by the State Legislature and the funding formula for each municipality's share is based on local road mileage (58.33%), population (20.83%), and employment (20.83%). Local road mileage is gathered from MassDOT's Road Inventory File. Population data is collected using census data from United States Census Bureau. Employment figures are provided by the Massachusetts Department of Unemployment Assistance. For Fiscal year 2026 Brookline apportionment was raised by 50% to 1,554,509.49. While we can't be certain Brookline will receive the same

amount in future years, we have carried this amount forward. This number has historically been fixed with no increase for inflation.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Street Rehab - State	8,085,346	1,554,509	932,977	C	932,977	C	932,977	C	932,977	C	932,977	C	932,977	C	932,977	C

SIDEWALK REPAIR

In order to meet both the Select Board's commitment to become carbon neutral by 2050 and Town Meeting's December 2019 Healthy & Sustainable Transportation resolution to achieve a mode split of 75% of trips by walking, biking, electric micro-mobility, and public transit (among others), the Department of Public Works has developed a sidewalk and curb ramp management program to promote and encourage walking as a safe and viable transportation mode for commuting and recreational purposes and to provide good access across Brookline to those in wheelchairs.

In accordance with the ADA, the DPW undertook a self-evaluation of the Town's pedestrian facilities within the public right-of-way. A conditions assessment was conducted in 2021 to prioritize repairs and bring the sidewalks and ramps into compliance with federal ADA and Massachusetts AAB regulations.

Similar to the department's pavement management program, as part of our larger Transportation and Mobility Plan, the DPW our Sidewalk and Ramp Improvement Program is a data-driven approach to prioritize the replacement of deteriorated sidewalks and ramps, reach ADA/AAB compliance Town-wide, provide essential pedestrian connectivity, and create more walkable neighborhoods with a network of sidewalks in a state of good repair. DPW receives input from the Pedestrian Advisory Committee and Commission on Disabilities to help identify locations where there is the greatest need for improvements to sidewalks and curb ramps.

While many sidewalks and curb ramp infrastructure are in relatively good condition, it was estimated that there is of 15 miles of poor sidewalk with an estimated replacement cost of \$10 million and 264 poor condition. In addition, the report identified many sidewalk gaps throughout town with no sidewalk infrastructure. A condition survey is underway that will be completed this fall and provide an updated assessment of current sidewalk conditions and associated replacement costs.

In order to make important gains on sidewalk and ramp condition-the Department of Public Works proposes to increase the capital item to \$1 million in FY27. Once poor and fair condition sidewalks are replaced, identified sidewalks gaps could be prioritized and included for construction.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Sidewalk Repair	4,817,000	750,000	539,000	A	552,000	A	566,000	A	580,000	A	595,000	A	610,000	A	625,000	A

PARKING LOT REHABILITATION - Future Years

Brookline has 21 public parking areas as well as the Beacon Street center area parking lots spread out across town at schools, parks, municipal buildings and commercial areas. The total area of these outdoor paved areas is over 11.5 acres or the size of nearly 9 football fields. There is no dedicated funding source for maintenance and preservation of these assets. A separate capital item will allow for better management and tracking of these assets and overall cost savings. This fund will begin with an assessment of conditions of all locations and then a prioritization of how to best preserve and maintain these assets. Preservation methods will include crack sealing, chip seal, bonded wearing course, mill and overlay and full replacement depending on the pavement condition. As an initial estimate, a moderate treatment, a mill, partial level and overlay was used to estimate cost. With contingency, assessment and treatment for the entire area in today's dollars would be about \$2 million assuming a 20-year cycle. Engineering staff will assess all lots and include work in annual contracts. In addition, catch_basins will be reset or added, porous pavement and stormwater infiltration included where feasible, and green infrastructure installed where appropriate to reduce stormwater runoff and reduce contaminants from entering into the Town's water resources. contracts.

Request is for \$200,000 per year escalated yearly for inflation.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Parking Lot Rehab.	1,000,000				200,000	A							400,000	A	400,000	A

DAVIS PATH FOOTBRIDGE

In FY2018, the CIP funded a feasibility study, including a structural evaluation, of the Davis Path Footbridge that spans the MBTA D-Branch on the Green Line adjacent to Boylston Street Playground. In April 2020, during the course of the feasibility study, the existing span was deemed structurally unsound. An emergency demolition was required to remove the span and restore safety to the site.

Both the Select Board's commitment to become carbon neutral by 2050 and Town Meeting's December 2019 Healthy & Sustainable Transportation resolution to achieve a mode split of 75% of trips by walking, biking, electric micro-mobility, and public transit (among others) require creating new and maintaining existing pedestrian infrastructure throughout the Town. The Davis Path Footbridge provides an important connection in the Town's pedestrian network as a safe north-south connection over the D-Branch to the civic center of the Town including: Town Hall, the Main Library, the Court House and Police Station, transit stops, Emerson Garden, Brookline Village and neighborhoods west thereof, and Boylston Street.

Additionally, it provides a safer pedestrian connection to the Old Lincoln School that is expected to be in continued use by the Town of Brookline during future school and town building renovations. The DPW is planning for a permanent, ADA/AAB compliant replacement bridge that will meet the needs of pedestrians of all abilities. A conceptual design was completed with a Transportation Board appointed Design Review Team. A consultant was hired to bring the project to the XX% level with MassDOT with the desire to see the project funded as Transportation Improvement Project (TIP). That work began in 2024. with close coordination with the MBTA.

The project has been accepted as a Transportation Improvement Program (TIP) project and has received a project number from MassDOT (613683) but has not yet been programmed. The 25% design submittal was made on August 5, 2025 Design will continue with the goal of being programmed ultimately as a TIP. The value of the construction including construction administration is \$13,500,000 shown in FY 2028. DPW continues to apply for and seek appropriate federal and state infrastructure grants that may help support the project.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Davis Path Footbridge	14,700,000				500,000	A	14,200,000	B								

PEDESTRIAN LIGHTING

As requested at the Spring 2019 Town Meeting, the Brookline Select Board formed the Pedestrian Friendly Lighting Committee in July 2019 to study and prepare a plan for the Town of Brookline to implement pedestrian-friendly lighting along sidewalks with, or leading to, extensive pedestrian activity. The draft plan was presented to the Board in August 2021 and supports Brookline's Complete Streets policy which states that "Sidewalks and crosswalks should be adequately lit." The report documents policies, strategies, and actions to achieve that goal.

Most current lighting along Brookline streets has been designed primarily to illuminate vehicle roadways rather than sidewalks. But the lighting needs of drivers are not the same as those of pedestrians. The latter need even, glare-free lighting that enables them to see where they are walking, avoid potential hazards, and to recognize other, approaching pedestrians. Pedestrians also need to be visible to others such as drivers and cyclists, especially when they are entering and using crosswalks.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Pedestrian Lighting	200,000						200,000	A								

In contrast to roadway lighting, which employs brighter lighting fixtures on taller poles widely spaced along the street, better pedestrian lighting typically utilizes poles that are lower, spaced closer together, with fixtures that direct even, lower-level illumination along sidewalks without sending light into undesired directions, such as into nearby homes. Effective pedestrian lighting enhances the night-time experience of Brookline's streets, which is important not only for residents but also for local businesses. The Town already has some pedestrian-scale lighting, but most of Brookline does not. The high cost of new street lighting, especially in stand-alone projects, has been a major barrier to wide implementation of pedestrian-friendly lighting. As a result, establishing a long-term program with clear goals, priorities, and appropriate oversight, with an emphasis on opportunistically leveraging the funding for large scale street and building projects, is part of this funding request. The Committee proposes that Brookline formally adopt and commit to a long-term goal of extending the implementation of pedestrian-friendly street lighting so that it serves:

- all commercial areas, including routes within and between those areas,
- important routes for walking as a means of transportation,
- densely developed residential areas that surround commercial areas,
- routes to important destinations outside these areas, and
- approaches to public transportation,

with an overall emphasis on North Brookline due to the higher population density and proximity to subway and bus lines.

The Committee recommends the creation of an annual line item in the Department of Public Works (DPW) Capital Improvement Program (CIP) budget specifically for incremental pedestrian lighting improvements and the development of a comprehensive "Lighting Master Plan" for Brookline. This Plan, created by professional exterior lighting designers, would articulate what constitutes effective pedestrian lighting, recommend standard Town practices, adhere to the latest national standards and guidelines, and provide insight on emerging technologies and design strategies. A lighting master plan would help prioritize specific Town areas in need of resources so that limited funds can be used wisely with a tool-kit of state-of-the-art lighting approaches.

Implementing effective pedestrian-friendly street lighting in Brookline will likely unfold over decades, not just months or years. All the more reason to establish appropriate policies, goals, direction, and governance now.

Funding requested will first be utilized to create a Lighting Master Plan to create uniform design standards for the Town and priority areas for implementation. The annual appropriation will be used to slowly implement recommendations of the plan including prioritization along Beacon Street and through public properties, parks and open spaces that are part of daily pedestrian commute corridors.

DPW FLEET LATERAL PROTECTIVE DEVICES

In response to growing concerns over pedestrian and cyclist safety, MassDOT introduced the "Act to Reduce Traffic Fatalities" (Chapter 358 of the Acts of 2022, amending M.G.L. c. 90, § 7), which enforces stringent new safety regulations on large vehicles. This law mandates that any registered motor vehicle, trailer, semi-trailer, or semi-trailer unit classified as Class 3 or above by the Federal Highway Administration, with a gross vehicle weight rating (GVWR) of 10,001 pounds or more, must be equipped with

truck safety devices—including lateral protective devices, commonly known as side guards. These regulations apply to all vehicles leased or purchased by the Commonwealth on or after January 1, 2023, and extend to vehicles operated under a contract with the Commonwealth beginning January 1, 2025. It is anticipated that this will be mandated of municipalities in the near future.

These lateral protective devices are designed to prevent pedestrians and cyclists from being pulled under the vehicle in the event of a collision, a critical measure that could significantly reduce the number of fatalities and severe injuries in urban environments. The estimated cost to retrofit the Town's vehicles is estimated at \$280,000.

This investment is not just a matter of regulatory compliance; it's an opportunity to lead by example in advancing road safety. By proactively upgrading our fleet, the Town ensures it adheres to state safety standards and significantly reduces risks to vulnerable road users, aligning with broader community and state-wide goals of reducing traffic fatalities.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
5	Engineering/Highway DPW Fleet Lateral Protective Devices	280,000	280,000														

TRANSFER STATION REMEDIATION

In August 2025, a structural failure of the concrete tipping floor rendered the Town's Transfer Station at 815 Newton Street unsafe and unusable. Engineering evaluations confirmed that the slab and underlying conditions are compromised and cannot safely support daily municipal solid waste operations. Because the facility is a critical municipal asset that directly affects solid waste costs, service reliability, and long-term operational flexibility, the Town must implement an interim solution while long-term planning is underway.

After evaluating multiple options, the Department of Public Works (DPW) determined that constructing a temporary, enclosed transfer station structure is the most fiscally responsible and operationally sound approach. Short-term repair options, such as steel plating or structural infill, were found to be operationally unfeasible and limited in value, particularly given the age and overall condition of the existing building. Significant repairs would also trigger additional regulatory requirements and would still require the Town to construct a temporary facility when the permanent transfer station is ultimately demolished and rebuilt. Permitting and erecting the temporary structure now is prudent.

The proposed project includes the installation of a covered, enclosed prefabricated structure in a separate area of the DPW Yard, within the non-capped portion of the rear landfill area. This location has been reviewed with the Town's environmental consultant and the Massachusetts Department of Environmental Protection (DEP). In January 2026, DEP granted the Town a permit extension allowing continued solid waste operations under this interim configuration, ensuring regulatory compliance while longer-term planning advances.

The temporary facility will function as an interim tipping and consolidation area while the Town undertakes a comprehensive DPW Facilities and Transfer Station Feasibility Study. The structure is designed to be durable and adaptable; once a permanent transfer station is constructed, it can be repurposed on site for other operational needs, such as containerized waste handling or salt storage, preserving the Town's investment and extending the asset's useful life.

Maintaining a functional transfer station is essential to Brookline's ability to control solid waste costs and maintain reliable service. Brookline generates approximately 30–35 tons of municipal solid waste per day and holds a DEP permit for up to 135 tons per day. With fewer disposal facilities remaining in eastern Massachusetts and increasing haul distances, the transfer station provides the Town with critical flexibility and protection against rising disposal and transportation costs.

This capital project allows the Town to maintain continuity of operations, protect public and worker safety, and avoid unnecessary investment in a failing structure, while advancing deliberate, community-informed planning for a permanent transfer station as part of the broader DPW facilities strategy.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	Engineering/Highway Transfer Station Remediation	1,000,000		1,000,000	A												

DPW - FACILITIES FEASIBILITY STUDY

The Department of Public Works provides 24/7 year-round services and emergency response for the Town of Brookline. The Department houses over 170 employees and 200 pieces of equipment. It conducts critical asset management, health and safety, and emergency response services that operate out of four remote facilities: the Transfer Station, Larz Anderson Park Maintenance Yard, Water and Sewer Garage, and Municipal Service Center. The Transfer Station Facility, including the Scale Operation and Storage Area, and Larz Anderson Maintenance Facility require a conditions and utility assessment with a complete structural evaluation and plan for near-term repairs to roofs, doors, windows, access, tipping floor, and HVAC. The Municipal Service Center and the Water and Sewer Garage require evaluation for capacity, condition of amenities within the facility (such as fueling services, salt storage, motor equipment repair facilities, trades space and equipment, employee space), and risk analysis for suitability of location. The Water and Sewer Garage is in a high-risk flood area and is the primary response agency in the event of a flood. The Town's Hazard Mitigation Plan recommends that the Water and Sewer Facility relocate out of the flood plain for the long-term protection of assets and flood mitigation services for the Town. The analysis will evaluate the viability and cost of that option or alternatives to protect the facility. The Municipal Service Center is undersized for its current operation, and the 1996 Salt Shed needs assessment and a repair/replacement plan.

This CIP request will fund a preliminary feasibility study that will include an inspection of the existing facilities, identifying deficiencies, interviewing staff, identifying current and future needs, developing conceptual alternatives for different sites of consideration, including relocation and consolidation, evaluating the preferred conceptual alternative(s) and preparing budget cost estimates for the preferred alternative(s). The document will serve as a roadmap for the Town as it develops the long-term plan to support DPW facilities and functions for the community as the facilities age and the community prepares for more frequent and significant storms.

The feasibility study aims to evaluate all of the DPW facilities and develop a long-term plan to invest in the assets, efficiency, services, and emergency response facilities and functions that the Town of Brookline will require both now and in the future. The funding in FY28 is to commence planning, permitting, and engineering bid documents based upon the recommendations including to upgrade the transfer station building, operations. scale house and scale, tipping floor and indoor/outdoor/covered storage.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	<u>Engineering/Highway</u> DPW - Facilities Feasibility Study	250,000	250,000														

DPW FACILITY IMPLEMENTATION

Funding is reserved in the out-years to implement the recommendations of the DPW Facilities Feasibility Study which will commence at the end of FY26.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	<u>Engineering/Highway</u> DPW Facility Implementation	2,000,000												2,000,000	A		

WASHINGTON ST. REHAB AND COMPLETE STREETS

Funding for the project supports survey, design, engineering, analysis, local cost share for construction, and project management services necessary to assist the Town in obtaining Federal and/or State funding for the rehabilitation of 1.3 miles of Washington Street and associated intersections from Station Street (Brookline Village) northerly up to and including its intersection with Beacon Street (Washington Square). The Washington Street Rehabilitation and Complete Street Project continues to be supported by the Boston MPO and is targeted for construction in FY28 and FY29. Based upon the recent Project Review Committee approval, the estimated construction cost for the project is over \$29 million. The Town is responsible for all

engineering and design costs and then a local share for construction currently estimated at 5 million of additional funding spread over several years to include preliminary design, public participation, right of way approvals, engineering bid documents, construction oversight, project management, funding assistance, implementation, and Town preferred betterments. The primary goal of this project is not only to rehabilitate a critical arterial roadway that is in poor condition but to create a true Complete Street throughout the Washington Street corridor.

Washington Street is currently constrained with a relatively narrow right-of-way with two lanes of traffic, on-street parking in both directions, bicycling, public transit via the Rte. 65 Bus, and significant volumes of pedestrians. Washington Street serves as an important connection between Route 9/Boylston Street and Beacon Street which is utilized by high volumes of drivers, pedestrians, and bicyclists alike and provides access to 3 commercial districts, public safety facilities, the County Court House, and other Town government services including the Library and Town Hall. The roadway and the sidewalks are in poor condition and in need of replacement. The project includes improving safety and operations along the corridor for drivers, bicyclists, pedestrians, and transit users. Successful completion of the project will improve safety, provide efficient traffic operations, provide pedestrian scale lighting, expand sidewalk/streetscape, and place-making enhancement, and employ complete streets and healthy transportation concepts.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Washington St. Rehab and Complete Streets - Town	11,800,000	800,000	800,000	A	5,000,000	B	4,000,000	B	800,000	A	400,000	A				

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Engineering/Highway Washington St. Rehab and Complete Streets - State	30,000,000				30,000,000	C										

The Washington Street project work elements required by MassDOT include a survey, functional design report, preliminary right-of-way plans, community participation and outreach, preliminary design, state submittals, and final design. Town funding over several years will support the associated engineering design services for the preparation of designs, plans, specifications, and cost estimates. It will also be used for right-of-way agreements, project oversight, community engagement, and construction services. The first phase of work will include preliminary design and preparation of information and submittals to the Massachusetts Department of Transportation (MassDOT) and the Boston Metropolitan Organization (MPO) to include the project into the Federal and/or State Aid Funding Program.

The Washington Street TIP design will continue with 25% design submittal scheduled for September 2025 and construction advertisement schedule for July 2028. Right of Way work will commence in FY 2026 with parcels identified for temporary and permanent easements with related costs for appraisals and easements paid for by the Town of Brookline. This is a required step in all MassDOT projects. The large majority of construction cost, other than those designated as non-participatory, will be paid by state and federal monies under the TIP program

Upper Washington Street from Beacon Street to the City line is being designed separately with the final MassDOT-approved design as the guide. It is not part of the TIP project and will be put out to bid separately and managed by the Town. This work will ensure the consistent renovation of Washington Street from Station Street in Brookline Village to the City Line near Bartlett Crescent.



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032

CATEGORY CODES (CC):					
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus	D = Golf Budget	G = Utility Bond	J = Re-Appropriation of Funds
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond	E = Golf Bond	H = CDBG	K = Debt Exclusion Override
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid	F = Utility Budget	I = Other	

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	Water / Sewer																
4	Stormwater Improvements	4,000,000	500,000	500,000	G	500,000	G	500,000	G	500,000	G	500,000	G	500,000	G	500,000	G
4	Water System Improvements	16,000,000	2,000,000	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G
6		-															
4	Wastewater System Improvements	24,000,000	3,000,000	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G
	Public Works - Water / Sewer Sub-Total	44,000,000	5,500,000	5,500,000		5,500,000		5,500,000		5,500,000		5,500,000		5,500,000		5,500,000	

STORMWATER IMPROVEMENTS & PERMIT COMPLIANCE

As climate change continues to influence the frequency and intensity of storm events in the region, the Town is proactively seeking to better understand flood and storm risks to the community, infrastructure, and resource areas. The Town is actively developing plans and implementing procedures to prepare for and adapt to the changes in the weather. This includes monitoring and assessing locations that are flood-prone to develop ways to mitigate and/or reduce the potential for storm damage by managing stormwater flows upstream of these sensitive areas. Project funding will also be put towards consulting services and construction projects to comply with EPA's NPDES Phase II MS4 Permit. The Town is working on a Stormwater Model and Master Plan to help guide the decision-making process and will lay the groundwork for future stormwater-related capital improvement projects. Some of these projects will include planning/design/installation of Best Management Practices (BMPs) to help reduce the amount of flow and pollutants discharged to resource areas. There will also be a focus on Illicit Discharge and Detection and Elimination (IDDE) work to reduce bacterial contamination discharged from the Town's drainage system. The Town will retain consultant services to support and bolster IDDE efforts. Projects will be prioritized in environmental justice areas within the Town or climate-vulnerable neighborhoods and support goals of both the Town's Climate Action Plan and Urban Forest Climate Resiliency Master Plan. Funding for this important work follows both local initiatives for climate resiliency and compliance with Federal and State mandates. These projects need to be funded annually by the Town, but the Department of Public Works will also look to pursue potential grant opportunities as they become available. It is worth noting that the CIP annual request will increase to meet regulatory and infrastructure needs.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	Water / Sewer																
4	Stormwater Improvements	4,000,000	500,000	500,000	G	500,000	G	500,000	G	500,000	G	500,000	G	500,000	G	500,000	G

WATER SYSTEM IMPROVEMENTS

Under the current Federal Lead and Copper Rule Revisions (LCRR), municipalities are required to complete a Lead Service Line (LSL) Inventory by October 16, 2024. In 2023, the Department of Public Works received a DEP grant to complete an inventory. The inventory has been completed, and based on the results, there are no known lead service lines in the water system. However, the results indicate that out of the approximately 9,130 water service lines in Brookline, 108 were listed as unknown because the records did not indicate the type of material used during installation. Unknowns based on current Federal and State regulations are assumed to be lead-containing and require further investigation to determine the material type or complete replacement to be taken off the list. In most cases, the cost to investigate may be comparable to replacement. The Town is currently in the process of removing all of the unknowns and replacing them with new copper materials. The inventory also documented lines that have lead gooseneck connectors. There are approximately 1,600 lead gooseneck-type connections. Lead goosenecks were used in the early 1900s to connect straight sections of iron service pipe to mains and buildings. Lead goosenecks, although under the current regulations, are not considered a lead line, will most likely be considered lead under future regulations and should be replaced because they contain lead. The future Federal Lead and Copper Rule Improvements regulation will have a requirement to get all the lead out of the water system in 10 years at a removal rate of 10% of the lines per year. The Town will prioritize lead gooseneck line replacements based on roadway reconstruction projects to avoid having to restore the roadway surface twice. Funds requested for this work will be used towards design and construction to replace the LSLs. MWRA 0% interest loans are currently available to help pay for the LSL replacements.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Water / Sewer Water System Improvements	16,000,000	2,000,000	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G	2,000,000	G

WASTEWATER SYSTEM IMPROVEMENTS

The Wastewater System Capital Improvement Project provides funding for the rehabilitation and maintenance of the 110 miles of the wastewater collection system (sanitary sewer), which is comprised of pipes ranging from 8 inches up to 8 feet in diameter. The sewer system also contains 3,200 sewer manholes. The asset rehabilitation program, based on the recommendations of the Sewer System Capital Improvement Program completed in 2016, aims to rehabilitate the entire sewer system over 18 years to protect the asset and reduce infiltration and inflow (I&I) by 2032. Approximately 47 miles of pipe and 1,000 manholes have been rehabilitated to date. The reduction of I&I not only helps reduce the chance of backups in the system but also lowers the MWRA wholesale costs by reducing extraneous clear water flows. Rehabilitation provides additional structural support and protection from the elements, increasing the expected service life of the asset. This annual work is also supported by grant/loan programs offered by the MWRA, significantly reducing the Town's financial impact and ensuring a more efficient and reliable wastewater system for the community.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
4	Water / Sewer Wastewater System Improvements	24,000,000	3,000,000	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G	3,000,000	G

Public Works - Parks and Playgrounds



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032											
CATEGORY CODES (CC):											
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus		D = Golf Budget		G = Utility Bond		J = Re-Appropriation of Funds			
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond		E = Golf Bond		H = CDBG		K = Debt Exclusion Override			
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid		F = Utility Budget		I = Other					

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
	Parks and Playgrounds																
3	Baldwin School Playground	1,600,000														1,600,000	A
3	Boylston St. Playground	3,480,000								580,000	A	2,900,000	B				
6	Big Belly Compacting Waste Stations	1,025,000	145,000	145,000	A	270,000	A			145,000	A			160,000	A	160,000	A
3	Coolidge Playground	2,600,000								430,000	A	2,170,000	A				
3	Griggs Park	2,100,000	2,100,000														
3	Harry Downes Track and Field	3,050,000						3,050,000	B								
3	Juniper Street Playground	1,920,000								1,920,000	A						
3	Larz Anderson Park	9,300,000						3,500,000	B							5,800,000	B
3	Lawton Playground	2,400,000												2,400,000	A		
3	Riverway Park	6,000,000						1,200,000	A	4,800,000	B						
3	Soule Athletic Fields	6,900,000		1,150,000	A	5,750,000	B										
3	Skyline Park	1,600,000										1,600,000	A				
3	Winthrop Square	2,900,000						490,000	A	2,410,000	A						
3	New Lincoln School Grounds	5,890,000		970,000	A	4,920,000	B										
3	Roland Hayes School Grounds	4,500,000						900,000	A	3,600,000	B						
3	Baker School Grounds	6,700,000										6,700,000	B				
3	Longwood Playground/Lawrence Schoool Grounds	5,600,000												5,600,000	B		
3	Parks/Playgrounds Rehab/Upgrade	2,670,000	310,000	325,000	A	325,000	A	325,000	A	340,000	A	345,000	A	350,000	A	350,000	A
3	Town/School Ground Rehab.	1,715,000	185,000	190,000	A	195,000	A	200,000	A	230,000	A	235,000	A	240,000	A	240,000	A
3	Tennis Courts / Basketball Courts	850,000	200,000			650,000	A										
2	Comfort Stations	525,000	25,000			125,000	A			125,000	A			125,000	A	125,000	A
	Public Works - Parks and Playground Sub-Total	73,325,000	2,965,000	2,780,000		12,235,000		9,665,000		14,580,000		13,950,000		8,875,000		8,275,000	

BOYLSTON STREET PLAYGROUND

Boylston Street Playground is located on Route 9 across from the Old Lincoln School. It has a basketball court, play equipment, water play, picnic and seating areas, and a small athletic field most suitable for youth soccer and baseball (t-ball) practices. In addition to a neighborhood playground, the park serves as a site for recess and gym classes when the Old Lincoln School is occupied as a temporary school site during school renovation projects. The field is also used by the upper grades for athletic practices as necessary due to its proximity to the high school and is part of the Green Dog Program. The playground, basketball court, water play, and athletic field require full replacement/refurbishment along with associated utility upgrades. The renovations will include accessibility improvements into and through the site, fencing replacement, perimeter wall repointing, lighting to support evening use of the basketball court, drainage improvements, and social seating/gathering places to best serve the community and school use. The project proposal includes design development, public process, bid documents, engineering, and construction. The town plans to complete this project after the restoration of the Davis Path Footbridge so the park can be used to access the footbridge project and then restored afterward.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	Parks and Playgrounds																
3	Boylston St. Playground	3,480,000								580,000	A	2,900,000	B				

COOLIDGE PLAYGROUND

Coolidge Playground is a neighborhood park that provides opportunities for recreation, play, quiet spaces, and gathering for residents of all ages. This park is in need of a full renovation to address aging infrastructure and outdated facilities, while also improving accessibility, drainage, and overall functionality. A comprehensive renovation will ensure the park continues to serve as a safe, attractive, and inclusive space that meets the needs of current and future users.

To manage costs and take advantage of available funding sources, the project is planned in two phases. The first phase focuses on the tennis courts and adjacent shade structure, which are heavily used features in the park, were not included in the last major renovation, and in greatest need of repair. Phase I will include survey work, design development, engineering, preparation of bid documents, and construction to renovate the tennis court, replace the shade structure, and complete drainage improvements associated with both. PHase 1 work was approved through the Town's Community Preservation Act (CPA) grant application for FY 26. CPA funds will be used to support the survey, design development, and bid documents for this portion of the project.

The second phase of the project, funded through the Town's Capital Improvement Program (CIP), will encompass a broader renovation of the remaining park areas. Phase II improvements will include the 2-5 year-old and 5-12 year-old children's play areas, swings, spray pool, pathways, additional drainage upgrades, basketball court, and the open lawn area. Together, these two phases will provide a fully modernized, resilient, and accessible park that will serve the community for decades to come.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	Parks and Playgrounds Coolidge Playground	2,600,000								430,000	A	2,170,000	A				

GRIGGS PARK RENOVATION

Griggs Park is located on a former wetland, in an enclave surrounded by houses and apartment buildings between Washington and Beacon Streets. As climate change brings heavier and more frequent storms to the region, former wetland sites, such as this one, will require additional investment in green infrastructure to keep them functioning and flourishing. The pathway is circular, rounding a collection of trees and vegetation, an open lawn area, seating and picnic areas, basketball, and a playground. The playground was last renovated in 1997 and is overdue for a complete renovation. The project includes a survey, design development, bid documents, engineering, and construction to include a new and expanded play area, new walking paths, grading, and drainage improvements, invasive plant removal and planting, accessibility improvements, fencing, improved entrances, new lawn area, picnic, and seating areas, improvements to the basketball area and the addition of adult exercise equipment.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	Parks and Playgrounds Griggs Park	2,100,000	2,100,000														

HARRY DOWNES TRACK AND FIELD

Harry Downes Field is located between Jamaica Road, Highland Road, and Pond Ave. The synthetic field and surrounding track were included in the 2019 Capital Improvement Project with the rest of the playground and natural grass field; however, the lifespan for a synthetic turf field is about ten years so it will be in need of replacement before the playground and other areas of the park. Replacement of the synthetic turf field will include the most environmentally sensitive materials available on the market at the time of design development for the infill, grass, and associated safety padding. As with all synthetic turf field replacement projects in Brookline, the infill will not include any crumb rubber material. Since the track was previously only resurfaced to extend its life until the next synthetic turf field replacement, it will require a complete replacement including a new pavement base.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	Parks and Playgrounds Harry Downes Track and Field	3,050,000						3,050,000	B								

JUNIPER STREET PLAYGROUND

Juniper Playground is located off Juniper Street, adjacent to one of Brookline's public housing complexes. The Brookline Redevelopment Authority donated the land to the Town in 1967 to create the park. The park site is dominated by a steep slope along one edge of the property. There is currently one play area enclosed by a steep slope and a chain link fence. The play area includes both a play structure for ages 2-5 and ages 5-12. There is also a simple water play area with a fire hydrant and three spray elements. ADA access throughout the park is provided via bituminous concrete and cement concrete walkways, along with ramps and railings, all of which are currently in fair condition. There are various deciduous trees in the park but some are in declining health and may need to be removed and replaced in future years. The park was last renovated in 2009 and is in need of upgrades, including retaining walls and fencing, walkways, new playground equipment, and new plantings.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
3	Parks and Playgrounds Juniper Street Playground	1,920,000								1,920,000	A						

LARZ ANDERSON PARK

With over 65 acres, Larz Anderson Park is the largest park in Brookline, is listed on the National and State Registers of Historic Places, and is the flagship park of the Town with many architecturally significant buildings, structures, fences, pergolas, balustrades, Tempietto, causeway, pedestrian bridge, walls, gates, gardens, athletic fields, play equipment, shelter, comfort station, BBQ picnic areas, walking paths, an ice rink, significant trees, a water body, sweeping slopes and magnificent views of the City of Boston.

Larz Anderson Park shows many traces of the three major cultural influences on the Anderson's aesthetics and lifestyle: Italy, Japan, and England. The Andersons had a vision for their Brookline home that would take them nearly 20 years to realize. They hired the landscape architect and artist Charles A. Platt to design a sunken Italian garden at the top of the hill that would embody their love of Italy. The Italian Garden infrastructure that remains, is in poor and unstable condition. The request for improvements is to make significant structural repairs to the walks, stairs, and walls, restore the gazebo on the east side of the garden (to match the restoration of the west side that was completed several years ago), remove invasive vegetation, and replacement with appropriate planting. In some cases, the landings for the stairs are sunken and hollow, pieces of the walls are loose or missing, and bricks are falling out and away from the mortar that once held the walls together, leading to unsafe and unstable conditions.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
3	Larz Anderson Park	9,300,000						3,500,000	B							5,800,000	B

In collaboration with the Town of Brookline, Structures North Consulting Engineers and Klopfer Martin Design Group (KMDG), created a Restoration Prioritization Plan for Larz Anderson Park with public input between 2015 and 2017. This Prioritization Plan includes a preliminary conditions assessment of the various natural, manmade, and historic features and structures throughout the park and provides recommendations regarding the prioritization, strategies, and scope of work to rehabilitate the park over the coming decade.

The Prioritization Plan created zones within the park and recommended the lagoon area due to safety concerns as a priority project. The project was completed in 2022 with funding through the Capital Improvement Plan. This multi-year process involved extensive public input, concrete core samples, 3D modeling, and resulted in a reconstructed causeway, footbridge, as well as a complete demolition and rebuilding of the tempietto (Temple of Love). The project included a new terrace, columns, fountain, stairs, and walls at the fountain, as well as accessibility improvements to the tempietto and around the entire lagoon. The lagoon perimeter path formerly stopped at the pedestrian bridge, but now an option exists to go over the bridge or to continue around the lagoon on an accessible path. The lagoon was dredged of organic material during the renovation, and the banks seeded. This is a favorite spot for photos, quiet walks, sitting, picnics with friends, and wedding ceremonies. It is one of the iconic symbols of Brookline and was reconstructed with an extraordinary design and construction team and will serve generations to come.

The rehabilitation of the park roadway, also funded through the Capital Improvement Plan, required a complete full-depth reclamation due to the deteriorated condition of the asphalt and subsurface. The new roadway includes updated drainage elements and curbing to help maintain the long-term integrity of the park access road and associated parking.

In 2025 through 2028, work is slated to begin on other facilities and structures throughout the park, beginning with the former site of the Anderson House and Italian Garden area. The Department intends to fund this phase of the work through a combination of Mass Historic grants, Community Preservation Act grants, and the Capital Improvement Plan and will involve:

- **House Site:** repairing surrounding walls and pathways; refurbishing the lawn
- **Pergola:** assessment of the structure with recommendations for restoration that may include sealing cracks and replacing deteriorating columns

- **Main terrace:** repairing surface cracks and gaps in the steps and stonework of the main terrace
- **Pinetum/bowling green:** analysis and preservation of existing statues and monuments; refurbishing the lawn and pathways
- **Italianate garden:** repairing walls, pergola, stairs, and benches; and assessment of fountain preservation
- **Gardener's cottage:** reconstruction of perimeter walls
- **Perimeter walls (on Goddard Ave):** reconstruction of perimeter walls; renovating gates and entryways
- **Allee:** extensive pruning; assessment and preservation of the Excedra(2).
- **Athletic Field (Polo Field):** assessing field stone wall, resetting stones in wall; extensive tree work and pruning
- **Lagoon:** Drainage improvements on the side and lower lawn area and wet meadow leading to the lagoon.
- **Pathway:** Assessment of pedestrian pathway and repair/replacement of broken steps and renovation of asphalt paths.

The legacy of the Anderson estate is unique as it celebrates not only the historic elements of the estate's past but in the myriad of recreational opportunities the grounds now offer to countless park visitors. These modern amenities will also see an overhaul in 2028 through funds provided in the Capital Improvement Plan and hopefully Land and Water Conservation Fund grants, with the renovation of the popular playground, the refurbishment of the picnic areas, and the creation of an updated comfort station and visitor center. The features will connect with other areas in the park through the establishment of accessible pathway upgrades and a path connecting this entryway to the existing carriage road and chipped perimeter pathway. These extensive upgrades, recommended through the Prioritization Plan, highlight not only the remarkable history of Larz and Isabel Anderson's estate but also celebrate the space as a beacon for recreation, relaxation, and outdoor enjoyment.

LAWTON PLAYGROUND

This property was originally the Highway Department yard. Recreational use began in 1956. The Olmsted firm designed the southern side of the park in the 1960s. Improvements in 1990 included renovating the spray pool and 2 new play structures. The Community Development Block Grant program funded the rehabilitation of the south side. Another round of improvements was completed in 2007, including new play equipment and plantings with a fairy woodland theme, a unique granite gateway designed by the sculptor Murray Dewart, a new seating area and entrance from Thorndike Street, a new basketball court, lawn area, pathways, and site furnishings.

The proposed project includes both sides of the park. On the playground side the project will include the replacement of the play structures, as well as the installation of poured-in-place rubber safety surfacing to enhance accessibility throughout the park. The splash pad will be upgraded, and water bubblers will be replaced. Other improvements include pathway renovation and repair of the perimeter fencing. New plantings will also be added in existing plant beds. Trees will be assessed, inventoried, and a plan developed to preserve and protect them along with a plan to commence planting for the next generation of trees. Across the street the basketball court will be renovated, the existing fencing will be repaired and the picnic area will be upgraded at the community garden.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
3	Lawton Playground	2,400,000												2,400,000	A		

RIVERWAY PARK

This is a continuing project of the Olmsted Park/Riverway Park Improvements program. The project was originally anticipated to be implemented in FY2003; however, due to the Brookline/Boston/Commonwealth of Massachusetts/US Army Corps of Engineers joint Muddy River Flood Control Project, this phase of restoration will be coordinated with and follow the flood mitigation work. Phase I and Phase II of the Muddy River Flood Control Project have reached substantial completion and are currently being monitored by and under warranty through the USACE. The scope includes reconstruction of the riverbanks that have eroded in some places by as much as 10 feet, replacement of failing or hazard trees, edge planting, lawn restoration, rebuilding the path system, evaluation and installation of pedestrian scale lighting, establishing new planting plans for the banks, and re-grading to prevent future erosion. This appropriation for FY28 includes design, engineering, and permitting. The appropriation for FY29 includes construction and construction management.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
3	Riverway Park	6,000,000						1,200,000	A	4,800,000	B						

SOULE ATHLETIC FIELDS & SITE RENOVATION

Soule Playground is a 9.49-acre community park located on Hammond Street and includes the Town's Recreation Department preschool program. The site contains two large playgrounds, a splash pad, picnic areas, 2 athletic fields, small community gym, and abuts the Baldwin school property. The athletic fields on-site serve the Town's early childhood program, daycare facilities, multi-age athletic leagues, camps, and residents of all ages and abilities. The circulation, parking, and stormwater management of the site require redesign and renovation. Funds will provide for design and construction for increased capacity and improvements to parking areas, the vehicular roadway, pathway connections, stairs and railings, site accessibility, storm drainage improvements, playground replacement, water play, picnic areas, synthetic turf replacement, and improvement to Robson Athletic Field (Upper Soule). The playground was installed in 2007 and will require full removal and replacement. The synthetic turf field, installed in 2010 with the funding assistance of the Brookline Soccer Club, will be at the end of its useful life and in need of replacement as well.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
3	Soule Athletic Fields	6,900,000		1,150,000	A	5,750,000	B										

SKYLINE PARK

Skyline Park is part of the 15-acre site of a former landfill that was closed and capped through a MassDEP landfill closure process and made into a public park in 2008. The current park includes a children's playground, walking paths, a picnic pavilion, a restroom facility, a parking area, and a synthetic turf field. Portions of the park, including the synthetic turf field, were recently renovated in 2023; however, the playground has not been updated since its installation in 2008. This project solely addresses the replacement of the playground.

This project includes replacement of the playground fencing, site furnishings, a new 2–5-year-old play structure, a new 5–12-year-old play structure, and installation of poured-in-place rubber safety surfacing to improve accessibility throughout the site. The project will include the replacement of old water bubblers with handicapped-accessible water bottle refill stations.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
3	Skyline Park	1,600,000										1,600,000	A				

WINTHROP SQUARE

The Winthrop Square property was one of the four parcels of open spaces preserved and protected by David Sears (1787-1871) that was given to the Town by the heirs of David Sears in 1902-1903. The Minot Rose Garden, located in the park was initiated by Henry W. Minot, a member of the Tree Planting Committee in 1971. The distinctive climbing rose trellis located in the garden is from the Larz Anderson estate. The restoration of the trellis will be done through the CPA funding received in FY26.

The last major renovations of the park were in 2004 when the older children's' wooden play structure was replaced. That was followed by the rose garden being replanted in 2005. Landscape improvements, including the renovation of the irrigation system, pathway replacement, new plantings and the removal, replacement and expansion of playground equipment for 2–5-year old and site furnishings, were completed in 2010.

The current project includes the replacement of both the 2–5-year-old and 5–12-year-old play structures, as well as the installation of poured-in-place rubber safety surfacing to enhance accessibility throughout the park. The splash pad will be upgraded, and outdated water bubblers will be replaced with ADA-accessible water bottle refill stations. Additional improvements include pathway renovation, repair or replacement of the perimeter fencing, and field restoration. Trees will be assessed, inventoried, and a plan developed to preserve and protect them along with a planting strategy for the next generation of trees.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
3	Winthrop Square	2,900,000						490,000	A	2,410,000	A						

SCHOOL PARKS AND PLAYGROUNDS SYSTEM-WIDE SUPPORT

BALDWIN SCHOOL PLAYGROUND

This park, associated with the Baldwin School, shares one entrance and a parking lot with the Soule Recreation Center. The property is defined by its rolling topography, mature oaks over expansive lawn, and considerable variation between the highest and lowest elevations. The playground includes fenced tot lots and swings. This project includes the renovation of the playground in the back of the building to modernize the playground with the latest safety standards as well as improved accessibility within the playground to the play area.

NEW LINCOLN SCHOOL GROUNDS - Future Years

The Town acquired the New Lincoln School property, located on Kennard Road, as two parcels from the Park School Corporation for \$400,000 in 1970 "for the purpose of the public schools." The property is located within the Town Green Historic District and is on the National and State Registers of Historic Places. The new school and grounds were completed in 1994 and included extensive play structures and a multi-use field. The Hill-Kennard house became the home of the Brookline Music School. Portions of the brick perimeter wall located along Kennard and Walnut Streets were repaired in 2005.

The school grounds are in need of complete renovation including full replacement of the playgrounds, edging and safety surfacing, refurbishment of the courtyard, basketball court and hard-court play areas, drainage improvements, accessibility improvements, refurbishment of the paths, stairs and railings, replacement the field play area and irrigation, planting area improvements, retaining walls reconstruction, site furniture, school garden and resurfacing of the parking areas. The project will include the replacement of old water bubblers with handicapped-accessible water bottle refill stations.

ROLAND HAYES SCHOOL GROUNDS

The Hayes School playground is defined by a row of uniformly mature oaks along the front entrance of the school at Eliot Street, the slope at the rear of the property, and the planted courtyard in the school atrium. Currently, the playground has landscaping, two basketball half-courts, hardcourt play space, gaga ball, two playground areas, school garden beds, a sledding hill, and an informal natural turf field. It was renovated in 1996. Both the younger children's play area, installed in 1996, and the older children's play area, retrofitted in 2005, are in need of replacement, expansion, drainage and erosion improvements, accessibility improvements, and new safety surfacing. Improvements are needed on the playing field, hardcourt areas, and parking areas. The project will include the replacement of old water bubblers with handicapped-accessible water bottle refill stations.

BAKER SCHOOL GROUNDS

The 11.27-acre Baker School property was purchased in 1935 in conjunction with the building of the Baker School. Baker School Playground is notable for its significant grade change. The highest point is in the front playground and field area, with a steep drop into D. Blakely Hoar Sanctuary. The topography divides the playground into separate areas, with each having its own use and activity. Additional character definition is provided by the mature oaks and garden located at the front of the property.

The recreational facilities include tennis courts, a play equipment area, one-and-one-half basketball courts, and a softball infield. School and physical education programs occupy the fields from 8 AM to 4 PM during weekdays while youth baseball, youth soccer, and men's softball use field areas at other times. Both the upper 5-12 age playground and the 2-5 age playground are at least three decades old and in need of replacement to modernize to the latest safety standards. In addition, the basketball court, hard-court play area, parking areas, stairs, railings, athletic field, irrigation, fencing, drainage, utilities, and furniture are all in need of replacement, refurbishment, and accessibility improvements. The project will include the replacement of old water bubblers with handicapped-accessible water bottle refill stations. This project also includes an ADA-accessible ramp that connects Baker School to the recently renovated tennis courts and D. Blakely Hoar Sanctuary entrance.

LONGWOOD PLAYGROUND/LAWRENCE SCHOOL GROUNDS

Situated in a bowl, the perimeter of Longwood Playground is lined with mature trees. The recreational facilities are multiple yet organized; the slopes of the land dictate the location of the field, and all other facilities are located around the field. Stone, boulder, and brick retaining walls add character to the park. There are several pleasant seating areas sprinkled throughout the site which add consistency and continuity throughout the park.

During the week, the park serves the Lawrence School's recess periods, physical education, and after-school programs. The field is programmed for after-school sports, and the site is used for summer camp programs. The park is developed with two separate play areas, one designed for school-age children and the other for preschool and kindergarten-age children. Three tennis courts are located at the eastern edge of the playground. Two short combination softball and youth baseball infields are provided. A

well-developed pedestrian path system exists around the field. The purpose of 2 infields is to provide additional space for youth baseball practice. The site can accommodate a 40 x 60-yard soccer field. The school building and the park were renovated in 2003. This site sees a tremendous amount of use year-round. The playgrounds, safety surfacing, athletic fields, and hardcourt space are in need of replacement. Significant grading and drainage improvements are needed on the entrances, pathways, plaza space, seating, water play, and perimeter plantings that are all in need of replacement. The project proposal includes a survey, design development, public process, bid documents, engineering, and construction. The project will include the replacement of old water bubblers with handicapped-accessible water bottle refill stations.

CC		Total	Prior Year (FY26)	FY2027 Amount	RC	FY2028 Amount	RC	FY2029 Amount	RC	FY2030 Amount	RC	FY2031 Amount	RC	FY2032 Amount	RC	Future Years Amount	RC
	Parks and Playgrounds																
3	Baldwin School Playground	1,600,000														1,600,000	A
3	New Lincoln School Grounds	5,890,000		970,000	A	4,920,000	B										
3	Roland Hayes School Grounds	4,500,000						900,000	A	3,600,000	B						
3	Baker School Grounds	6,700,000										6,700,000	B				
3	Longwood Playground/Lawrence School Grounds	5,600,000												5,600,000	B		

PARKS AND PLAYGROUNDS SYSTEM-WIDE SUPPORT

BIG BELLY COMPACTING WASTE STATIONS AND DUMPSTERS

The COVID19 pandemic led to changes in behavior, patterns, and outcomes associated with initially temporary and now seemingly permanent life, work, and study habits throughout the world. Some of these changes have exacerbated rodent activity, especially in urban areas. Initially, the rodent population was impacted as restaurants, offices, and commercial areas closed at the beginning of the pandemic. The food source decreased significantly in these areas, and rodent populations moved further into residential neighborhoods, parks, and public grounds. Since there was more competition for food, rodents became more active during the day and around human activity. As social distancing became critical and people longed to stay connected to family, friends, and school, more meals were served and eaten outdoors at schools, parks, playgrounds, and even home. This provided an increased food supply spread out over a wider area.

Addressing the rodent problem requires a multi-pronged approach, including reducing the number of open-top trash receptacles in our public spaces, including in parks, school grounds, and commercial areas, as well as replacing trash compacting dumpsters on town and school grounds. Big Belly waste stations are currently the best waste management product on the market for effectively collecting and compacting a high volume of waste, as well as remaining rodent-proof due to their specific design. To phase out open-top trash receptacles and reduce overflowing trash receptacles, DPW plans to add ten to twelve new Big Belly trash and recycling units throughout our public spaces annually. Currently, the town has 20 trash compacting dumpsters on town and school grounds with a life expectancy of 8 - 10 years. Over time, the bottom of the dumpsters begin to rot out and require replacement. This funding will allow us to replace 4 dumpsters per year for the next five years.

PARKS AND PLAYGROUNDS REHABILITATION & UPGRADE

This annual, town-wide program directs CIP funds to the evaluation, repair, and replacement of unsafe and deteriorating parks, playgrounds, fences, and field facilities or components. Items funded under this program include fences, gates, backstops, retaining walls, picnic furniture, turf restoration, infield refurbishment, bench replacements, play structures, safety surfacing, and drainage improvements. This program avoids more expensive rehabilitation that would be necessary if these items were left to deteriorate and extends the useful life of the assets.

Below are the general categories where the funding is used annually. The percentages on the low end add up to 100%, but the distribution of funds fluctuates across the different categories from year to year.

Parks, Playgrounds, Fields & Fencing

- Playground equipment/panels/components/railings: 10 – 20%
- Playground safety surfacing: 20 -30%
- Asphalt /concrete/drainage/walls/stairs/treads/ramps work: 10 – 20%
- Landscape repair/replacement: lawns/gardens/plant beds: 5-10%
- Fencing: Replacement and repair of posts/fabric/railings/caps: 30-40%
- Athletic Field: Turf/infield renovation/repair: 20 – 30%
- Repair/replacement of site furnishings/signage/trash receptacles: 5 – 10%

TOWN/SCHOOL GROUNDS REHAB

Town and School grounds require on-going structural improvements and repair. These funds will be applied to create attractive and functional landscapes and hardscape improvements including plant installation, regrading, reseeding, tree work, repair to concrete or asphalt walkways through the site, trash receptacles, bike racks, drainage improvements, retaining walls, and repairs to stairs, treads, railings, benches, or other exterior structures. This funding does not include capital replacement of areas over building structures or directly connected to the buildings, such as entrance stairways and ramps into the building that are under the Building Department's jurisdiction. This program avoids more expensive rehabilitation that would be necessary if these items were left to deteriorate.

TENNIS COURTS/BASKETBALL COURTS

The Town has over 19 basketball courts and 36 hard-surface tennis courts. Over time, the court surfaces begin to deteriorate, crack, and weather. In order to maintain the integrity, safety, and playability of the courts, the Town needs to plan for the phased reconstruction/renovation/resurfacing of the courts, lighting, and drainage improvements. Following a comprehensive assessment, the Town identified courts needing reconstruction, including Longwood /Lawrence School Tennis Courts. The Town plans to utilize CPA funds to the greatest extent possible to support comprehensive reconstruction projects and use CIP funds for smaller improvements such as crack sealing, restriping, etc.

COMFORT STATIONS

The Park and Open Space Division manages eight (8) public restroom facilities at Larz Anderson Park, Skyline Park, Harry Downes Playground, Brookline Reservoir, Fisher Hill Reservoir, Amory Playground, Soule Playground, and Waldstein Playground. The Recreation Department manages the public restroom facilities included in their administrative building at Eliot Playground. Park and playground restrooms and service areas require periodic accessibility, structural, and ventilation improvements. Improvements needed overtime include structural upgrades, new doors, ventilation and flooring improvements, toilets, sinks, fixtures, lighting, utilities, and drainage.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
Parks and Playgrounds																	
6	Big Belly Compacting Waste Stations	1,025,000	145,000	145,000	A	270,000	A			145,000	A			160,000	A	160,000	A
3	Parks/Playgrounds Rehab/Upgrade	2,670,000	310,000	325,000	A	325,000	A	325,000	A	340,000	A	345,000	A	350,000	A	350,000	A
3	Town/School Ground Rehab.	1,715,000	185,000	190,000	A	195,000	A	200,000	A	230,000	A	235,000	A	240,000	A	240,000	A
3	Tennis Courts / Basketball Courts	850,000	200,000			650,000	A										
2	Comfort Stations	525,000	25,000			125,000	A			125,000	A			125,000	A	125,000	A



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032									
CATEGORY CODES (CC):									
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus	D = Golf Budget	G = Utility Bond	J = Re-Appropriation of Funds				
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond	E = Golf Bond	H = CDBG	K = Debt Exclusion Override				
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid	F = Utility Budget	I = Other					

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
	Conservation/Open Space/Sustainability																
3	Tree Removal&Repl/Urban Forestry Mgmt	3,050,000	375,000	365,000	A	500,000	A	500,000	A	325,000	A	325,000	A	330,000	A	330,000	A
3	Old Burial Ground	250,000				250,000	A										
3	Walnut Hills Cemetery	1,600,000	100,000	600,000	I	100,000	A									800,000	I
3	D. Blakely Hoar Sanctuary Improvements	800,000								130,000	A	670,000	A				
2	Strategic Solar Initiative	3,200,000		3,200,000	A												
	Public Works - Conser /Open Space Sub-Total	8,900,000	475,000	4,165,000		850,000		500,000		455,000		995,000		330,000		1,130,000	

TREE REMOVAL AND REPLACEMENT / URBAN FORESTRY MANAGEMENT

In June 2021, the Select Board approved the Town's first Urban Forest Climate Resiliency Master Plan (UFCRMP). The plan was developed by the Department of Public Works Parks and Open Space Division in collaboration with the Select Board's Committee on Tree Protection, a multi-department Project Team, advocacy groups, and the public over the course of a year. The need for an Urban Forest Climate Resiliency Master Plan arose out of the 2017 Climate Vulnerability Assessment planning process and again was identified as a community priority in Brookline's 2019 Sustainability and Climate Action Summit, and the 2026 Climate Action and Resiliency Master Plan, which identified the significance of the urban canopy as a nature-based solution to climate change, and recommended several priority actions and strategies aimed at sustaining and strengthening the urban forest.

The Plan is intended to position the Town to proactively and equitably prepare for and mitigate the impacts of climate change on the Town's public and private trees. The UFCRMP includes an assessment of the health and condition of the Town's street trees (including genus diversity, tree condition ratings, and tree size [dbh] analysis), an analysis of the entire urban forest using LiDAR technology, a review of the Town's forestry budget and management practices, and a 10-year action plan outlining goals and recommendations to enhance the resiliency of Brookline's urban tree canopy. The Plan identifies how Brookline can best serve the community, particularly Environmental Justice neighborhoods and vulnerable populations most susceptible to climate change impacts, such as the urban heat island effect. The Master Plan builds upon the Town's rich legacy of comprehensive urban forestry planning and management.

Preservation and maintenance of existing trees and planting new trees are some of the key objectives identified as part of Town's Forestry work in the Plan. Given that the most canopy loss in town has occurred in private development, one of the objectives of the Plan is to mitigate these impacts was implementation of Tree Preservation Bylaw to reduce canopy loss for privately owned trees. The amended Bylaw was implemented in March 2025 and protects every private tree >6 inch dbh. Mitigation via replanting or payment will need to be made if trees are removed.

The Town manages estimated 60,000 public trees including street trees, park and open space trees. Proper tree care, tree pruning, hazard tree removal, and tree planting are all critical components to the Plan's successful implementation and not only

recognize but also respond to the impacts of climate change by strengthening the ecological functions and values provided by a healthy, balanced, and sustainable tree canopy. Regular inspection and pruning of public trees are important factors for maintaining the health of the tree and public safety. Street trees are on a seven-year pruning cycle and some trees are pruned more frequently due to high use of space around the trees, age and viability.

The Tree Removal and Replacement/Urban Forestry Management CIP item represents the Town's effort to reverse the trend of tree canopy coverage loss from 2014 to 2020. As trees mature or are impacted by storm damage or disease, removing them before they become public safety hazards is critical. New tree plantings are also necessary, as they directly affect the tree-lined character of the community, improve stormwater quality, provide oxygen, reduce the urban heat island effect, mitigate climate change, and improve the overall quality of life in Brookline. This program seeks to increase the public tree canopy coverage town-wide and aligns with the goals of DPW's Sidewalk Management Program. This Program includes an ADA Transition Plan to objectively prioritize repairs and bring the facilities into compliance with both federal ADA and Massachusetts AAB regulations. Any sidewalk repairs and improvement projects should look for opportunities to improve tree planting conditions through the use of structural soils, silva cells, and porous materials. These techniques help promote the health and growth of public shade trees and minimize heaving sidewalks and other challenges that inhibit accessibility and create tripping hazards.

In addition, funding is included for Urban Forest Management to address a range of significant improvements needed as identified in the plan, such as tree removals, structural, health and safety pruning, crown thinning, soil amendments, special nutrient-rich mulch/compost, woodland canopy gap management, invasive removal, pest management, health and structural pruning, and new tree planting throughout the Town's parks and open spaces. This program will help with resiliency to disease, pests, and rapid decline attributed to trees unmanaged in an urban environment. Below is the summary of the work conducted for the past few years to illustrate the efforts for Urban Forestry.

Year	Trees Pruned	Trees Removed	Trees Planted
2024	936	68	290
2023	1011	177	531
2022	1835	244	295
2021	1480	311	536

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
3	Conservation/Open Space/Sustainability Tree Removal&Repl/Urban Forestry Mgmt	3,050,000	375,000	365,000	A	500,000	A	500,000	A	325,000	A	325,000	A	330,000	A	330,000	A

OLD BURIAL GROUND

The Old Burying Ground, located on Walnut Street, is Brookline's first cemetery. Although the cemetery dates back to 1717, its appearance today reflects the ideals of the 19th-century rural cemetery movement. The cemetery is listed as part of the Town Green National Register Historic District. It was featured in a publication by the former Massachusetts Department of Environmental Management (now Department of Conservation and Recreation) entitled "Preservation Guidelines for Historic Burial Grounds and Cemeteries." Research completed by both landscape architects and specialists in monument conservation indicates that the Town has much work to do in restoring the perimeter walls, markers and footstones, tombs, and monuments, as well as landscape improvements. The project proposal includes the assessment and restoration of historic structures at the cemetery. The Town, Cemetery Trustees, and Friends of the Old Burying Ground set an annual work plan to continue the restoration of the monuments and markers. Future work includes structural preservation of the remaining banks of tombs and restoration of a historic fence.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	Conservation/Open Space/Sustainability Old Burial Ground	250,000				250,000	A										

WALNUT HILLS CEMETERY

The Walnut Hills Cemetery was established by the Town in 1875. Designed to preserve the natural features of the landscape, the Cemetery provides visitors with a place of solace, natural beauty, and quiet charm. The Walnut Hills Cemetery was listed in the National and State Registers of Historic Places in 1985.

In 2004, the Town completed a master plan for the Cemetery and, most recently, in 2023, completed a tree inventory and associated management plan. The master plan establishes the parameters necessary to meet the Town's interment needs of the future while maintaining the aesthetic, service, quality, and other features that make the Cemetery such a valuable historic open space resource for the Town. The Cemetery Trustees and staff have completed an initial assessment of expansion opportunities within the cemetery, written guidelines for monuments and markers, and have assessed deteriorating conditions of assets within the cemetery, such as the roadway and drainage structures. The Trustees and staff have also completed an assessment of all existing roadways at the cemetery. The condition was classified into four categories – poor, moderate, fair, and good. Based on this assessment, significant amount of roadway was in poor to moderate condition.

The Trustees and staff have plans to implement roadway replacement and drainage improvements in phases. The first phase will use \$600,000 funding for full depth roadway reconstruction and drainage improvements for all roadways identified to be in poor condition. Overall funding of cemetery projects will use a combination of Town Tax dollars and the cemetery perpetual care fund.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	Conservation/Open Space/Sustainability Walnut Hills Cemetery	1,600,000	100,000	600,000	I	100,000	A									800,000	I

D. BLAKELY HOAR SANCTUARY BOARDWALK AND PATHWAY

The Town acquired the sanctuary in 1961 with a bequest from D. Blakely Hoar, who stipulated in his will that a portion of his estate be used to establish a bird sanctuary in Brookline. D. Blakely Hoar Sanctuary forms a portion of the Charles to Charles Greenway, connecting communities in Boston, Brookline, and Newton through greenspace. The south branch of the Sawmill Brook flows through it from east to west that cuts through an extensive red maple swamp and vernal pool habitat. A wooded upland is found in the northeastern part of the property.

A trail and series of boardwalks forming a loop through D. Blakely Hoar Sanctuary, last repaired in 2002, are now showing significant wear, further exacerbated by intermittent flooding. The renovations include repairs and expansion of the existing boardwalk, the addition of a railing along the edge of the boardwalk, and trail work to improve accessibility within the Sanctuary. These improvements will improve access to the sanctuary, further protect root systems and wetland habitat areas, and build resilience to climate change for the community and surrounding ecosystem. Survey, design, and construction bid documents are planned for FY30 with construction to follow in FY31.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
3	<u>Conservation/Open Space/Sustainability</u> D. Blakely Hoar Sanctuary Improvements	800,000								130,000	A	670,000	A				

STRATEGIC SOLAR INITIATIVE

The Solar Capital Improvement Project is designed to strategically deploy clean energy infrastructure across municipal properties while simultaneously reducing operating costs, lowering greenhouse gas emissions, and supporting the community's long-term climate and sustainability goals. In November 2025, the Division of Sustainability and Natural Resources established a Solar Financial Working Group (SFWG) to examine municipal solar as both a climate strategy and a long-term financial tool for the Town. The SFWG was charged with identifying opportunities to reduce energy costs, manage financial risk, and advance Brookline's climate goals through town-owned solar, while ensuring recommendations were grounded in realistic implementation, sound procurement, and thoughtful capital planning.

The SFWG included representatives from the Select Board, Zero Emissions Advisory Board, the Expenditures and Revenues Committee, and Town staff, including DPW Commissioner Erin Chute and Sustainability and Natural Resources Director Alexandra Vecchio. The SFWG identified and evaluated potential municipal sites for solar installation and confirmed that while Brookline has significant long-term solar potential, not all sites are positioned to move forward simultaneously.

In an effort to meet the deadlines for the expiring federal Investment Tax Credit (ITC), the town will use these funds to implement two parallel tracks to advance as many solar projects and associated savings as possible.

Track 1: ITC-Targeted Near-Term Installations

Track 1 focuses on five high-readiness municipal sites that have been evaluated for solar potential in coordination with planned capital work, and potential deliverability within the ITC qualification window, which ends on December 31, 2027. The anticipated Track 1 sites include five rooftops: Brookline High School, Town Hall, Brookline Village Library, Fire Station 1, and Pierce School. Sustainability staff have already begun assessing both the electrical and financial capacity of the track 1 projects and will have preliminary designs and refined financial projections in spring 2026. Solar panels installed at the Driscoll School and planned for installation at the Pierce School are funded from those projects' budgets and not this CIP item.

Track 2: Planning and Sequencing for Future Solar Installations

In parallel, the Town will initiate comprehensive planning, financial assessments, and feasibility of solar installations at the remaining 17 sites identified by the SFWG. Staff will immediately commence work to identify an Owner's Agent to act on behalf of the Town and to develop a Request for Proposals to identify a vendor to assess, prioritize, design, and construct additional town-owned solar projects. This planning phase is intentionally designed to inform a thoughtful, long-term CIP strategy while ensuring that investments are made when projects are truly ready, financially sound, and aligned with other capital projects.

This work directly advances the goals of the Brookline Climate Action and Resiliency Plan (CARP), which is nearing finalization. The CARP identifies expanded local renewable energy generation, reduced reliance on fossil fuels, and cost-effective decarbonization of municipal operations as foundational strategies for achieving Brookline's climate commitments. This two-track strategy positions Brookline to scale municipal solar in a way that is predictable, transparent, and responsive to changing conditions, including evolving technology, incentives, and energy markets, while already advancing six solar projects town-wide, including Driscoll School where construction will commence in early 2026.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	Conservation/Open Space/Sustainability Strategic Solar Initiative	3,200,000		3,200,000	A												

Recreation Projects



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032																	
CATEGORY CODES (CC):																	
1 = New Facility Construction		4 = Infrastructure		A = Property Tax/Free Cash/Overlay Surplus			D = Golf Budget		G = Utility Bond		J = Re-Appropriation of Funds						
2 = Facility Renovation / Repair		5 = Vehicles		B = General Fund Bond			E = Golf Bond		H = CDBG		K = Debt Exclusion Override						
3 = Parks/Open Space/Playgrounds		6 = Miscellaneous		C = State / Federal Aid			F = Utility Budget		I = Other								
CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
	RECREATION																
2	Eliot Rec Improvements	800,000	800,000														
2	Recreation - EKAC Filtration System	3,200,000		3,200,000	B												
6	Driving Range Lighting	300,000		300,000	E												
	Recreation Total	4,300,000	800,000	3,500,000		-		-		-		-		-		-	

ELIOT RECREATION CENTER IMPROVEMENTS

The Eliot Recreation Center is home to many of Brookline Recreation's Administrative staff and houses our After School Program. The center is in need of renovations including an updated HVAC system, as well as utility and network infrastructure upgrades. The project includes an additional 1000 sq ft space build out over the current boiler room to accommodate a badly needed conference room, potential re-design of office space, as well as upgrades to the perimeter drains around the building, and potentiality of needing to add another restroom. Historically, there have been drainage issues that have impacted the first floor during significant weather events. This project will be conceptualized after a decision with how the Town wants to utilize Newbury College.

The Park and Recreation Commission Approved this project back in FY19 for FY21. Pushed out from FY21 to future years (FY26) due to the pandemic and impact on budgets and community at large. FY26 requesting General Funding \$70,000 consulted feasibility and design; FY27, \$730,000 to complete the consulted work. There are currently no concept plans drawn for this project, those would be completed by the Consultant in feasibility and design.

If Newbury College is considered and voted to be utilized by the Town of Brookline employees as office space, the Recreation Admin staff who currently use the Eliot Recreation Center as an office space (upstairs), would want to move over to Newbury and this facility would be re-designed, renovated to utilize the upstairs space to accommodate to better service our community needs for more after school space; another 40 kids in our after school program, which is currently the group who utilizes the downstairs of Eliot Recreation for 40 kids and has a consistent waitlist of up to 40 kids each year.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	RECREATION																
2	Eliot Rec Improvements	800,000	800,000														

RECREATION - EKAC FILTRATION SYSTEMS

The current filtration system of the Evelyn Kirrane Aquatics Center is nearing the end of its useful life expectancy. An engineering study was completed, and the need for replacement of the filtration unit is a priority. As stated in the report, "The pool equipment is in operation and keeping up with the current demands, but the systems have code infringements and functionality issues that may develop into larger, more serious issues as the systems continue to age."

This project will remove and remediate the existing filters, and install and reconnect new, efficient systems to ensure the proper, healthy use of the aquatics center.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	RECREATION Recreation - EKAC Filtration System	3,200,000		3,200,000	B												

DRIVING RANGE LIGHTING

The Robert T. Lynch Golf Course, under the leadership of Brookline Recreation, is proposing the installation of state-of-the-art athletic lighting on the Town's driving range to allow for extended seasonal use. This enhancement would primarily support operations during the shoulder seasons—spring and fall—when daylight hours are limited. Lighting would be installed only on the driving range and not on the 18-hole golf course. The project is estimated to cost a one time expense of \$300,000, with an anticipated return on investment of \$200,000 or more per season.

Golf Course Enterprise Retained
\$160,000 products (Musco, state bid)
\$140,000 install

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
6	RECREATION Driving Range Lighting	300,000		300,000	E												



TOWN OF BROOKLINE CAPITAL IMPROVEMENT PROGRAM: FY2027 - FY2032															
CATEGORY CODES (CC):															
1 = New Facility Construction	4 = Infrastructure	A = Property Tax/Free Cash/Overlay Surplus				D = Golf Budget		G = Utility Bond		J = Re-Appropriation of Funds					
2 = Facility Renovation / Repair	5 = Vehicles	B = General Fund Bond				E = Golf Bond		H = CDBG		K = Debt Exclusion Override					
3 = Parks/Open Space/Playgrounds	6 = Miscellaneous	C = State / Federal Aid				F = Utility Budget		I = Other							

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
	PUBLIC BUILDINGS																
6	Furniture Upgrades	75,000	75,000														
2	HVAC Equipment	2,395,000	595,000	275,000	A	225,000	A	200,000	A			200,000	A	500,000	A	400,000	A
2	HVAC Enhancements	1,380,000		280,000	A	300,000	A	300,000	A					500,000	A		
2	Underground tank removal	485,000	135,000			150,000	A	90,000	A	110,000	A						
2	Town Hall HVAC Electrification	2,900,000		2,900,000	A												
2	Town/School ADA Renovations	820,000	95,000	95,000	A	100,000	A	100,000	A	105,000	A	105,000	A	110,000	A	110,000	A
2	Town/School Elevator																
2	Renov. Program	7,450,000	1,150,000			1,200,000	A	1,250,000	A	1,250,000	A	1,250,000	A	1,250,000	A	100,000	A
2	Town/School Energy																
2	Conservation Projects	1,790,000	225,000	215,000	A	220,000	A	220,000	A	225,000	A	225,000	A	230,000	A	230,000	A
2	Town/School Energy																
2	Management System	1,485,000	220,000	130,000	A	100,000	A	170,000	A	205,000	A	160,000	A	250,000	A	250,000	A
2	Town/School Bldg Envelope																
2	Fenestration Rep	14,500,000	900,000	2,000,000	B											11,600,000	A/B
2	Town/School Roof Repair/																
2	Repl. Program	8,100,000	1,400,000	2,000,000	B							700,000	A			4,000,000	A/B
2	Public Building Fire Alarm upgrades	3,780,000	175,000	700,000	A	400,000	A	475,000	A	1,000,000	A	275,000	A	580,000	A	175,000	A
2	Town/School Bldg Security																
2	/ Life Safety Sys	2,410,000	860,000	250,000	A	260,000	A	300,000	A	100,000	A	240,000	A	200,000	A	200,000	A
2	School Rehab/Upgrade	3,250,000		500,000	A	965,000	A	85,000	A	360,000	A			840,000	A	500,000	A
2	Classroom Capacity (leases)	3,344,152	761,948	809,342	A	859,689	A	913,173	A								
	School Total	54,164,152	6,591,948	10,154,342		4,779,689		4,103,173		3,355,000		3,155,000		4,460,000		17,565,000	

SCHOOL FURNITURE

The CIP request for Furniture, Fixture and Equipment (FF&E) is to replace furniture, fixtures, and equipment such as classroom furniture, burnishers, phones, kilns, scoreboards, projectors/smartboards, white boards, etc. in all schools that are failing do to significant wear and tear.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
	PUBLIC BUILDINGS																
6	Furniture Upgrades	75,000	75,000														

HVAC EQUIPMENT

These funds would be used to primarily replace the larger, more expensive parts up to and including the entire unit for air conditioners, HVAC equipment and boilers. There are presently 210 permanent air conditioning systems in both Town and School buildings. Their sizes range from 2 tons of refrigeration to over 200 tons of refrigeration. The equipment age goes from 1975 up to 2022, with 1 units 10 years or older. Typically, air conditioning compressors last only 5 - 10 years. Depending on the size, costs can range from \$3,500 to \$150,000. Instead of being proactive, there is presently a reactive response when there is a failure, usually in very hot weather. The cost to repair is born out of the operations and maintenance budget (O&M). However, with the large increase in installations of AC equipment over the years, the O&M would not be able to handle a large cost such as this. The plan would be to replace compressors and do upgrades in the off season, based on age and conditions. This program would include permanent upgrades and modifications to the HVAC/boiler systems and include proper maintenance, testing and upgrades or any associated services or components. Also, this program would be used to add/install smaller heat pumps in certain buildings to partially electrify the building in sections. The program had been funded for several years.

The monies would also be used to replace gas fired equipment with no fossil fuel equipment in all buildings which would include hot water and heat. This would allow a start to achieve zero emissions by 2050. Emissions would be reduced over a number of years. The first to be replaced would be gas fire hot water heaters with hybrid electric hot water heaters. Then phase in heat pumps units.

The order would be as follows:

FY26 Coolidge Corner Library, Baker School

FY27 Health Dept, Lawrence

FY28 Lynch Rec, High School

FY29 Putterham Library, High School

FY30 Soule Rec/Soule Gym

FY31 Eliot Rec

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	PUBLIC BUILDINGS HVAC Equipment	2,395,000	595,000	275,000	A	225,000	A	200,000	A			200,000	A	500,000	A	400,000	A

HVAC ENHANCEMENTS

The purpose of these funds would be used in conjunction with those HVAC projects listed as "HVAC Equipment." The purpose of the HVAC Equipment CIP item i to replace older, inefficient HVAC with new modern equipment. This would include AC compressors.

If an AC style compressor is part of a larger chiller system, or in combination with larger AC systems, it can be replaced with a heat pump style compressor allowing the HVAC system to produce cold, chiller air plus heated air. Essentially making the building electrified.

The funds requested are the upcharge of just replacing the AC compressor in kind. The work would include installation of a heat pump compressor plus various other components such as new, larger heating coils in HV units and new piping, valves and pumps.

The following is the list of buildings:

FY27 Coolidge Corner Library

FY27 Health Dept.

FY28 Lynch Rec

FY29 Putterham Library

FY30 Soule Rec/Gym

FY31 Eliot Rec

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
2	PUBLIC BUILDINGS HVAC Enhancements	1,380,000		280,000	A	300,000	A	300,000	A					500,000	A		

UNDERGROUND OIL TANK REMOVAL

These funds would be used to remove underground fuel oil tanks, some almost 30 years old. The tanks came with a 30 warranty. There are 24 tanks at various school and town sites. Small 275 (typically) gallon tanks would be replaced with new tanks of the same size. The boilers are set up for dual fuel. By installing a small, above ground tank, inside, we can have the backup function of using oil to heat the buildings in case of an emergency or gas shortage.

Three tanks would be removed per year.

Old Lincoln, Baldwin, Baker

Heath, Town Hall, Health

Putterham Library, Public Safety, Golf Course

Runkle

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	PUBLIC BUILDINGS Underground tank removal	485,000	135,000			150,000	A	90,000	A	110,000	A						

TOWN HALL HVAC ELECTRIFICATION

The purpose of these funds would be used to replace the chiller that is in need of replacement. There were some failures over the summer that caused the system to shut down.

The HVAC equipment - including the chiller - is over 22 years old. The compressors on the chiller were replaced 11 years ago. It is getting harder to find some parts. If a compressor fails, even if we were able to replace it, the system might not work properly.

Several years ago, there was a small study conducted by GGD consultants to study the viability of converting the Town Hall, Senior Center and Health Department to an all electric HVAC system. APRA funds were to be used for these projects. There was a reason as to why these sites were chosen. All three sites had failing cooling systems. The HVAC equipment was breaking down more frequently. The buildings could have their cooling issues resolved by installing a new heating chiller.

GGD had made some designs and prepared estimates 2 years ago. As the work proceeded into getting more detail, updates were requested for the estimates provided. All three estimates had increased dramatically. This was due to market conditions - lack of labor and equipment costs. As a result of this, the Health Department and Town Hall projects were put on hold. The Senior Center design work continued. The project was put out to bid in September, 2024. The low bidder was \$1,032,298. That work is scheduled to be 100% complete by December 1st.

Based on new recent estimates from GGD and the hard number we have for the Senior Center costs, the estimate for the conversion of Town Hall to all electric would be \$2,500,000. The work would include a new chiller, plus replacing existing heating also new, larger heating coils in the larger HV units, along with new piping and pumps. By converting the Town Hall to all electric, we would be advancing our goal to achieve zero emissions by 2050. Emissions would be reduced over a number of years.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	PUBLIC BUILDINGS Town Hall HVAC Electrification	2,900,000		2,900,000	A												

TOWN/SCHOOL BUILDING - ADA RENOVATIONS

This annual program of improvements is requested in order to bring Town and School buildings into compliance with the Americans with Disabilities Act (ADA), which requires that the Town make public buildings accessible to all.

There are also ongoing requests from Town or School staff to make the buildings more accessible and easier to use. In an effort to meet their needs, which helps all persons needs, equipment installation or modifications of existing equipment or structures in done.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	PUBLIC BUILDINGS Town/School ADA Renovations	820,000	95,000	95,000	A	100,000	A	100,000	A	105,000	A	105,000	A	110,000	A	110,000	A

TOWN/SCHOOL BUILDING - ELEVATOR RENOVATIONS

The Town presently has 54 elevators, LULAs, and wheelchair lifts throughout all buildings. When a building is renovated, most elevators are upgraded (new controls, motors, cables, refurbishment of the car, etc.). Some elevators are also partially upgraded to meet the requirements of the existing building codes. The buildings that have not been renovated have elevators that are 30 years old. Maintenance is an issue and parts are increasingly difficult to find. The elevator's controller is basically a computer. The controller needs to be upgraded or replaced as technology progresses, and older technology is not supported. This program would include upgrades those cars and lifts with new equipment, controls, software, testing, inspections and upgrades or any associated services or components.

Future elevators on the schedule include:

Baker School (1)
 Golf Course (1)
 Main Library (2)
 Public Safety (2)
 Health Dept (1)
 Lawrence School (1)

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	PUBLIC BUILDINGS																
	Town/School Elevator Renov. Program	7,450,000	1,150,000			1,200,000	A	1,250,000	A	1,250,000	A	1,250,000	A	1,250,000	A	100,000	A

TOWN/SCHOOL BUILDING - ENERGY CONSERVATION

It is imperative that monies be invested to decrease energy consumption in Town and School buildings. Programs include, but are not limited to, lighting retrofit and controls, energy efficient motors, insulation, and heating and cooling equipment. In addition, water conservation efforts are explored. This program augments existing gas and electric utility conservation programs along with Green Communities Grant Funding. A continued area of focus is building commissioning. Many years ago, a building's HVAC system was set up by multiple contractors and then signed off by the design engineer. Sometimes there would be control issues, leading to complaints or high energy usage. The Building Department, for all new projects, hires a Commissioning Agent. Recommissioning of certain buildings is suggested in order to confirm that the equipment was designed, installed and set up properly. This would be accomplished by a balancing and controls company. Two buildings per year should be recommissioned. Another investment has been with variable frequency drives (VFDs). These VFDs control the speed of motors for pumps and fans. They slow the motor down using inputs from the energy management system based on the needs of the space.

TOWN/SCHOOL BUILDING - ENERGY MANAGEMENT SYSTEM

This project is to upgrade the energy management systems in Town and School buildings. A few of the larger buildings have older (30 years) energy management systems that have exceeded their life expectancy and replacement parts are no longer available. These systems would be replaced and upgraded with new web-based systems integrated into the Town's existing computer network. Other systems would be upgraded with newer software or firmware. The Building Department will continue to work with the Information Technology Department on these projects.

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC	Amount	RC
2	PUBLIC BUILDINGS																
	Town/School Energy Conservation Projects	1,790,000	225,000	215,000	A	220,000	A	220,000	A	225,000	A	225,000	A	230,000	A	230,000	A
2	Town/School Energy Management System	1,485,000	220,000	130,000	A	100,000	A	170,000	A	205,000	A	160,000	A	250,000	A	250,000	A

TOWN/SCHOOL BUILDING - ENVELOPE /FENESTRATION REPAIRS

The outside envelope of facilities includes masonry, bricks and mortar, flashing, dental work, coping stones, metal shelves, and tower work. Some of these structures are over 110+ years old and have never had exterior work done to them. nA number of buildings have windows, door entrances, and other wall openings (fenestration) that are in need of repair/replacement. Some have wood components (clapboard, window trim) have failed and need replacement or resurfacing (painting, cover with metal) This causes water to penetrate into buildings behind walls and ceilings, causing security and safety problems. This program would include all masonry work and repairs to the building and its equipment resulting from envelope failures, testing, inspections and upgrades or any associated services or components.

A master plan was prepared by a consultant and includes a priority list and schedule and that calls for \$ 35 million over a 30-year period. Added to this plan is the replacement of the Old Lincoln retaining wall and support structures. Facilities addressed within this time frame include the following:

2026 Lawrence, Baker, Putterham Golf
 2027 Municipal Garage
 2028 Coolidge Corner Library, Old Lincoln
 2029 Baldwin
 2030 Lynch Rec
 2031 Old Lincoln

TOWN/SCHOOL BUILDING - ROOF REPAIR/REPLACEMENT PROGRAM

A long term master plan was prepared by a roofing consultant and includes a priority list and schedule and that calls for \$25+ million over a 25-year period.

Funds were appropriated for costs associated with repairs to the roofs of all Town and School buildings, including a visual inspection of the exterior of all buildings that will help prioritize these repairs. The outside roofing areas of facilities includes flashing, roofs of all kinds - EPDM, slate, asphalt, rubber, concrete, wood shakes, shingles and metal. These structures are over 130+ years old. Slater roofs typically have a life span or 100 years. Rubber roofs generally last 20-25 years. Since this program started about 20 years ago, it is now time to go back to the original list and plan for those roofs to be replaced. Energy losses due to insulation being wet, decayed or too little will be addressed when the roof gets replaced by adding new, more efficient insulation. A number of buildings have roofs that are in need of repair/replacement. This causes water to penetrate into buildings safety problems. This program would include all roofing of all types, and repairs to the building and its equipment resulting from roofing failures, testing, inspections, repairs and upgrades or any associated services or components.

Facilities addressed within this time frame include the following:

2026 Fire Station No 6
 2027 Soule Rec , Baldwin
 2028 Lawrence, Eliot
 2029 Lynch Rec
 2030 Town Hall, Larz Pavillian
 2031 Baldwin
 2032 Eliot Rec
 2033 Municipal Garage

CC		Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
				Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
	PUBLIC BUILDINGS																
2	Town/School Bldg Envelope/Fenestration Rep	14,500,000	900,000	2,000,000	B											11,600,000	A/B
2	Town/School Roof Repair/Repl. Program	8,100,000	1,400,000	2,000,000	B							700,000	A			4,000,000	A/B

PUBLIC BUILDING FIRE ALARM UPGRADES

The Town had engaged with Garcia, Galuska & Desousa to conduct a study to assess the existing fire alarm and related fire protection systems. The funding allowed the Building Department to address the recommendations in the study to properly maintain and upgrade these fire alarm systems. The program has been funded for several years. This would include replacement of fire alarm panels, central monitoring equipment, fire alarm devices, fire doors/curtains and egress, fire sprinkler equipment and their peripherals, emergency egress lighting and their peripherals, testing and upgrades or any associated services or components.

	Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
			Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
PUBLIC BUILDINGS																
Public Building Fire Alarm upgrades	3,780,000	175,000	700,000	A	400,000	A	475,000	A	1,000,000	A	275,000	A	580,000	A	175,000	A

TOWN/SCHOOL BUILDING - SECURITY/LIFE SAFETY SYSTEMS

These funds would also be used to continue the on-going process of replacement and installation of new egress lighting and exit signs and upgraded software for servers that are responsible for burglar alarms, fire alarm systems, sprinkler systems, and keycard systems.

This program allows for life safety and security repairs, modifications and improvements. For several years, many large capital projects have been undertaken that included security improvements in Town and School buildings. This program will extend the effort and improve areas where security may be lacking. In general, the plan calls for making all doors around the perimeter of a building more secure by replacing the doors, frames, door handles, and locks with electronic locks that may only be opened with a keypad or keycard/fob and/or on a specific schedule. This program would include all security and life safety work, testing, inspections and upgrades or any associated services or components. Only the front main entrance of the building would allow for general access. At the front door, a speaker and doorbell will be added to connect to the building's existing intercom or phone system for use by visitors. The lighting around each building will be tested, replaced in kind or improved and placed on a timer. A small camera system connected to a computer will be added at the main entrance to monitor access to the building. This program would include all fenestration work, testing, inspections and upgrades or any associated services or components.

School buildings will be a priority. Most schools are reasonably secure, but based on an assessment by the Police Department, security can and should be improved. .

Regarding life safety equipment, the town hired GGD consulting to review and update the 10 year plan they did 10 years ago. The new plan would outline what work should be done to keep the systems functioning properly. The scope was expanded to also look at emergency generators which are used for the fire alarm systems, and emergency lighting and exit signs. For dry sprinkler systems, a nitrogen generator will be added to the system. This would allow the system to have an extended life span (piping and valves) plus reduce maintenance costs. The last part of the study looked at installing fire sprinkler system in all buildings that had no system or only a partial system. Once this project is completed, all public buildings that are larger than 2500 sq. ft would be fully sprinklered.

	Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
			Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
PUBLIC BUILDINGS																
Town/School Bldg Security / Life Safety Sys	2,410,000	860,000	250,000	A	260,000	A	300,000	A	100,000	A	240,000	A	200,000	A	200,000	A

SCHOOL REHAB/UPGRADES

This article represents a list of deferred maintenance items at the schools. The total of the list has ranged from \$7M to nearly \$19.6M over the last seven years and reflects items in need of maintenance that have been deferred due to budget limitations. The Baldwin, Driscoll, Pierce, and Ruffin-Ridley buildings are inactive and not included in this total because they have been recently renovated.

Pre-pandemic funding of this warrant article was in \$100,000 - \$250,000 to \$0 (FY23). The Town appropriated \$1,000,000 in FY24 and \$2,983,675 in FY25 to address deferred maintenance needs. PSB has approximately \$7,015,000 in deferred maintenance needs identified in the FY27-FY32 Capital Improvement Plan for the schools.

CLASSROOM CAPACITY

The Classroom Capacity account was first funded in order to address ongoing space needs for students and staff within the existing eight elementary schools. The original intent was for the funds to "expand in place." In the past, the account has funded minor building modifications, e.g. subdividing classrooms, as well as the addition of modular classrooms through lease-purchase agreements.

As K-8 enrollment increased, the space available to house BEEP classrooms in our elementary schools decreased. As a result, BEEP classrooms were moved to leased spaces. The leasing costs for these spaces are included in the appropriation for the Classroom Capacity account. The long-range plan is to return all BEEP classrooms to PSB owned property. The FY26 request is for the continuation of funding of the following two leases.

1. BEEP @ Beacon - located at Temple Ohabei Shalom, Northeast corner of Brookline
 - The Temple Ohabei Shalom lease includes approximately 6,800 square feet of space that is shared with the Temple's aftercare program which limits our use. The location houses five classrooms, two small offices, and a conference room. The current plan is to continue the lease until completion of the new Pierce (FY28 target). The option years expire in FY30.
2. BEEP @ Putterham - located at Temple Emeth, Southwest corner of Brookline
 - The Temple Emeth lease includes full-day access to approximately 9,800 square feet of space. Currently, four BEEP classrooms are housed at this location. The lease term is ten years with tenant options to extend beginning in FY24. The School Committee can exercise one-year options until the lease expires in FY29. Because of the location of this site, there are no current plans to transition students out until a Baker reconstruction project occurs.

At the request of the School Committee, the leases for Temple Emeth and Temple Ohabei Shalom were to include tenant option years. Beginning in FY24 and going forward, PSB has the option to extend each lease for an additional year through FY29.

	Total	Prior Year (FY26)	FY2027		FY2028		FY2029		FY2030		FY2031		FY2032		Future Years	
			Amount	RC	Amount	RC	Amount	RC		RC		RC		RC	Amount	RC
PUBLIC BUILDINGS																
School Rehab/Upgrade	3,250,000		500,000	A	965,000	A	85,000		360,000	A			840,000	A	500,000	A
Classroom Capacity (Leases)	3,344,152	761,948	809,342	A	859,689	A	913,173	A								

TOWN OF BROOKLINE

CAPITAL IMPROVEMENT PROGRAM, DEBT AND INTEREST,

UNCLASSIFIED

April 7, 2026

CIP HEADLINES

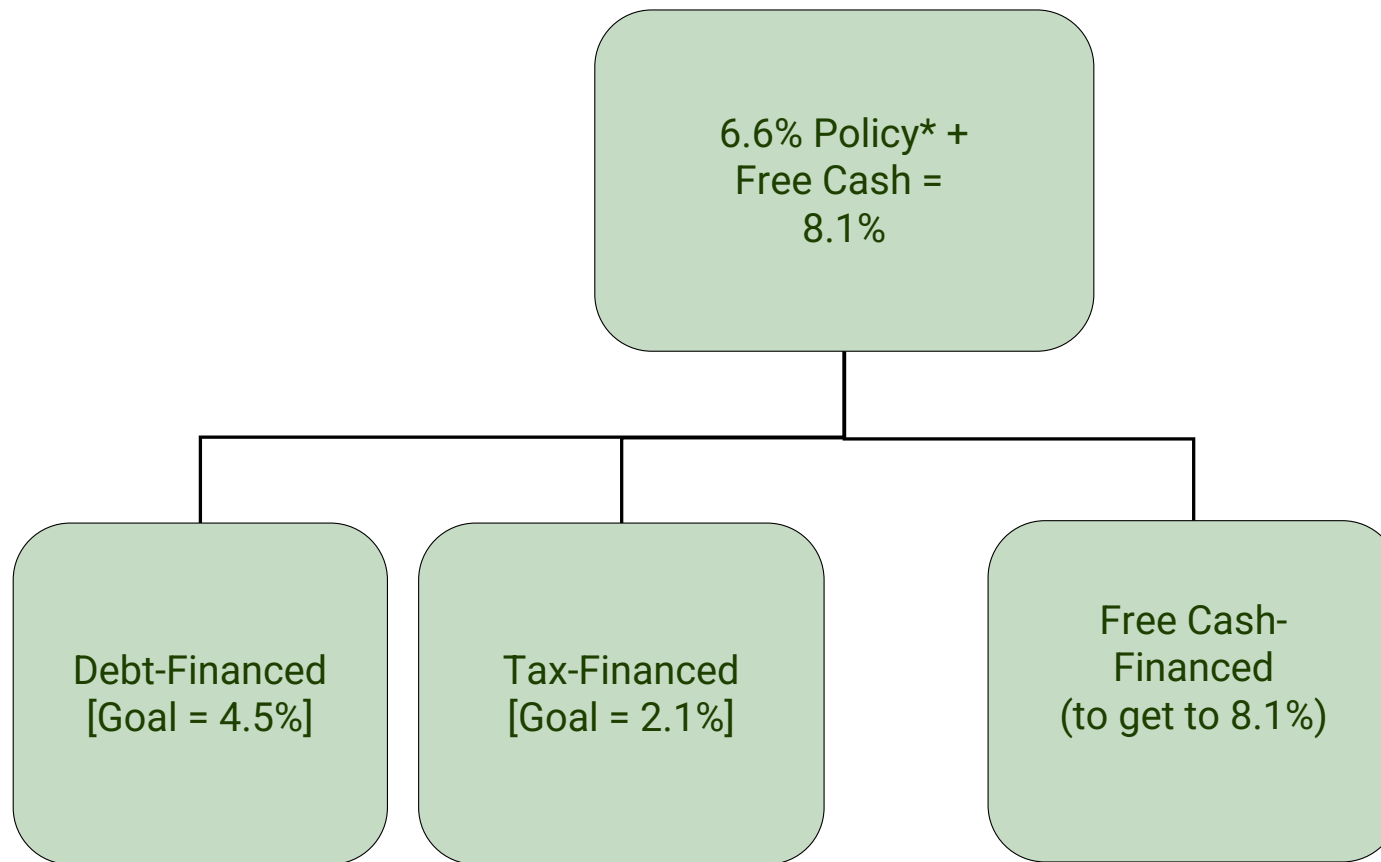
- Developed within the parameters of the CIP Policies, but using 6% of prior year net revenue for FY27.
- Calls for an investment of \$259 million, for an average of approximately \$43 million per year.
- Focus on deferred maintenance and sustainability
 - Town Hall HVAC/Electrification
 - Strategic Solar Initiative
- At full funding – 6% of prior year net revenue + Free Cash + Overlay Surplus to get to 8.1%. Use additional Free Cash to get to 9.9% (19.8% when debt exclusions are included)



MAJOR CIP PROJECTS

- **Fire Apparatus Rehab \$2.9M (FY27-FY32)**
- **Soule Athletic Fields \$6.9M (FY27-FY28)**
- **Larz Anderson - \$9.3M (FY29, Future Years)**
- **Strategic Solar Initiative \$3.2M (FY27)**
- **Evelyn Kirrane Aquatics Center Filtration \$3.2M (FY27)**
- **Town Hall HVAC Electrification \$3.5M (FY27)**
- **Classroom Capacity - \$2.6M (FY27-FY29)**
- **Washington St. Rehab and Complete Streets - \$41.8M (FY27-31)**
- **Water and Sewer Improvements \$33M (FY27-FY32)**
- **New Lincoln School Grounds \$5.9M (FY27-FY28)**

8.1% CIP FUNDING POLICY



* For FY27 the Financial Plan uses 6% of prior year net revenue to provide relief to the Operating budget

	2027	2028	2029	2030	2031	2032
Total General Fund Revenue	437,192,086	450,533,559	464,177,564	477,253,222	489,366,621	502,490,767
LESS:						
Non Appropriations	10,792,034	11,048,036	11,310,438	11,579,400	11,855,086	12,137,664
Debt Exclusions	35,379,833	36,013,706	36,726,580	36,720,980	36,720,930	36,725,995
Free Cash	20,200,000	20,980,407	21,859,604	22,526,678	23,208,878	23,862,661
HCA/Opioid Stab Fund	347,777	350,000	300,000	300,000	300,000	0
Net Revenue	370,472,442	382,141,412	393,980,942	406,126,164	417,281,727	429,764,447
Prior Year Net Revenue	357,067,890	370,472,442	382,141,412	393,980,942	406,126,164	417,281,727
6.6% CIP FUNDING POLICY						
Net Debt Financed ¹	13,985,479	14,367,683	16,096,302	16,462,008	17,594,808	17,514,813
Net Debt Financed as a % of Prior Yr Net Rev	3.92%	3.88%	4.21%	4.18%	4.33%	4.20%
Revenue Financed	7,438,594	10,186,128	9,207,977	9,623,797	9,292,699	10,109,080
Revenue Financed as a % of Prior Yr Net Rev	2.08%	2.75%	2.41%	2.44%	2.29%	2.42%
SUB-TOTAL 6.6% Dedicated to CIP	21,424,074	24,553,811	25,304,279	26,085,804	26,887,507	27,623,893
Free Cash for CIP	12,384,732	10,034,894	10,904,662	11,536,390	12,186,467	13,123,183
Overlay Surplus	1,500,000	0	0	0	0	0
Other Funds	0	0	0	0	0	0
FUNDS AVAILABLE FOR CIP THROUGH GEN. FUND WITHIN TAX LEVY	35,308,806	34,588,705	36,208,941	37,622,194	39,073,974	40,747,076
As % of Prior Yr Net Rev	9.9%	9.3%	9.5%	9.5%	9.6%	9.8%
Debt Exclusions	35,379,833	36,013,706	36,726,580	36,720,980	36,720,930	36,725,995
TOTAL FUNDS AVAILABLE FOR CIP THROUGH GEN. FUND	70,688,639	70,602,411	72,935,521	74,343,174	75,794,904	77,473,071
As % of Prior Yr Net Rev	19.8%	19.1%	19.1%	18.9%	18.7%	18.6%
¹ As defined in the CIP Policies, "Net Debt" is total debt service exclusive of debt service related to a Debt Exclusion and debt service funded by enterprise fund revenues.						

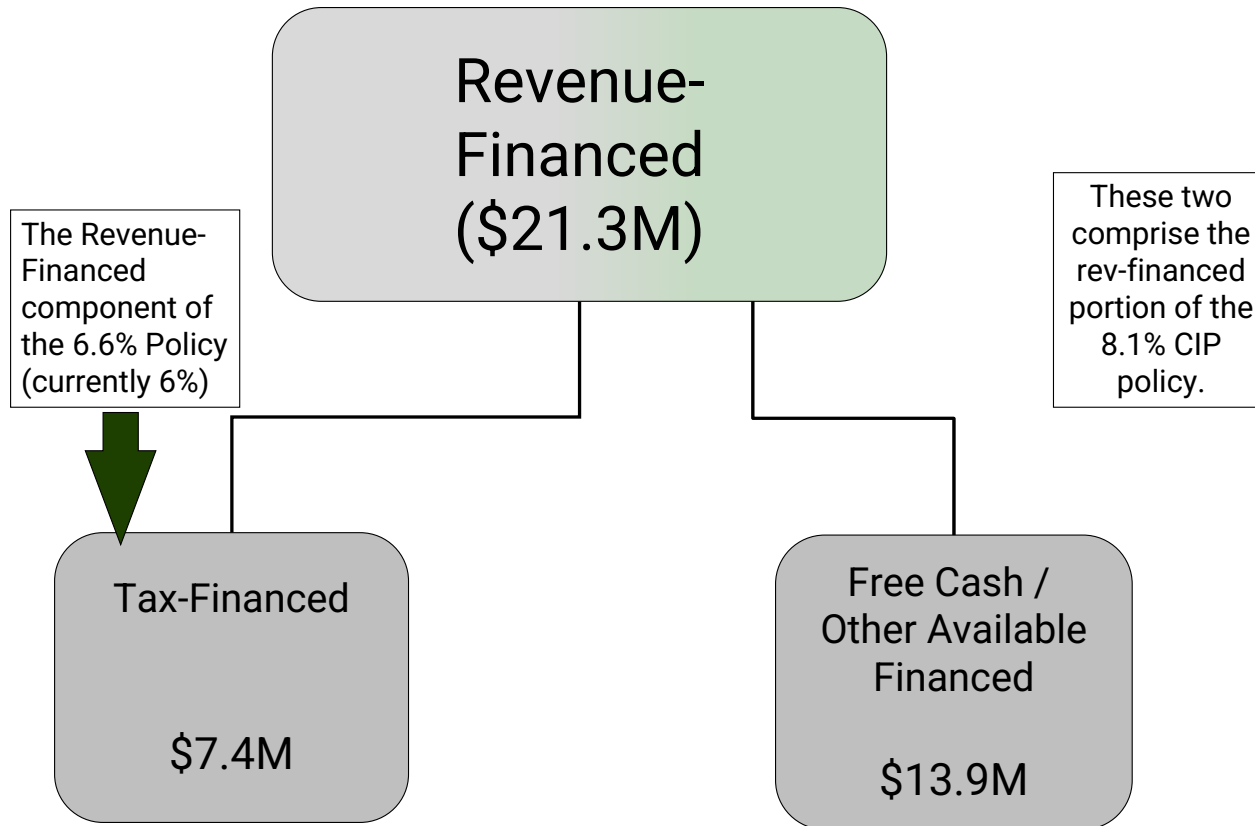
CIP FINANCING – FREE CASH

The FY26-FY31 CIP follows the Town's Free Cash Policy:

1. Budget Reserve – ¼ of the annual budget reserve fund ("reserve fund")
2. Unreserved Fund Balance / Stabilization Fund – maintain at minimum of 10% of revenue
3. Liability / Catastrophe Fund – maintain at 1% of net revenue
4. CIP – bring CIP funding up to 8.1% from the 6.6% CIP Policy (currently 6%)
5. Affordable Housing Trust Fund – deposit if the fund balance is less than \$5M
6. Special Use – augment funds related to fringe benefits, go toward unfunded employee benefit liabilities, and other one-time uses, including add'l funding for the CIP and AHTF

Free Cash Estimate	\$23,000,000
1. Operating Budget Reserve	\$892,670
2. Unreserved Fund Balance/Stabilization Fund	\$6,300,000
3. Liability Reserve (to get fund to 1% of Prior Yr Net Revenue)	\$2,182,237
4. Capital Improvements (to get to 8.1% of Prior Yr Net Revenue)	\$5,356,018
5. <u>Affordable Housing Trust Fund (since Fund Balance below \$5M)</u>	<u>\$1,240,361</u>
Sub-Total	\$15,971,286
Amt available for Special Use (#6)	\$7,028,714
6. <u>Special Use:</u>	
Additional CIP	\$7,028,714

FY26 REVENUE-FINANCED COMPONENT



Debt and Interest – General Fund

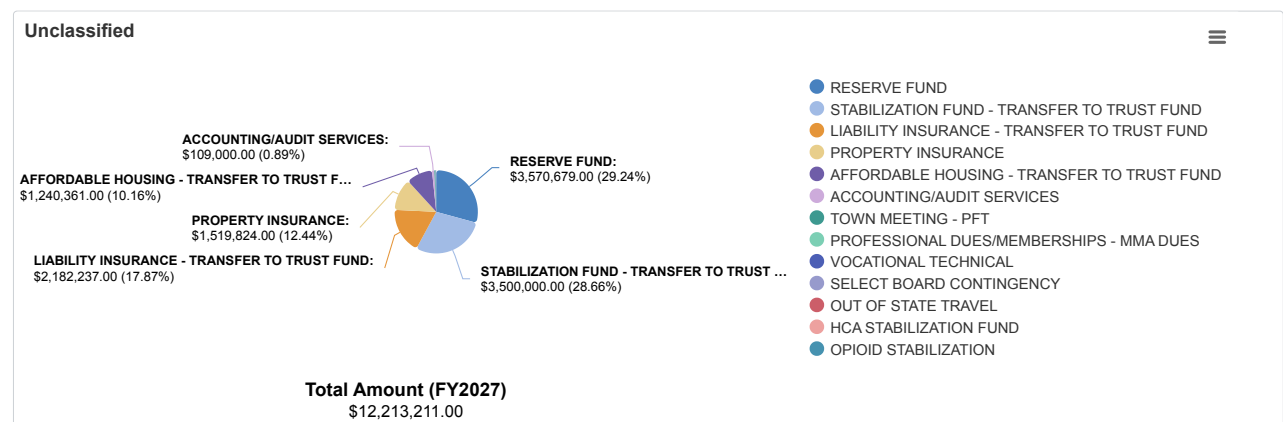
	<u>FY26 Budget</u>	<u>FY27 Financial Plan</u>	<u>Variance</u>
34 a. Funded Debt - Principal	24,466,436	26,638,482	2,172,046
34 b. Funded Debt - Interest	19,424,348	22,626,831	3,202,483
34 c. Bond Anticipation Notes	100,000	100,000	-
34 d. Abatement Interest and Refunds	60,000	60,000	-
<u>DEBT SERVICE TOTAL</u>	43,990,784	49,365,313	5,374,529

UNCLASSIFIED

	Actual	Budget	Recommended		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
UNCLASSIFIED					
UNCLASSIFIED					
ACCOUNTING/AUDIT SERVICES	\$45,000	\$149,000	\$109,000	(\$40,000)	-27%
PROFESSIONAL DUES/MEMBERSHIPS - MMA	\$14,176	\$15,717	\$16,110	\$393	3%
PROPERTY INSURANCE	\$1,102,275	\$1,559,824	\$1,519,824	(\$40,000)	-3%
SELECT BOARD CONTINGENCY	\$8,010	\$980,000	\$10,000	(\$970,000)	-99%
TOWN MEETING - PFT	\$50,823	\$50,000	\$50,000	\$0	0%
VOCATIONAL TECHNICAL	–	\$15,000	\$15,000	\$0	0%
UNCLASSIFIED TOTAL	\$1,220,285	\$2,769,541	\$1,719,934	(\$1,049,607)	-38%
RESERVE FUND	–	\$3,415,094	\$3,570,679	\$155,585	5%
TRANSFER TO FUNDS					
TRANSFER TO FUNDS					
AFFORDABLE HOUSING - TRANSFER TO TRUS	\$2,146,596	\$1,683,203	\$1,240,361	(\$442,842)	-26%
LIABILITY INSURANCE - TRANSFER TO TRUST	\$1,431,804	\$602,233	\$2,182,237	\$1,580,004	262%
STABILIZATION FUND - TRANSFER TO TRUST	\$2,500,000	\$3,500,000	\$3,500,000	\$0	0%
TRANSFER TO FUNDS TOTAL	\$6,078,400	\$5,785,436	\$6,922,598	\$1,137,162	20%
EXPENSES TOTAL	\$7,298,685	\$11,970,071	\$12,213,211	\$243,140	2%

Town of Brookline FY27 Program Budget

Non-Departmental | Unclassified



Data Updated: Feb 12, 2026, 1:06 AM

[View Report](#)

Unclassified Detailed

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
RESERVE FUND	–	\$3,415,094	\$3,570,679	\$155,585	5%
TRANSFER TO FUNDS					
TRANSFER TO FUNDS					
AFFORDABLE HOUSING - TRANSFER TO TRUST FUND	\$2,146,596	\$1,683,203	\$1,240,361	-\$442,842	-26%
LIABILITY INSURANCE - TRANSFER TO TRUST FUND	\$1,431,804	\$602,233	\$2,182,237	\$1,580,004	262%
STABILIZATION FUND - TRANSFER TO TRUST FUND	\$2,500,000	\$3,500,000	\$3,500,000	\$0	0%
TRANSFER TO FUNDS TOTAL	\$6,078,400	\$5,785,436	\$6,922,598	\$1,137,162	20%
TRANSFER TO FUNDS TOTAL	\$6,078,400	\$5,785,436	\$6,922,598	\$1,137,162	20%
UNCLASSIFIED					
UNCLASSIFIED					
ACCOUNTING/AUDIT SERVICES	\$45,000	\$149,000	\$109,000	-\$40,000	-27%
PROFESSIONAL DUES/MEMBERSHIPS - MMA DUES	\$14,176	\$15,717	\$16,110	\$393	3%
PROPERTY INSURANCE	\$1,102,275	\$1,559,824	\$1,519,824	-\$40,000	-3%
SELECT BOARD CONTINGENCY	\$8,010	\$980,000	\$10,000	-\$970,000	-99%
TOWN MEETING - PFT	\$50,823	\$50,000	\$50,000	\$0	0%
VOCATIONAL TECHNICAL	–	\$15,000	\$15,000	\$0	0%
UNCLASSIFIED TOTAL	\$1,220,285	\$2,769,541	\$1,719,934	-\$1,049,607	-38%
UNCLASSIFIED TOTAL	\$1,220,285	\$2,769,541	\$1,719,934	-\$1,049,607	-38%
EXPENSES TOTAL	\$7,298,685	\$11,970,071	\$12,213,211	\$243,140	2%

Unclassified

The Unclassified portion of the budget represents miscellaneous accounts in the Town budget, including various reserves.

Printing of Warrants and Reports / Town Meeting

This budget is for the costs associated with Town Meeting and for the printing and production of the Combined Reports, the Town's Annual Report, and the Annual Financial Plan. The budget encompasses salaries, services, and supplies and is funded at \$50,000 in FY27.

MMA Dues

The Massachusetts Municipal Association (MMA) is an umbrella organization representing various municipal organizations. One of its most important functions is to lobby the State and Federal governments on behalf of member cities and towns.

General Insurance

The Town has several insurance coverages including property, boiler, auto, equipment, landlord liability, and fidelity bonds. Property insurance accounts for more than 80% of all the general insurance costs.

Audit and Professional Services

In accordance with State law, the Town contracts for an annual independent audit of its accounts. Professional services is for outside professional consulting services that may be necessary during the course of the year.

Private Day Schools

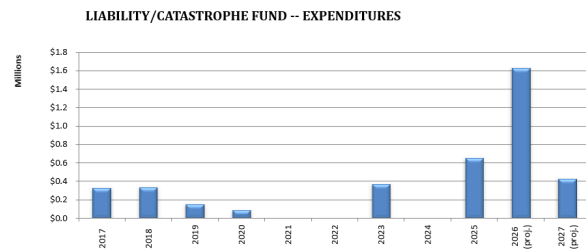
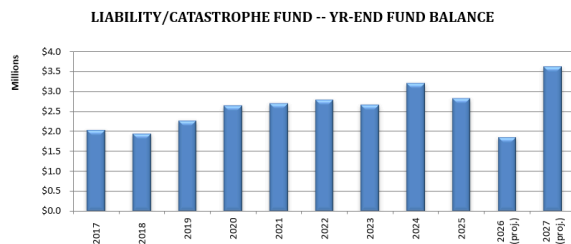
In grades 9-12, students may choose to participate in vocational technical education programs, such as automotive technology, culinary arts, or design and visual communications, in preparation for a future career. Students in these programs take academic courses in addition to their technical courses and must meet the same requirements for high school graduation that all high school students must meet, including passing the Massachusetts Comprehensive Assessment System or "MCAS" tests. These vocational technical education programs are approved by the Department of Elementary and Secondary Education and are sometimes referred to as "Chapter 74-approved" programs.

Contingency Fund

This small contingency fund, which is administered by the Select Board and Town Administrator, is generally used to fund smaller, non-budgeted items and smaller, unforeseen items more appropriately handled from a contingency fund rather than through a reserve fund transfer.

Liability / Catastrophe Fund

This reserve was established by Town Meeting in 1997 via Home Rule legislation that was eventually signed into law on April 3, 1998 as Chapter 66 of the Acts of 1998. (It was later amended by Chapter 137 of the Acts of 2001.) The purpose of the Fund is to allow the Town to set aside reserves, pay settlements and judgments, and protect the community from the negative financial impact of catastrophic loss or legal claims. Per the Town's Reserve Fund policies, the required level for this fund is an amount equivalent to 1% of the prior year's net revenue. All of the funding comes from Free Cash, per the Town's Free Cash and Reserve Fund policies. The graphs below show the annual year-end fund balance (left) and expenditure history (right).



Affordable Housing Trust Fund (AHTF)

This fund was established as part of the Town's effort to increase the amount of affordable housing in the Town. In FY02, the Town was able to make its first appropriation from General Fund revenues into the Fund, in the amount of \$1 million. This was made possible by having an extremely large Free Cash certification. In order to establish a clear policy regarding how Free Cash relates to the Trust Fund, an allocation formula was adopted. The Fiscal Policy Review Committee (FPRC), as part of its work in CY11, recommended a revision to the policy, which the Select Board adopted. The policy, which can be found in its entirety in the Appendix of this Financial Plan, states that if the year-end fund balance in the AHTF is below \$5 million, then 15% of any Free Cash remaining after funding the first four priorities shall be allocated to the AHTF. The table on the following page provides a history of funding by source, along with the annual year-end fund balance.

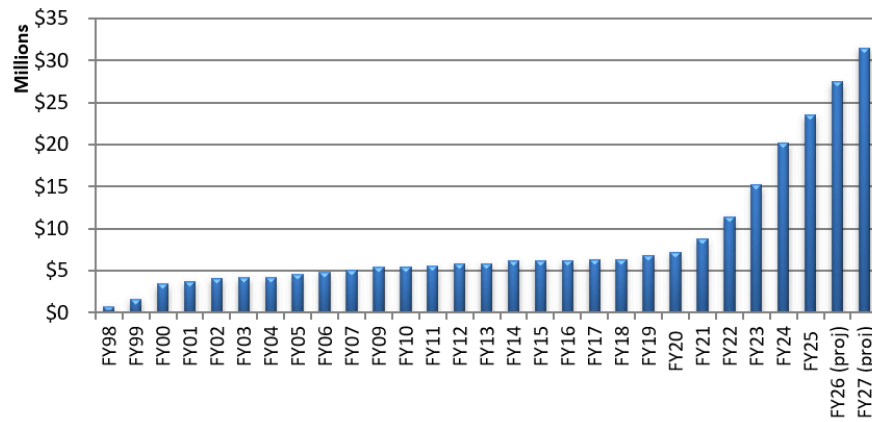
Affordable Housing Trust

	FY21	FY22	FY23	FY24	FY25	FY26
From Free Cash	\$726,549	\$80,737	\$427,010	\$0	\$2,146,596	\$1,683,203
From Developers	\$225,504	\$4,713,105	\$1,472,000	\$4,479,123	\$121,553	\$338,316
Loan Repayments	\$43,609	\$11,615	\$15,923	\$41,438		
Interest Income	\$4,472	\$2,729	\$44,472	\$25,027	\$6,716	\$2,341
Misc	\$400,000	\$5,551	\$303,615	\$5,078		\$5,393
Revenue	\$1,400,134	\$4,813,737	\$2,263,020	\$4,550,666	\$2,274,865	\$2,029,253
Expend./Encumb.	\$1,327,519	\$67,464	\$2,388,920	\$6,328,890	\$733,088	\$7,954,238
Expend./Encumb.	\$1,327,519	\$67,464	\$2,388,920	\$6,328,890	\$733,088	\$7,954,238
Year-End Fund Balance	\$4,052,666	\$8,798,939	\$8,673,039	\$6,894,814	\$8,436,591	\$2,511,606

Stabilization Fund

A "Capital Stabilization Fund" was established upon the 1997 recommendation of the CIP Policy Review Committee, a study group appointed by the Select Board to review CIP Financing policies and practices. In 2004, the Fiscal Policy Review Committee (FPRC) recommended that the Stabilization Fund be expanded and made accessible for both operating and capital needs when revenue conditions decline to specified levels. To accommodate the expansion of the Fund's purpose from solely capital to both the capital and operating budgets, the FPRC also recommended changing the funding target from 1% of the replacement value of buildings to 3% of prior year net revenue. As part of the FPRC's CY11 work, the Committee recommended removing the 3% ceiling since the Stabilization Fund is a component of the Town's overall fund balance levels, a key metric used by the bond rating agencies. By removing the ceiling, the Town can deposit more into the fund if overall fund balance levels dictate the need. The graph below shows the annual year-end fund balance.

STABILIZATION FUND -- YR-END FUND BALANCE



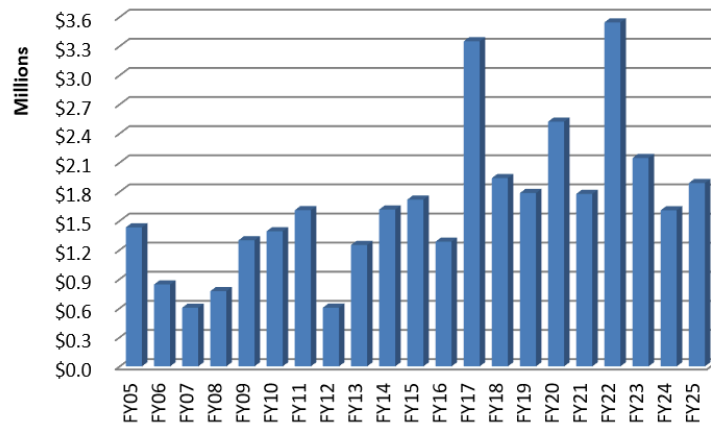
Reserve Fund

The Reserve Fund is administered by the Advisory Committee and is used to fund extraordinary and unforeseen expenses, per Massachusetts General Laws Chapter 40, Section 6. According to Town policies, it is set at a level equivalent to 1% of the prior year's net revenue and is funded in the following manner:

- 75% from Operating Budget revenue, in an amount equivalent to 0.75% of the prior year's net revenue
- 25% from Free Cash, in an amount equivalent to 0.25% of the prior year's net revenue

The requested amount meets the requirements of the Reserve Fund policies that were reviewed by the Fiscal Policy Review Committee (FPRC) in 2004 and 2011 and can be found in the Appendix of this Financial Plan.

RESERVE FUND EXPENDITURES



Town of Brookline FY27 Program Budget

Non-Departmental I Debt and Interest



Debt Service

Debt Service is the payment of principal and interest costs for bonds issued by the Town for capital projects. For FY27, the Debt Service budget for the General Fund is \$49.4 million, an increase of \$5,957,927 or 14%. **Please see Section VII of this Financial Plan for a more detailed description of the Capital Improvement Program (CIP), debt, and debt service.**

Long-Term Debt

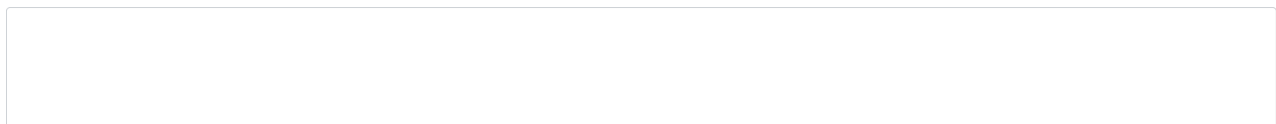
In accordance with the Select Board's Capital Improvements Program (CIP) financing policies, between 4.5% - 6% of the Town's net operating revenues are allocated to service the debt of the CIP. (The policies, which can be found in the Appendix of this Financial Plan, require that a total of 6.6% of the prior year's net revenue be dedicated to the CIP, with 4.5% targeted for debt and 2.1% targeted for pay-as-you-go.) The Board's policies were designed to boost the commitment to the CIP in an effort to address the backlog of much needed capital projects. For FY26 and FY27 the CIP was developed assuming 6% of prior year net revenue in order to provide relief to the operating budget. In the last 10 years, more than **\$858 million in bond authorizations** have been voted by Town Meeting. The debt service table in Section VII shows debt service for all funds.

Bond Anticipation Notes

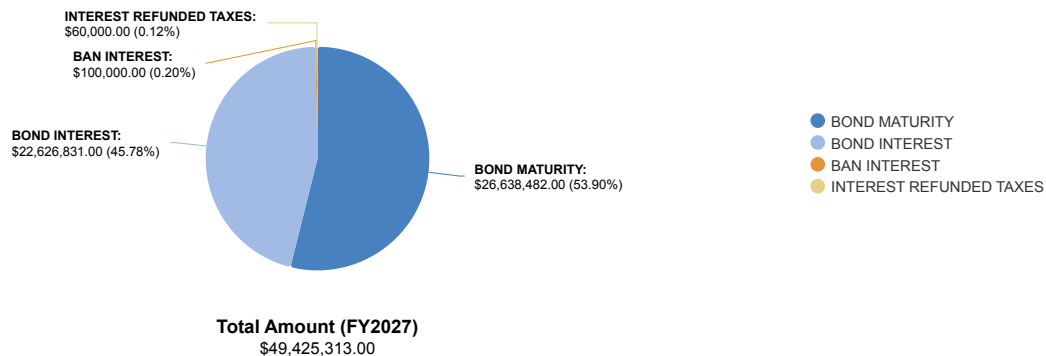
Bond Anticipation Notes (BANs) are temporary borrowings made by the Treasurer in anticipation of a long-term bond issue. If funds for a project are needed quickly, or only a portion of the funds are needed right away, or if a majority of the funds will be reimbursed by another governmental agency, the Treasurer will issue BANs, with the approval of the Select Board. BAN interest costs for FY27 are \$100,000.

Abatement Interest and Refunds

Interest payments, which may be due to a taxpayer as a result of a tax abatement, are paid from this account. Also paid from this account are small refunds due to taxpayers because of overpayments. The budget is level-funded for FY27 at \$60,000.



Debt and Interest



Data Updated: Feb 10, 2026, 4:04 AM

[View Report](#)

Debt & Interest Detailed

	ACTUAL	BUDGET	RECOMMENDED		
	FY2025	FY2026	FY2027	\$ Chng	% Chng
Expenses					
DEBT & INTEREST					
DEBT & INTEREST					
OTHER					
INTEREST-REFUNDED TAXES	\$203	\$60,000	\$60,000	\$0	0%
OTHER TOTAL	\$203	\$60,000	\$60,000	\$0	0%
DEBT SERVICE					
PRINCIPAL-MAT DEBT	\$21,257,950	\$24,466,436	\$26,638,482	\$2,172,046	9%
INTEREST-LONG TERM DEBT	\$15,028,257	\$19,424,348	\$22,626,831	\$3,202,483	16%
BOND ANTICIP NOTE INT	—	\$100,000	\$100,000	\$0	0%
DEBT SERVICE TOTAL	\$36,286,207	\$43,990,784	\$49,365,313	\$5,374,529	12%
DEBT & INTEREST TOTAL	\$36,286,410	\$44,050,784	\$49,425,313	\$5,374,529	12%
DEBT & INTEREST TOTAL	\$36,286,410	\$44,050,784	\$49,425,313	\$5,374,529	12%
EXPENSES TOTAL	\$36,286,410	\$44,050,784	\$49,425,313	\$5,374,529	12%

ARTICLE 12

TWELVTH ARTICLE

Submitted by: Mike Toffel (TMM-8) and Alec Lebovitz (TMM-8)

To see if the Town will add Article X.X “XXX” of the Town's General By-law as follows

ARTICLE X.X

SECTION X.X.X Transparency of Public Record Request and Responses

The Town shall ensure that all Public Record requests made of the Town of Brookline as well as all responses — except those subject to a statutory exclusion — are made publicly available via the Town’s website as soon as practicable but no later than 14 days after either the Town receives a request or the Town issues a response.

or act on anything relative thereto.

PETITIONER’S ARTICLE DESCRIPTION

The public has a right to know what Public Records are being requested of the Town, and how quickly, forthrightly, and comprehensively the Town is responding to those requests. The Town of Brookline has chosen not to make *neither* Public Records requests nor responses publicly available, despite the software’s capability of doing so. This bylaw would require that both be made publicly available on a timely basis, and have Brookline join other municipalities including Newton and Framingham (which uses the same software provider as Brookline) that have already enacted these transparency measures, as shown below.

1. Brookline prevents the public from viewing Public Records requests and responses

The Brookline Town Clerk operates a Public Records Request website at <https://www.brooklinema.gov/1950/Public-Records-Request> Clicking on “Make a Request” brings one to the following website operated by FOIADirect for the Town: <https://townforms.com/FOIADirect-BrooklineMACitizens/Public/Request/PublicRequest.aspx?>

Clicking on “Search All Requests” from 1/1/2025 through 12/31/2025 yields a list of 480 Public Records request, all of whose details are hidden “[This request has been marked 'Private' by the town]” as depicted in Figure 1 below:

Figure 1. Results of searching of Brookline Public Record Requests

foiairect Home Make a Request Search Requests Search Documents Citizen's Login

Search Request Parameters

Search for keywords

Department Request Status ☐ Open ☐ Closed ☒ All

Request Date From To Request Access ☐ Public ☐ Private ☒ All

Total Records : 480

Page of 5

Req. No.	Requester	Request Date	Response Date	Department	Status	Request Details
2025-0480						[This request has been marked 'Private' by the town]
2025-0479						[This request has been marked 'Private' by the town]
2025-0478						[This request has been marked 'Private' by the town]
2025-0477						[This request has been marked 'Private' by the town]
2025-0476						[This request has been marked 'Private' by the town]
2025-0475						[This request has been marked 'Private' by the town]
2025-0474						[This request has been marked 'Private' by the town]

2. Newton enables the public to view Public Records requests and responses

Searching Newton's Public Records requests at <https://newtonma.nextrequest.com/requests?closed=true> reports details of 1183 public record request and their responses, as indicated in Figures 2a and 2b.

Figure 2a. Tabular results of searching of Newton Public Record Requests

City of Newton NextRequest Make request All requests Documents

Explore 1183 requests

If you need City of Newton records that may have been previously released, please search past requests. You may find what you need!

Filters 1183 Requests filtered by Closed

Search requests

Request status ☒ Closed ☐ Open

Departments

Request	Status	Request description	Departments
26-26	☒	Hello: We are doing a property line and topographic survey on...	Engineering
26-24	☒	Samiotes Consultants, Inc. is doing a topographic survey of Pa...	Engineering
26-22	☒	Good Morning, We are in the process of conducting an existin...	Engineering
26-21	☒	Hi, I am a civil engineer working on site plans for a new con...	Engineering
26-17	☒	Hello, Can you please provide me with the utility records (H...	Engineering
26-12	☒	I am conducting a survey in the general vicinity of 135 Algonq...	Engineering
26-8	☒	Street Layout Plan for 331 Elliot St.	Engineering

Figure 2b. A Newton Public Record Request Response that Includes the Requested Files

City of Newton
NextRequest

Make requestAll requestsDocuments

Sign in

<>

Request 26-26

☒ Closed

1 of 1183 with filters active

Dates

Received
January 07, 2026 via web

Staff assigned

Departments
Engineering
Point of contact
Greta McConnell

Request

Hello:
We are doing a property line and topographic survey on Bernard Lane, and I would like to request street line information (layout plans, field notes, etc.) for Bernard Lane and the surrounding streets. Including, Collins Road and Chestnut Street.
I have attached a map showing the location.

Thank you,
Dan Clifford
DGT Associates

TimelineDocuments

Request published

January 13, 2026, 12:51pm by Staff

Anyone with access to this request

Request closed

The City has finalized its review of your request for public records. A search of all public records in the custody and control of the City reveals that the attached documents are responsive to your request. There is no charge associated with this request. This completes the City's response.
In accordance with the state regulations pertaining to public records, you have the right to appeal the response to your request for records to the Supervisor of Public Records pursuant to 950 CMR 32.08.

January 13, 2026, 12:51pm by Staff

Anyone with access to this request

Document(s) released

B12_22469-22471.pdf

January 13, 2026, 12:51pm by Staff

Anyone with access to this request

Document(s) released

N60_22553.pdf

January 13, 2026, 12:49pm by Staff

Anyone with access to this request

Document(s) released

D5_BK155 22849.pdf

January 13, 2026, 12:43pm by Staff

Anyone with access to this request

Document(s) released

D11_21788-21790.pdf

January 13, 2026, 12:43pm by Staff

Anyone with access to this request

2. Framingham enables the public to view Public Records requests and responses

Framingham uses the same software provider as Brookline, but does not hide requests and responses as Brookline currently does. Searching Framingham’s Public Record requests at <https://www.townforms.com/FOIADirect-FraminghamMACitizens/Public/Request/PublicRequest.aspx?> via “Search All Requests” from 1/1/2025 to 12/31/2025 yields a total of 4418 requests, only 5 of which marked “private” – that’s a mere 0.1% (=5/4418).

Figure 2a. Tabular results of searching of Framingham Public Record Requests

foia direct Home Make a Request Search Requests Search Documents Citizen's Login to view details of

Search Request Parameters

Search for keywords

Department Request Status ☐ Open ☐ Closed ☒ All

Request Date From To Request Access ☐ Public ☐ Private ☒ All

Total Records : 4418

Page of 45

Req. No.	Requester	Request Date	Response Date	Department	Status	Request Details
2026-0053	Stephanie Schreiner	12/30/2025		Schools	On-Hold	Stephanie.Schreiner@openthebooks.comTue, Dec 30, 2025, 3:21?PM (6 days ago)to mePursuant to the Publ ...
2025-4417	Drumond Auto Body	12/31/2025	01/02/2026	Police	Response Sent	Dayane De Souza Soares 2015 Toyota Sienna PLATE #6BCV99 VIN#5TDJK3DC8FS120266 DATE OF ACCI ...
2025-4416	Jonathan Merrigan	12/31/2025		Police	On-Hold	Dear Records Officer:This is a request under Massachusetts Public Records Law (M.G.L. Chapter 66, Se ...
2025-4415	Audrey Von-Maszewski	12/31/2025	01/12/2026	Clerk	Response Sent	I am requesting all documents associated with case number 2549CV000552EF. It is a civil suit against ...

Figure 2b. A Framingham Public Record Request Response that Includes the Requested File

FRAMINGHAM MASSACHUSETTS

foia direct Home Make a Request Search Requests Search Documents Citizen's Login

Request Number 2025-4417

Request Details

Request Submitted 12/31/2025 3:58:12 PM

Requester Name Drumond Auto Body

Requested Department Police

Request Content Dayane De Souza Soares
2015 Toyota Sienna PLATE #6BCV99 VIN#5TDJK3DC8FS120266
DATE OF ACCIDENT 12/19/2025 14:55
POLICE REPORT #25-067829

Request Document Attachment No document submitted by requester.

Response Details

Response Date 1/2/2026 2:01:29 PM

Response Department Police

Response Content Please see attached report.

Response Document Attachment [FR_Crash25-007829_RedactedFOIA.pdf](#)

SELECT BOARD'S RECOMMENDATION

ROLL CALL VOTE:

Aye:

ADVISORY COMMITTEE'S RECOMMENDATION

XXX

Petitioner Motion offered under Warrant Article 12

Annual Town Meeting 2026

Moved by: Alec Lebovitz (TMM-8).

Seconded by Mike Toffel (TMM-8)

Version: April 5, 2025 DRAFT

MOTION OFFERED BY THE PETITIONER

VOTED that the Town will add Article X.X "Transparency of Public Record Request and Responses" of the General By-law as follows:

ARTICLE X.X TRANSPARENCY OF PUBLIC RECORD REQUEST AND RESPONSES

SECTION X.X.1 DEFINITIONS

Requests: includes the requester name, the request date, the department to which the request is made, and the text of the request.

Responses: includes the response date, the department that responded, and a brief description of the response provided including a list of any Public Records provided.

SECTION X.X.2. REQUIREMENTS

The Town shall ensure that all Public Record requests made of the Town of Brookline as well as all responses are made publicly available via the Town's website as soon as practicable but no later than 30 days after either the Town receives a request or the Town issues a response.

Comparison to petitioner's original Warrant Article:

The content of this motion differs from the original language of Warrant Article 12 in three ways. First, definitions are added for requests and responses in order to clarify the minimum information this bylaw requires be disclosed. Second, copies of the Public Records disclosed are no longer required to be included in the information this bylaw requires be disclosed, due to the high cost estimates provided by Town staff that would be necessary to impose redactions and make disability-accessible all such files posted on the Town's website. Third, the required deadline is extended from 14 to 30 days to enable Town staff to reduce the amount of time required to fulfill these requirements by enabling them batch the work, a change inspired by the petitioners' discussion with Town staff.

Petitioner's Article Explanation

The public has a right to know what Public Records are being requested of the Town, and how quickly, forthrightly, and comprehensively the Town is responding to those requests. The Town of Brookline has chosen not to make *neither* Public Records requests nor responses publicly available, despite the software's capability of doing so. This bylaw would require that both be made publicly available on a timely basis, and have Brookline join other municipalities including Newton and Framingham (which uses the same software provider as Brookline) that have already enacted these transparency measures, as shown below.

1. Brookline prevents the public from viewing Public Records requests and responses

The Brookline Town Clerk operates a Public Records Request website at <https://www.brooklinema.gov/1950/Public-Records-Request>. Clicking on "Make a Request" brings one to the following website operated by FOIADirect for the Town: <https://townforms.com/FOIADirect-BrooklineMACitizens/Public/Request/PublicRequest.aspx?> Clicking on "Search All Requests" from 1/1/2025 through 12/31/2025 yields a list of 480 Public Records request, all of whose details are hidden "[This request has been marked 'Private' by the town]" as depicted in Figure 1 below:

Figure 1. Results of searching of Brookline Public Record Requests

The screenshot displays the FOIADirect search interface. At the top, there is a navigation bar with links: Home, Make a Request, Search Requests, Search Documents, and Citizen's Login. Below this is a search bar labeled "Search Request Parameters". The search criteria are as follows:

- Search for keywords: (empty text box)
- Department: All (dropdown menu)
- Request Status: All (radio button selected, others Open and Closed are unselected)
- Request Date From: 01/01/2025 To: 12/31/2025 (date pickers)
- Request Access: All (radio button selected, others Public and Private are unselected)

Buttons for "Search" and "Clear Search" are present. Below the search criteria, it indicates "Total Records : 480" and an "Export To Excel" button. Navigation controls show "Page 1 of 5" with buttons for "<< First Page", "< Previous Page", "Next Page >", and "Last Page >>".

Req. No.	Requester	Request Date	Response Date	Department	Status	Request Details
2025-0480						[This request has been marked 'Private' by the town]
2025-0479						[This request has been marked 'Private' by the town]
2025-0478						[This request has been marked 'Private' by the town]
2025-0477						[This request has been marked 'Private' by the town]
2025-0476						[This request has been marked 'Private' by the town]
2025-0475						[This request has been marked 'Private' by the town]
2025-0474						[This request has been marked 'Private' by the town]

2. Newton enables the public to view Public Records requests and responses

Searching Newton's Public Records requests at <https://newtonma.nextrequest.com/requests?closed=true> reports details of 1183 public record request and their responses, as indicated in Figures 2a and 2b.

Figure 2a. Tabular results of searching of Newton Public Record Requests

City of Newton
NextRequest

[Make request](#)
[All requests](#)
[Documents](#)

Explore 1183 requests

1 2 ... 12

If you need City of Newton records that may have been previously released, please search past requests. You may find what you need!

Filters

Reset filters

Search requests

Search by keyword in a request

Request status

☒ Closed
☐ Open

Departments

Search Departments

Apply filters

1183 Requests filtered by Closed

Request	Status	Request description	Departments
26-26	☒	Hello: We are doing a property line and topographic survey on...	Engineering
26-24	☒	Samiotes Consultants, Inc. is doing a topographic survey of Pa...	Engineering
26-22	☒	Good Morning, We are in the process of conducting an existin...	Engineering
26-21	☒	Hi, I am a civil engineer working on site plans for a new con...	Engineering
26-17	☒	Hello, Can you please provide me with the utility records (H...	Engineering
26-12	☒	I am conducting a survey in the general vicinity of 135 Algonq...	Engineering
26-8	☒	Street Layout Plan for 331 Elliot St.	Engineering

City of Newton
Make request
All requests
Documents
Sign In

Request 26-26
☒ Closed
1 of 1183 with filters active

Dates

Received

January 07, 2026 via web

Staff assigned

Departments

Engineering

Point of contact

Greta McConnell

Request

Hello:

We are doing a property line and topographic survey on Bernard Lane, and I would like to request street line information (layout plans, field notes, etc.) for Bernard Lane and the surrounding streets. Including, Collins Road and Chestnut Street.

I have attached a map showing the location.

Thank you,

Dan Clifford
DGT Associates

Timeline Documents

Request published
Anyone with access to this request

January 13, 2026, 12:51pm by Staff

Request closed ^
Anyone with access to this request

The City has finalized its review of your request for public records. A search of all public records in the custody and control of the City reveals that the attached documents are responsive to your request. There is no charge associated with this request. This completes the City's response.
In accordance with the state regulations pertaining to public records, you have the right to appeal the response to your request for records to the Supervisor of Public Records pursuant to 950 CMR 32.08.

January 13, 2026, 12:51pm by Staff

Document(s) released
Anyone with access to this request

B12_22469-22471.pdf

January 13, 2026, 12:51pm by Staff

Document(s) released
Anyone with access to this request

N60_22553.pdf

January 13, 2026, 12:49pm by Staff

Document(s) released
Anyone with access to this request

D5_BK155 22849.pdf

January 13, 2026, 12:43pm by Staff

Document(s) released
Anyone with access to this request

D11_21788-21790.pdf

Framingham uses the same software provider as Brookline, but does not hide requests and responses as Brookline currently does. Searching Framingham’s Public Record requests at <https://www.townforms.com/FOIADirect-FraminghamMACitizens/Public/Request/PublicRequest.aspx?> via “Search All Requests” from 1/1/2025 to 12/31/2025 yields a total of 4418 requests, only 5 of which marked “private” – that’s a mere 0.1% (=5/4418).

Figure 3a. Tabular results of searching of Framingham Public Record Requests


[Home](#)
[Make a Request](#)
[Search Requests](#)
[Search Documents](#)
[Citizen's Login](#)
[to view details of](#)

Search Request Parameters

Search for keywords

Department
All
Request Status
☐ Open
☐ Closed
☒ All
Request Date From
01/01/2025
To
12/31/2025
Request Access
☐ Public
☐ Private
☒ All

Search
Clear Search

Total Records : 4418
Export To Excel

<< First Page
< Previous Page
Page 1 of 45
Next Page >
Last Page >>

Req. No.	Requester	Request Date	Response Date	Department	Status	Request Details
2026-0053	Stephanie Schreiner	12/30/2025		Schools	On-Hold	Stephanie.Schreiner@openthebooks.comTue, Dec 30, 2025, 3:21?PM (6 days ago)to mePursuant to the Publ ...
2025-4417	Drumond Auto Body	12/31/2025	01/02/2026	Police	Response Sent	Dayane De Souza Soares 2015 Toyota Sienna PLATE #6BCV99 VIN#5TDJK3DC8FS120266 DATE OF ACCI ...
2025-4416	Jonathan Merrigan	12/31/2025		Police	On-Hold	Dear Records Officer:This is a request under Massachusetts Public Records Law (M.G.L. Chapter 66, Se ...
2025-4415	Audrey Von-Maszewski	12/31/2025	01/12/2026	Clerk	Response Sent	I am requesting all documents associated with case number 2549CV000552EF. It is a civil suit against ...

Figure 3b. A Framingham Public Record Request Response that Includes the Requested File




[Home](#)
[Make a Request](#)
[Search Requests](#)
[Search Documents](#)
[Citizen's Login](#)

Back

Request Number 2025-4417

Request Details

Request Submitted12/31/2025 3:58:12 PM
Requester NameDrumond Auto Body
Requested DepartmentPolice
Request ContentDayane De Souza Soares
2015 Toyota Sienna PLATE #6BCV99 VIN#5TDJK3DC8FS120266
DATE OF ACCIDENT 12/19/2025 14:55
POLICE REPORT #25-067829
Request Document AttachmentNo document submitted by requester.

Response Details

Response Date1/2/2026 2:01:29 PM
Response DepartmentPolice
Response ContentPlease see attached report.
Response Document AttachmentFR_Crash25-007829_RedactedFOIA.pdf

ARTICLE 24

TWENTY-FOURTH ARTICLE

Submitted by: Mike Toffel (TMM-8) and Alec Lebovitz (TMM-8)

To see if the Town will adopt the following resolution which advocates public bodies' usage of a Town email address to archive electronic communication when generating public records

PUBLIC ACCESS TO PUBLIC RECORDS

WHEREAS the *Select Board-Appointed Public Bodies Handbook* (Aug. 2025) states that the Massachusetts Public Records Law establishes a right of public access to “public records” that includes any document made or received by a public official or employee to serve a public purpose, unless expressly exempted by statute. Government records generated, received, or maintained electronically, including electronic mail, are public records.

WHEREAS the Massachusetts Public Records Law “applies to all local officials, elected, appointed, and employed, when they are conducting town business,” according to Town Counsel Joe Callanan, which includes Select Board Members, School Committee Members, the Town Moderator, the Assistant Town Moderator, the chairs and members of all committees, boards, and commissions appointed by the Select Board and/or the Moderator or established by statute or bylaw including the Advisory Committee, Audit Committee, Moderator Committees, Transportation Board, and the Zoning Board of Appeals.

WHEREAS the Town does not require or even offer most of these elected and appointed individuals a Town-issued email address accessible to Town departments to respond to public records requests, although the Select Board-Appointed Public Bodies Handbook encourages members of those bodies to copy the Town’s “Board Archives” email address (boardarchives@brooklinema.gov) when conducting official business. When elected and appointed individuals fail to do so, public records requests made of the Town require the Town’s Records Access Officers to request documents from those individuals, who might not have retained them or maintained access to them as required by the Public Records Law. Moreover, the Town has no way to confirm that public records requests involving non-Town emails are comprehensively fulfilled to the extent the law requires.

STORAGE REQUIREMENTS OF PUBLIC RECORDS

WHEREAS the Massachusetts Public Records Law requires that “Whenever original public records are created outside the government offices, they shall be transferred on a regular and frequent basis to secure storage by the entity.”¹

WHEREAS the Town currently has no mandatory procedure to implement this storage requirement for email correspondence involving appointed or elected individuals who use non-Town email addresses to generate public records, jeopardizing the public’s access to the public records of their government in accordance with state law.

THE CURRENT APPROACH IS LIMITED IN SCOPE AND ADHERENCE

WHEREAS [*The Select Board-Appointed Public Bodies Handbook*](#) requests those members to copy all board- and commission-related email correspondence to the Town’s “Board Archives” at boardarchives@brooklinema.gov.

WHEREAS the Town’s IT Director reported that this email address during January 2026 included 327 messages, representing at least 26 board and committees.

WHEREAS elected and appointed members of other (non-Select Board-appointed) public bodies who are not using Town-issued email addresses—including Assistant Town Moderators and members of all committees, boards, and commissions appointed by the Moderator or established by statute or bylaw, such as the Advisory Committee, Audit Committee, Moderator Committees, Transportation Board, and the Zoning Board of Appeals—face no such requirements to ensure their committee-, board-, and commission-related emails are copied or otherwise stored on a Town-issued email address.²

WHEREAS the Town has more than 55 active boards, committees, and commissions, suggesting that many public bodies are not routinely using the Board Archives email.

WHEREAS the Town Administrator and IT Director believe that the Handbook procedure could be more comprehensively used if public body members were better trained, usage were routinely monitored, and reminders were more regularly sent, and that the same Archives email address could be used by all boards, committees, and commissions generating public records, and not just Select Board-appointed ones.

NOW THEREFORE BE IT RESOLVED THAT:

Town Meeting supports *requiring* Select Board-appointed public body members not using Town-issued email addresses to copy the Archive email address when generating public records, and that, beginning in July 2026 and on a quarterly basis going forward, that the Town should (a) pull data from the Archives email address to learn which committees are using it, and (b) send reminders to all members, commending compliance and asking those

¹ A Guide to the Massachusetts Public Records Law (updated December 2022), page 9.

² Select Board Members, School Committee Members, and the current Town Moderator use Town-issued email addresses.

whose emails were not found in the archival inbox to certify that they conducted no official correspondence using their personal accounts.

Town Meeting encourages the Select Board to (a) adopt these changes in the forthcoming update of the *Select Board-Appointed Public Bodies Handbook*, (b) communicate these changes to all board and committee members, and (c) ensure training is offered on this policy at least annually.

Town Meeting encourages the Select Board to view noncompliance with this rule to be grounds for the Select Board to deny reappointment or ask a member to step down.

Town Meeting encourages members of all other committees, boards, and commissions, including those appointed by the Moderator or established by statute or bylaw, such as the Advisory Committee, Audit Committee, Moderator Committees, Transportation Board, and the Zoning Board of Appeals to similarly adopt requirements to copy the Archive email address when generating public records.

Town Meeting asks the Town Administrator and IT Director to provide a report in December 2026 to update Town Meeting on the extent to which their training, monitoring, and reminders have affected adherence to the Select Board's Archive email rule.

or act on anything relative thereto.

PETITIONER'S ARTICLE DESCRIPTION

None submitted.

SELECT BOARD'S RECOMMENDATION

ROLL CALL VOTE:

Aye:

ADVISORY COMMITTEE'S RECOMMENDATION

XXX

ARTICLE 18

EIGHTEENTH ARTICLE

Submitted by: Andrew Fischer

To see if the Town will amend the General By-law by adding the following Chapter:

Chapter 8.XX

SECTION 1: DEFINITIONS

- (A) “Town” shall mean the Town of Brookline, including but not limited to its agencies, departments, divisions, boards, committees or commissions.
- (B) “Surveillance Data” shall mean any electronic data collected, captured, recorded, stored, retained, processed, intercepted, analyzed, or shared by Surveillance Technology.
- (C) “Surveillance Technology” shall mean any electronic surveillance device, hardware, or software that is capable of collecting, capturing, recording, retaining, processing, intercepting, analyzing, monitoring, or sharing audio, visual, digital, location, thermal, biometric, or similar information or communications associated with, or capable of being associated with, any specific individual or group; or any system, device, or vehicle that is equipped with an electronic surveillance device, hardware, or software.
- (D) “Surveillance Activity” shall mean the gathering of personal or private data through surveillance in public places.

SECTION 2. SELECT BOARD APPROVAL AND PUBLIC HEARING REQUIREMENTS

- (A) No person or entity gather Surveillance Data on streets, ways, sidewalks, in public buildings or at any other place open to the general public without first obtaining Select Board approval following a properly-noticed public hearing with a minimum of two weeks prior notice, by the Select Board or its designee, at which the public shall be afforded an opportunity to provide written and oral testimony.
- (B) As a part of the process of seeking Select Board approval, pursuant to Section 2(A), the applicant shall first prepare a Surveillance Impact Report (“Report”) and Surveillance Use Policy (“Policy”) concerning the technology at issue. Such Report

and Policy, shall be made available to the public on the Town website no later than two weeks prior to the mandated public hearing.

- (1) In the event revisions are made to the Report or the Policy less than two weeks prior to the mandated public hearing, the Select Board or its designee shall hold another properly-noticed, public hearing. A copy of the revised Report and/or Policy shall be publicly released by the Select Board, in print and on its public website, at least two weeks prior to such public hearing.

(C) A Report submitted pursuant to Section 2(B) shall include, at a minimum:

- (1) Information describing the Surveillance Technology and how it works;
- (2) Information on the proposed purpose(s) for the Surveillance Technology;
- (3) If the Surveillance Technology will not be uniformly deployed or targeted throughout the town:
 - (a) What factors will be used to determine where the technology is deployed or targeted; and
 - (b) What geographical location(s) may receive a disproportionate level of deployment or targeting;
- (4) An assessment identifying with specificity any potential impacts the Surveillance Technology, if deployed, might have on civil liberties and civil rights, including but not limited to potential adverse impacts on any communities or groups, whether used or deployed, intentionally or inadvertently, in a viewpoint-based manner, any and all potential disparate or adverse impacts, and what affirmative measures will be taken to mitigate any potential adverse impacts.
- (5) Data Collection:
 - (a) What types of Surveillance Data are capable of being collected, captured, recorded, intercepted, or retained by the Surveillance Technology.
 - (b) What Surveillance Data may be inadvertently collected during the authorized uses of the Surveillance Technology, and what measures will be taken to minimize the inadvertent collection of data; and
 - (c) How any data inadvertently collected will be expeditiously identified and deleted.
- (6) Data Access:
 - (a) How the applicant intends to use the data collected, whether the data will be distributed or disseminated and to whom, under what circumstances the data will be available to other persons or entities and what limitations

will be imposed to protect any private or personal information contained in the surveillance data.

- (b) Under what circumstances an individual or other entity may request access to Surveillance Data, either their own data or the data belonging to others; who will be responsible for authorizing access to the surveillance data; what rules and processes must be followed prior to accessing or interacting with the Surveillance Data, and what the acceptable grounds are for requesting access to the Surveillance Data;
 - (c) Under what circumstances an individual or other entity could obtain access to Surveillance Data, either their own data or the data belonging to others; who will be responsible for authorizing access to the surveillance data; what rules and processes must be followed prior to accessing or interacting with the Surveillance Data, and what the acceptable grounds are for requesting access to the Surveillance Data;
 - (d) What type of log or other comparable method will be used to track viewings of any Surveillance Data and what information it will track;
 - (e) A description of who will have the authority to obtain copies of the Surveillance Data;
 - (f) A description of who will have the ability to obtain copies of the Surveillance Data;
 - (g) What procedures will be put in place to prevent the unauthorized distribution any Surveillance Data; and
 - (h) What safeguards will be used to protect Surveillance Data from unauthorized access
- (7) Data Retention: What rules and procedures will govern the retention of Surveillance Data.
- (8) What steps will be taken to protect individual and institutional privacy.
- (9) Target/Defendant Access: How, to what extent, and when Surveillance Data, in accordance with applicable law, will be accessible to targets of criminal or civil investigations, criminal or civil defendants, and their attorneys.
- (10) Training: What training, including training materials, will be required for any individual authorized to use the Surveillance Technology or to access Surveillance Data.

- (11) Maintenance: How the security and integrity of the Surveillance Technology will be maintained.
- (12) Auditing and Oversight: What mechanisms will be implemented to ensure the Surveillance Use Policy is followed, including what internal personnel will be assigned to ensure compliance with the policy, what independent persons or entities will be given oversight authority, and what legally enforceable sanctions will be put in place for violations of the policy.
- (13) Complaints: What procedures will be put in place by which members of the public can register complaints or concerns or submit questions about the deployment or use of a specific Surveillance Technology, and what personnel will be assigned to receive, register, track, and respond to such communications.

Section 3. APPLICABILITY

This bylaw shall not apply to shopkeepers, victualers, vendors, commercial retail or service businesses or others using surveillance cameras or recording devices solely to protect their merchandise or property from theft or vandalism.

SEVERABILITY

If any portion or provision of this By-Law is declared invalid or unenforceable by a court of competent jurisdiction or by the Office of the Attorney General, the remaining provisions shall continue in full force and effect.

or act on anything relative thereto.

PETITIONER’S ARTICLE DESCRIPTION

The acquisition and use of Surveillance Technology pose a threat to the privacy and other rights of those who live here, work here, or are just passing through.

This Warrant Article proposes a by-law prohibiting any person or entity from gathering Surveillance Data on streets, ways, sidewalks, in public buildings or at any other place open to the general public without first obtaining Select Board approval following, *inter alia*, public notice and public hearings.

SELECT BOARD'S RECOMMENDATION

ROLL CALL VOTE:

Aye:

ADVISORY COMMITTEE'S RECOMMENDATION

XXX

ARTICLE 19

NINETEENTH ARTICLE

Submitted by: Andrew Fischer

To see if the Town will amend the General Bylaw by adding the following Chapter:

Chapter 8.XX

SECTION 1: DEFINITIONS

- (A) "Town" shall mean the Town of Brookline, including but not limited to its agencies, departments, divisions, boards, committees or commissions.
- (B) "Surveillance Data" shall mean any data collected, captured, recorded, stored, retained, processed, intercepted, analyzed, or shared by Surveillance Technology.
- (C) "Surveillance Technology" shall mean any electronic surveillance device, hardware, or software that is capable of collecting, capturing, recording, retaining, processing, intercepting, analyzing, monitoring, or sharing audio, visual, digital, location, thermal, biometric, or similar information or communications associated with, or capable of being associated with, any specific individual or group; or any system, device or vehicle that is equipped with an electronic surveillance device, hardware, or software.
 - (1) Surveillance Technology does not include routine office devices, such as televisions, computers, and printers, that are in widespread public use and not used for any surveillance or surveillance-related functions, handheld digital cameras, audio recorders, video recorders, municipal agency databases that do not contain data or other information analyzed by Surveillance Technology; and manually-operated devices that are used primarily for internal municipal communications and are not designed to surreptitiously collect Surveillance Data, such as radios and email systems.

SECTION 2. SELECT BOARD APPROVAL AND PUBLIC HEARING REQUIREMENTS

- (A) The Town shall obtain Select Board approval, following a properly-noticed public Select Board hearing with a minimum of two weeks prior notice, at which the public is afforded an opportunity to provide written and oral testimony, prior to:

- (1) Seeking funds for the acquisition of Surveillance Technology, including but not limited to applying for a grant, and soliciting or accepting state or federal funds or in-kind or other donations;
 - (2) Acquiring or borrowing Surveillance Technology, whether or not that acquisition is made through the exchange of monies or other consideration, or for no consideration;
 - (3) Using Surveillance Technology for a purpose or in a manner not previously approved by the Select Board in accordance with this Chapter; or
 - (4) Soliciting proposals for or entering into any agreement with any person or entity to acquire, share or otherwise use Surveillance Technology or Surveillance Data.
- (B) In seeking Select Board approval pursuant to Section 2(A), the Town shall prepare a Surveillance Impact Report (the "Report") and Surveillance Use Policy (the "Policy" concerning the technology at issue. Such Report and Policy, shall be made available to the public on the Town website no later than two weeks prior to the mandated public hearing.
- (1) In the event revisions are made to the Report or the Policy less than two weeks prior to the mandated public hearing, the Select Board shall hold another properly noticed, public Select Board hearing. A copy of the revised Report and/or Policy shall be publicly released by the Select Board, in print and on the Town's public website, at least two weeks prior to such additional public hearing.
- (C) Any Report submitted pursuant to Section 2(B) shall include, at a minimum:
- (1) Information describing the Surveillance Technology and how it works;
 - (2) Information on the proposed purpose(s) for the acquisition and use of the Surveillance Technology;
 - (3) If the Surveillance Technology will not be uniformly deployed or targeted throughout the town:
 - (a) What factors will be used to determine where the technology is deployed or targeted; and
 - (b) What geographical location(s) may receive a disproport level of deployment or targeting;
 - (4) The fiscal impact of the Surveillance Technology, including but not limited to:
 - (a) Acquisition costs;
 - (b) Ongoing operational costs;

(c) Any cost savings that would be achieved through the use of the technology;

(d) Any current or potential sources of funding; and

(e) An assessment identifying with specificity any potential impacts the Surveillance Technology, if deployed, might have on civil liberties and civil rights, including but not limited to potential adverse impacts on any communities or groups, whether used or deployed, intentionally or inadvertently, in a viewpoint-based manner, any and all potential disparate or adverse impacts, and what affirmative measures will be taken by the Town to mitigate any potential adverse impacts.

(5) Data Collection:

(a) What types of Surveillance Data are capable of being collected, captured, recorded, intercepted, or retained by the Surveillance Technology.

(b) What Surveillance Data may be inadvertently collected during the authorized uses of the Surveillance Technology, and what measures will be taken to minimize the inadvertent collection of data; and

(c) How any data inadvertently collected will be expeditiously identified and deleted.

(6) Data Access:

(a) Under what circumstances an individual or other entity may request access to Surveillance Data, who will be responsible for authorizing access to the Surveillance Data, what rules and processes must be followed prior to accessing or interacting with the Surveillance Data, and what the acceptable grounds are for requesting access to the Surveillance Data;

(b) What type of log or other comparable method will be used to track viewings of any Surveillance Data and what information it will track;

(c) A description of who will have the authority to obtain copies of the Surveillance Data;

(d) What procedures will be put in place to prevent the unauthorized distribution any Surveillance Data; and

(e) What safeguards will be used to protect Surveillance Data from unauthorized access.

- (7) Data Retention: What rules and procedures will govern the retention of Surveillance Data.
- (8) Public Access: How Surveillance Data will be accessible to members of the public, and how the municipal agency intends to comply with public records law(s)
- (9) What steps will be taken to protect individual and institutional privacy.
- (10) Target/Defendant Access: How, to what extent, and when Surveillance Data, in accordance with applicable law, will be accessible to targets of criminal or civil investigations, criminal or civil defendants, and their attorneys.
- (11) Surveillance Data Sharing: If the Town intends to share access to Surveillance Technology or Surveillance Data with any other governmental agencies, departments, bureaus, divisions, or units, it shall detail how it require from such other government entities that the collection, retention, and storage of Surveillance Data be conducted, in compliance with this bylaw and 28 C.F.R. Part 23 and any other applicable laws, regulations or statutes.
- (12) Training: What training, including training materials, will be required for any individual authorized to use the Surveillance Technology or to access Surveillance data.
- (13) Maintenance: How the security and integrity of the Surveillance Technology will be maintained.
- (14) Auditing and Oversight: What mechanisms will be implemented to ensure the Surveillance Use Policy is followed, including what internal personnel will be assigned to ensure compliance with the policy, what independent persons or entities will be given oversight authority, and what legally enforceable sanctions will be put in place for violations of the policy.
- (15) Complaints: What procedures will be put in place regarding how members of the public can register complaints or concerns, or submit questions about the deployment or use of a specific Surveillance Technology, and what Town personnel and/or Town board, committee or commission will be assigned to receive, register, track, and respond to such communications.

Section 3. SEVERABILITY

If any portion or provision of this By-Law is declared invalid or unenforceable by a court of competent jurisdiction or by the Office of the Attorney General, the remaining provisions shall continue in full force and effect.

or act on anything relative thereto.

PETITIONER'S ARTICLE DESCRIPTION

The acquisition and use of Surveillance Technology pose a threat to the privacy and other rights of those who live here, work here, or are just passing through.

This Warrant Article proposes a by-law establishing a process requiring, *inter alia*, public notice, public hearings, and Select Board approval before the Town, including any Town department or agency, acquires or uses Surveillance Technology.

SELECT BOARD'S RECOMMENDATION

ROLL CALL VOTE:

Aye:

ADVISORY COMMITTEE'S RECOMMENDATION

XXX

ARTICLE 17

SEVENTEENTH ARTICLE

Submitted by: Chi Chi Wu, Town Meeting Member Pct.7; C. Scott Ananian, Town Meeting Member Pct. 10; Alec Lebovitz, Town Meeting Member Pct 8; Amy Newell, Town Meeting Member Pct. 7; Marissa Vogt, Town Meeting Member Pct. 6; Jessica Chicco, Chair, Immigrant Advancement Committee of the Commission on Diversity, Equity, Inclusion, and Community Relations

To see if the Town will adopt the following as a new Article 6. __ of the Town By-laws:

Article 6. __

CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES ON TOWN PROPERTY

No person shall use any Town facilities, including but not limited to parking lots, parks, public school grounds, and police stations, as a staging area, processing location, operations base, or other supporting location for civil immigration enforcement in the absence of a valid judicial warrant or court order authorizing such uses. Prohibited uses include but are not limited to assembling, mobilizing, or deploying vehicles, equipment, materials, or personnel for the purpose of carrying out federal civil immigration enforcement operations or disrupting the lawful exercise of rights granted by the Massachusetts and United States Constitutions.

Nonpublic spaces of public buildings shall be off-limits to civil immigration enforcement officials in the absence of a valid judicial warrant or court order authorizing their presence therein. Access to public buildings remains solely to provide specific services to members of the public, or to conduct Town operations, and access to such buildings shall be for those purposes only.

Or act on anything relative thereto.

PETITIONER’S ARTICLE DESCRIPTION

Brookline is proudly a town of immigrants. According to data from the Brookline Community Foundation’s [Understanding Brookline report](#), almost one-third of our population is foreign-born, the second largest percentage in Massachusetts behind Everett (43%), or approximately 20,000 residents. Brookline’s immigrants contribute enormously to our Town’s economy and civic life as community members, workers, caregivers, business owners, taxpayers and more.

Since early 2025, the federal Immigration and Customs Enforcement (ICE) and other federal immigration officers have wreaked havoc and terror in immigrant communities,

including Chicago, Minneapolis and St. Paul, Minnesota, and Portland and Lewiston, Maine. ICE agents have fomented chaos, violated residents' constitutional rights, and perpetrated egregious acts of violence, including the fatal shootings of Renee Nicole Good and Alex Pretti.

ICE and other federal immigration officers have also targeted Latino and immigrant communities in Massachusetts, with most of those detained having no criminal records. This includes the kidnapping of Rümeysa Öztürk, a PhD student at Tufts University for exercising her First Amendment rights; illegally kidnapping an 18-year old with no warrant and detaining him for a week with no access to showers or sufficient food in Worcester County; illegally kidnapping and assaulting a lawful permanent resident in Essex County, stealing his belongings, and threatening his legal status; assaulting a resident of Middlesex County, smashing his car's windows and dragging him from it; detaining a first-year college student at Boston Logan Airport and forcing her out of the country in defiance of a court order; and repeatedly using unlawfully excessive force in encounters with Massachusetts residents.

On January 29, 2026, the Governor of Massachusetts issued Executive Order No. 650 ("E.O. 650") which, among other things, bars federal immigration officers from using state facilities to "facilitate civil immigration enforcement efforts" or conducting enforcement activity in nonpublic spaces of public buildings. Several other Massachusetts communities, including Boston, Newton, Cambridge, Somerville, Chelsea, and Lynn, have issued or are intending to issue executive orders clarifying policies surrounding civil immigration enforcement and adopting relevant provisions of E.O. 650 locally.

On February 10, 2026, the Brookline Select Board adopted a [Proclamation](#) declaring, among other measures, that:

1. Town facilities, including but not limited to parking lots, parks, and public school grounds, shall not be used as a staging area, processing location, operations base, or other supporting location for civil immigration enforcement by any law enforcement agency in the absence of a valid judicial warrant or court order authorizing such uses. Prohibited uses include but are not limited to assembling, mobilizing, or deploying vehicles, equipment, materials, or personnel for the purpose of carrying out federal civil immigration enforcement operations or disrupting the lawful exercise of rights granted by the Massachusetts and United States Constitutions
2. Nonpublic spaces of public buildings remain off-limits to civil immigration enforcement officials in the absence of a valid judicial warrant or court order authorizing their presence therein. Access to public buildings remains solely to provide specific services to members of the public, or to conduct Town operations, and access to such buildings is for those purposes only.

The Article that follows is intended to codify the two provisions above into Part Six of the Town By-Laws. This would give these two provisions the force of legislation action and make them binding regulation.

SELECT BOARD'S RECOMMENDATION

ROLL CALL VOTE:

Aye:

ADVISORY COMMITTEE'S RECOMMENDATION

XXX

Voted: that the Town will add Article 6.xx of the Town's General By-law as follows

Article 6.~~xx~~

CIVIL IMMIGRATION ENFORCEMENT ACTIVITIES ON TOWN PROPERTY

Section 6.xx.1. No person shall use any Town facilities, including but not limited to parking lots, parks, public school grounds, and police stations, as a staging area, processing location, operations base, or other supporting location for federal civil immigration enforcement in the absence of a valid judicial warrant or court order authorizing such uses. Prohibited uses include but are not limited to assembling, mobilizing, or deploying vehicles, equipment, materials, or personnel for the purpose of carrying out federal civil immigration enforcement operations or disrupting the lawful exercise of rights granted by the Massachusetts and United States Constitutions.

Section 6.xx.2. Nonpublic spaces of public buildings shall be off-limits to the activity of civil immigration enforcement ~~officials~~ in the absence of a valid judicial warrant or court order authorizing their presence therein. The Town reaffirms its position that Access to public buildings are available remains solely to provide specific services to members of the public, and ~~or~~ to conduct Town operations, and are to be accessed ~~to such buildings shall be~~ for those purposes only.

Section 6.xx.3. The Town will document violations of Sections 6.xx.1 and 6.xx.2 the above provisions and promptly notify the Town Administrator's office. Violations shall be considered civil in nature only.

~~when such violations occur. The Town Administrator is authorized to seek such relief as may be appropriate under the circumstances, including but not limited to a court order enjoining the prohibited behavior or referral to a prosecutor of competent jurisdiction.~~

Section 6.xx.4. In the absence of a duty to intervene pursuant to policies approved by the Select Board as outlined in the attached Police General Order 50, sworn officers will not interfere with federal law enforcement operations in progress.

ARTICLE 25

TWENTY-FIFTH ARTICLE

Submitted by: Alec Lebovitz, Town Meeting Member Pct. 8; Chi Chi Wu, Town Meeting Member Pct. 7; C. Scott Ananian, Town Meeting Member Pct. 10; Amy Newell, Town Meeting Member Pct. 7; Marissa Vogt, Town Meeting Member Pct. 6; Jessica Chicco, Chair, Immigrant Advancement Committee of the Commission on Diversity, Equity, Inclusion, and Community Relations

To see if the Town will adopt the following resolution:

WHEREAS, Brookline is home to a thriving community of immigrants, with nearly one in three residents who are foreign-born, forming an integral part of the Brookline community; and

WHEREAS, Brookline values the contributions that immigrants provide to our community, and seeks to treat them with dignity and respect; and

WHEREAS, the Trump administration has indicated it will continue to use federal agents and troops to terrorize immigrants, communities of color, protesters, and communities whose elected officials oppose Trump or his policies; and

WHEREAS, the Trump administration has carried out indiscriminate operations targeting Latino and other immigrant communities in Massachusetts, including major operations in May and September 2025;

WHEREAS, during the course of these operations, agents of Immigration and Customs Enforcement (ICE) and Customs and Border Protection (CBP) repeatedly committed acts of violence against Massachusetts residents, which included: the kidnapping of Rümeyşa Öztürk, a PhD student at Tufts University for exercising her First Amendment rights; illegally kidnapping an 18-year old with no warrant and detaining him for a week with no access to showers or sufficient food in Worcester County; illegally kidnapping and assaulting a lawful permanent resident in Essex County, stealing his belongings, and threatening his legal status; assaulting a resident of Middlesex County, smashing his car's windows and dragging him from it; detaining a first-year college student at Boston Logan Airport and forcing her out of the country in defiance of a court order; and repeatedly using unlawfully excessive force in encounters with Massachusetts residents; and

WHEREAS, section 287(g) of the Immigration and Nationality Act authorizes ICE to delegate to local police the authority to enforce civil immigration policy, but the use of section 287(g) agreements has diverted taxpayer resources away from public safety and to immigration enforcement, and has led to civil rights abuses across the nation, including abuses against Massachusetts residents across the Commonwealth; and

WHEREAS, every entity that held 287(g) agreements in Massachusetts, except the Massachusetts Department of Corrections, has terminated those agreements and Governor Healey's Executive Order 650 prohibits state agencies from entering into any new 287(g) agreements unless there is a public safety need; and

WHEREAS the Select Board passed a Policy on Federal Immigration Enforcement on April 25, 2017, also adopted as General Order 43.0 of the Brookline Police Department (BPD), which prohibits BPD from inquiring about a person's immigration status or taking any policing action against a person based solely on the person's real or suspected immigration status, and prevents any funds, resources, facilities, property, equipment, or personnel of BPD to be used for federal immigration enforcement, except for the forwarding of fingerprints; and

WHEREAS BPD is part of the Boston Regional Intelligence Center (BRIC), which targets Black, Latino and immigrant Muslim communities with 97.7% of people in its database being people of color; and

WHEREAS BRIC shares information with the Department of Homeland Security, including in one case falsely accusing a high school student of being a gang member, resulting in the detention and deportation of this student; and

WHEREAS currently the BPD shares the fingerprints of individuals arrested or booked into custody with the FBI to see if those individuals have a criminal record and outstanding warrants, and such fingerprints are made available to ICE under the Secure Communities program; and

WHEREAS the Mayor of Boston has in her Executive Order directed the City, through its public safety agencies, to ensure that its established de-escalation protocols are used to protect peaceful protestors and to issue guidance communicating that, consistent with its statutory authority and longstanding practice, the Boston Police Department shall investigate all violence, property damage, and allegations of criminal conduct, including by federal officials; and

WHEREAS General Order 51 of the BPD set protocols for the BPD for managing crowds and preserving the peace during demonstrations and General Order Number 50 of the BPD sets forth a duty by police officers to intervene and report the use by another law enforcement officer of physical force, including deadly force, beyond that which is necessary or objectively reasonable based on the totality of the circumstances; and

WHEREAS the Town of Brookline had previously applied for and received grants under the Urban Areas Security Initiative (UASI) program offered by the Federal Emergency Management Agency, but such UASI grants now require that 10% of the funds be dedicated to supporting collaboration between local law enforcement and ICE.

NOW THEREFORE, BE IT RESOLVED:

1. That Brookline Town Meeting condemns the unconstitutional actions of President Trump, his appointees, and federal agents engaged in unlawful operations to attack people in Massachusetts communities on the basis of their perceived race, ethnicity, language, or political preferences, and calls on other communities and public officials to join in this condemnation.
2. That Brookline Town Meeting calls upon Governor Maura Healey and Lieutenant Governor Kim Driscoll to immediately cease all cooperation agreements with ICE, including ending the 287(g) agreement with the Massachusetts Department of Corrections and any informal agreements that may be in place, and to refrain from entering into any new 287(g) agreements.
3. That Brookline Town Meeting calls upon the Massachusetts Legislature to pass, and Governor Healey to sign, legislation similar to General Order 43.0 of the BPD preventing any cooperation between state and local law enforcement and federal civil immigration authorities.
4. That Brookline Town Meeting calls upon the Select Board to order the BPD, and BPD to withdraw from BRIC.
5. That Brookline Town Meeting calls upon the Select Board to order the BPD, and the BPD to cease forwarding fingerprints to the FBI when individuals are arrested or taken into custody for misdemeanors or when the individual is a minor, so that such fingerprints are not shared with ICE.
6. That Brookline Town Meeting calls upon the Select Board to order the BPD, and the BPD apply the protocols in General Order 51 to preserve the peace when there are peaceful demonstrations and legal observers to ICE actions and to investigate allegations of excessive use of force and criminal conduct, including by federal officials, pursuant to General Order 50.
7. That Brookline Town Meeting calls upon the Select Board and Town personnel to cease applying for grants under the UASI Program.
8. That the Town Clerk shall cause this resolution to be submitted to Governor Maura Healey, Lieutenant Governor Kim Driscoll, Attorney General Andrea Campbell, Norfolk County District Attorney Michael Morrissey, the Brookline Select Board, and Brookline Police Chief Jennifer Paster.

Or act on anything relative thereto.

PETITIONER’S ARTICLE DESCRIPTION

Brookline Town Meeting is at a pivotal moment to advocate for the dignity and rights of all residents, particularly our immigrant communities. According to data from the Brookline Community Foundation’s [Understanding Brookline report](#), almost one-third of our population is foreign-born are immigrants, the second largest percentage in Massachusetts behind Everett (43%). Our approximately 20,000 immigrant residents contribute significantly to our cultural and economic fabric. This resolution affirms our commitment to treating all individuals with respect and dignity.

This resolution urges several different parties to take specific actions:

1. It urges Governor Maura Healey and Lieutenant Governor Kim Driscoll to withdraw from the 287(g) agreement between the Massachusetts Department of Corrections and ICE, which undermines our values and jeopardizes public safety. The 287(g) program has proven to be a conduit for civil rights abuses, diverting essential resources from community safety to immigration enforcement. Other Massachusetts law enforcement agencies have terminated their 287(g) agreements. By taking a stand against this program, Brookline can lead by example, prioritizing justice over compliance with unjust federal policies. This resolution is not merely a local concern; it is a call to action for our state leaders to uphold the rights of all residents.
2. It urges the Massachusetts Legislature to pass, and Governor Healey to sign, legislation similar to the Policy on Federal Immigration Enforcement adopted by the Select Board on April 25, 2017, which is now General Order 43.0 of the Brookline Police Department, preventing any cooperation between state and local law enforcement and federal civil immigration authorities. Other municipalities have adopted similar policies or ordinances, including Boston with its Trust Act and the City of Cambridge.
3. It urges the Select Board and Brookline Police Department to withdraw from the Boston Regional Intelligence Center (BRIC), which targets Black, Latino and immigrant Muslim communities with [97.7% of people in its database being people of color](#) and which [shares information](#) with the Department of Homeland Security. [In one case](#), a high school student was falsely accused of being a gang member, which resulted in the detention and deportation of this student.

4. It urges the BPD to stop sharing fingerprints with the FBI when an individual is arrested or taken into custody for misdemeanors or when the individual is a minor. Currently the BPD shares the fingerprints of any individuals arrested or booked into custody with the FBI to see if those individuals have a criminal record and outstanding warrants. Such fingerprints are made available to ICE under the Secure Communities program, which has resulted in immigrants being detained by ICE after such sharing.
5. It urges the BPD to apply the protocols in General Order 51 to preserve the peace when there are peaceful demonstrations and legal observers to ICE actions and to investigate allegations of excessive use of force and criminal conduct, including by federal officials, pursuant to General Order 50. The Mayor of Boston issued similar directives in her Executive Order of February 2026, and Brookline should do the same.
6. It urges the Select Board and town officials to cease applying for grants under the Urban Areas Security Initiative (UASI) program because such grants now require that 10% of the funds be dedicated to supporting collaboration between local law enforcement and ICE. We understand that the Town is intending not to apply again for such a UASI grant.

SELECT BOARD'S RECOMMENDATION

ROLL CALL VOTE:

Aye:

ADVISORY COMMITTEE'S RECOMMENDATION

XXX

ARTICLE 21

Submitted by: Frances Labaree

VOTED: ~~That To see if~~ the Town ~~adopts~~~~will~~ adopt the following resolution:

Whereas: access to health care has become one of the biggest political issues of the day and is of great concern to ~~ourselves-us~~ and our neighbors; and

Whereas: the U.S. remains one of the few countries that does not provide universal publicly funded health care;~~;~~ and

Whereas: the cost of health care keeps increasing thereby creating a burden and a concern to us all; and

Whereas: the number of ~~fn~~ people who do not have affordable access to quality health care increases, negatively impacting the health of our communities ~~decreases~~; and

Whereas: the cost of health insurance increases and the policies include up-front costs of co-pays and deductibles that are a burden for employers and employees; and

Whereas;~~;~~ in particular, the money spent by Cities and Towns to cover their employees is a burdensome cost to both the employer and the employees; and

Whereas: these funds could be better spent to improve the overall quality of life and to increase wages and salaries and other benefits; and

Whereas: Massachusetts has been a leader in providing coverage for quality health care for its people; and

Whereas: there is an alternative means of providing health care for all that also provides better coverage, without co-pays and deductibles, and includes medical, dental, long-term, and preventative care; and

Whereas: legislation has been introduced in the MA state legislature to create a single-payer health care system~~An Act Establishing Medicare for All in Massachusetts creates that alternative and has been introduced in the Legislature as (-HD.1228 and an equivalent SD piece of legislation SD.2342);~~ and

Whereas: ~~this Act~~such a law would save the Town of Brookline ~~an estimated \$35,415,168.24~~tens of millions of dollars in the first year alone;

Therefore, be it Resolved:

That the Town of Brookline urges the Commonwealth to develop and establish a state health care system that provides universal, affordable, and accessible coverage for all residents and reduces costs for municipalities~~endorses An Act~~

~~Establishing Medicare for All in Massachusetts~~ and will communicate its support of such to our State Representative(s) and State Senator(s).

~~Or act on anything relative thereto.~~

From: Susan Granoff <susangranoff@msn.com>

Sent: Thursday, April 2, 2026 1:56 AM

To: Lisa Portscher <lportscher@brooklinema.gov>

Cc: Frances Lang <langfrances04@gmail.com>; Melissa Goff <mgoff@brooklinema.gov>; Dennis Doughty <dennis@doughty.org>; Harry K. Friedman <spinmarty@yahoo.com>; Perry Grossman <perrygrossman2008@gmail.com>

Subject: Re: March 31

CAUTION: This email originated from a sender outside the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Melissa,

Lisa's description of the change made by the petitioner during the Advisory Committee meeting of 3/31 is correct with two minor exceptions:

The word "coverage" in the Resolved clause was replaced with the two words "health care" (and not the single word "healthcare").

In addition, the words "Or act on anything relative thereto" should not appear at the end of the document. (They were mistakenly inserted.)

In addition, during the public hearing stage, the petitioner replaced the last three clauses of the original warrant article with three new clauses (which the moderator okayed). As Lisa noted, these appear in both a clean and edited version of the amended article at the end of the subcommittee report on WA 21, which Lisa attached for your information. But these do not show the two changes made during the Advisory Committee meeting and will have to be modified.

Melissa, do you want us to send you both (1) a clean copy of Article 21 with all of these amendments incorporated and (2) a marked up copy showing the stricken and inserted text? Or just the clean copy? And do you want these documents as PDFs or in Word?

Just let us know.

I will need to work with Perry Grossman or Lisa to get these documents to you by Monday or sooner.

Thanks so much.

Susan

On Apr 2, 2026, at 12:05 AM, Lisa Portscher <lportscher@brooklinema.gov> wrote:

Melissa,

The amended by the subcommittee and petitioner version is in the subcommittee report at the end - See Attached and to that the AC made one minor change:

A MOTION was made and seconded for Favorable Action on WA 21 as amended including replacing the word "coverage" with "healthcare" in the Resolved clause:
Therefore, be it Resolved:

That the Town of Brookline urges the Commonwealth to develop and establish a state health care system that provides universal, affordable, and accessible coverage healthcare for all residents and reduces costs for municipalities and will communicate its support of such to our State Representatives and State Senator.

By a VOTE of 17 in favor, 1 opposed and 7 abstentions, the Advisory Committee recommends favorable action on WA 21 as amended.

From: Frances Lang <langfrances04@gmail.com>

Sent: Wednesday, April 1, 2026 2:07 PM

To: Melissa Goff <mgoff@brooklinema.gov>

Cc: Susan Granoff <SusanGranoff@msn.com>; Lisa Portscher <lportscher@brooklinema.gov>; Dennis Doughty <dennis@doughty.org>; Harry K. Friedman <spinmarty@yahoo.com>; Perry Grossman <perrygrossman2008@gmail.com>

Subject: Re: March 31

CAUTION: This email originated from a sender outside the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

This is not the most recent version. I believe the AC will be sending it to you but I will also attach it here:

On Apr 1, 2026, at 1:59 PM, Melissa Goff <mgoff@brooklinema.gov> wrote:

Hi Susan,

Did the AC make any amendments to the latest version we have? I've attached the last version that the SB have seen.

Thanks,
Melissa

From: Susan Granoff <SusanGranoff@msn.com>
Sent: Wednesday, April 1, 2026 12:27 PM
To: Frances Lang <langfrances04@gmail.com>
Cc: Lisa Portscher <lportscher@brooklinema.gov>; Dennis Doughty <dennis@doughty.org>; Harry K. Friedman <spinmarty@yahoo.com>; Perry Grossman <perrygrossman2008@gmail.com>; Melissa Goff <mgoff@brooklinema.gov>
Subject: Re: March 31

CAUTION: This email originated from a sender outside the Town of Brookline mail system. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Frances,

The Advisory Committee will submit the amended article.

But, if you haven't already done so, you should send your "Petitioner's Explanation" to Warrant Article 21 to Melissa Goff and ask her to include it in the Combined Reports and to post online.

You should no longer include "Or act on anything relative therein" at the end of your current resolution.

I agree. It was an excellent discussion last night. The Advisory Committee often has those, which is one of the pleasures of serving on it.

Thank you so much for participating in Brookline's governmental process. I hope your experience as a first-time petitioner has been a positive one.

Best,
Susan

On Apr 1, 2026, at 8:44 AM, Frances Lang
<langfrances04@gmail.com> wrote:

Hi Susan,

Just checking on whether I should send the revised WA21 to the Select Board and Town Moderator or whether you're the one to do that. Also, if it's me: do I leave in that last "Or act on anything relative therein" or not?

Thanks very much. People asked such good, knowledgeable questions last night! I was impressed.

Best,
Frances

On Mar 27, 2026, at 10:34 AM, Frances Lang
<langfrances04@gmail.com> wrote:

On Mar 27, 2026, at 9:08 AM, Frances Lang
<langfrances04@gmail.com> wrote:

Hello Susan,

It looks from your email as if I am not meant to give a presentation on March 31, but will, instead, be responding to questions from the Committee. Is that correct?

Thank you,
Frances

Just got out of our Advisory Committee meeting.

One of our subcommittee members (Perry Grossman) will be presenting our report and

recommendation about WA 21 to the full Advisory Committee (you'll be sent a copy of this report prior to the meeting). You will be given an opportunity to correct the report or to add anything important that was omitted, but you don't have to say anything (most petitioners don't). Then individual Advisory Committee members will have an opportunity to ask you and our subcommittee questions and make comments. Finally, the Advisory Committee will take a vote on whether to recommend that Town Meeting vote Favorable Action on your warrant article.

The meeting starts at 7 pm and will be on line via Zoom. Registration for it will be found on the Advisory Committee's calendar on its website page, but the meeting hasn't been posted yet.

Members of the public can make a brief 2 minute statement at 7 pm about any item on that meeting's agenda if they put their name in the chat room — they generally will not have an opportunity to speak at any other time.

Please let me know if you have any questions.

I really enjoyed our public hearing tonight and look forward to seeing you on the 31st.

Susan

Susan Granoff
Advisory Committee Member
Chair, Human Services Subcommittee of the
Advisory Committee
Chair, Livable Community Advocacy Committee
of BrooklineCAN
Cell: (617) 935-3891

BROOKLINE ADVISORY COMMITTEE
Human Services Subcommittee Report and Minutes
Warrant Article 21
Public Hearing Held via Zoom on March 24 at 6 pm.

Attendees

Subcommittee members: Susan Granoff (Chair); David-Marc Goldstein; Perry Grossman, TMM 5; Alec Lebovitz, TMM 8; Donelle O’Neal; Fran Perler, TMM 8. Other attendees: Frances Lang Labaree (petitioner); Patricia Berger; Sylvia Baldwin; David Cohen, Co-Chair of Mass-Care; Jackson Dianni; Katharine Nash; Shira Fischer, TMM 11; Ellen Israel.

Recommendation: FAVORABLE ACTION on Warrant Article 21 as amended by the petitioner by a vote of 6-0-0.

Executive Summary:	This warrant article as amended proposes a resolution that the Town of Brookline urge the Commonwealth to develop and establish a state health care system that provides universal, affordable, and accessible coverage for all residents and communicate its support of such to our State Representatives and State Senator.
Voting Yes will...	Result in the Town urging the Commonwealth to develop and establish a state health care system that provides universal, affordable, and accessible coverage for all residents, which would be communicated by the Town to Brookline’s State Representatives and State Senator.
Voting No will...	Result in no such resolution.
Financial impact [if any]	None.
Legal implications [if any]	None.

Link to the [Meeting Recording](#).

Introduction and Background

Warrant Article 21 as amended proposes a resolution urging “the Commonwealth to develop and establish a state health care system that provides universal, affordable, and accessible

coverage for all residents and reduces costs for municipalities.” If approved, the Town would communicate its support of this to Brookline’s State Representatives and State Senator.

The Massachusetts State Legislature is currently considering H.1405/S.860 (“An Act Establishing Medicare for All in Massachusetts”). The bill seeks the creation of a state-run, single-payer health insurance system to replace private insurance for covered services, ensuring universal coverage for all residents. The proposed legislation, introduced in 2025, has been sent to the Joint Committee on Health Care Financing where it is scheduled to be reported out on June 15, 2026.

The proposed bill declares health care as a right in Massachusetts and would establish a Massachusetts Health Care Trust (“the Trust”) as the single-payer agency responsible for the collection and disbursement of funds to provide health care services to every resident of the Commonwealth. The Trust would be charged with designing a comprehensive health care coverage system for all Massachusetts residents with no patient cost-sharing (e.g., no deductibles, premiums, or copayments). The Trust would be governed by a 29-member board of trustees (“the Board”). An Executive Director, hired by the Board, would serve as the executive responsible for the effective administration and enforcement of the provisions of law relative to the Trust. The comprehensive health care coverage would cover all medically necessary care, and include prescription medications, dental care, behavioral health, eyeglasses, hearing aids, home health care, nursing home care, long-term care, hospice care, and other important health care needs. It would be funded — after exempting the first \$20,000 in each category of income tax — by a 7.5% payroll tax (8% on organizations with 100+ workers), a 2.5% employee payroll tax, a 10% self-employed payroll tax, and a 10% tax on unearned income (with no tax on income from Social Security and Social Security Disability Income, unemployment benefits, workers compensation benefits, sick pay, paid family and medical leave, and pension payments).

The amended version of WA 21 does not explicitly endorse H.1405/S.860, but proponents of the article expressed their support of it.

Discussion

The discussion at the public hearing centered on these topics:

- The state of health care in the United States and in Massachusetts.
- The changing landscape of health care reform efforts.
- Concerns that people with high health care needs would move to Massachusetts to take advantage of Medicare for All.
- Other discussion about implementing Medicare for All in Massachusetts.

Proponents’ Argument: The state of health care in this country and in Massachusetts.

Proponents of Warrant Article 21 argued that health care in the United States is in crisis and that people are taking drastic measures such as skipping meals, not retiring, and staying in jobs

they hate to afford health insurance. Towns and cities are facing a financial crisis because of the escalating health care costs of their municipal employees.

In contrast, according to the proponents, large companies are making huge profits in the current system. The insurance industry is increasing profits by denying payments for legitimate claims, delaying payments to physicians, inflating diagnoses to get higher reimbursements, cherry-picking healthy patients, and canceling the sickest, costliest patients. Profitable drug companies have been given approval to charge high prices for some medications, such as insulin; but they are so expensive that many people are unable to afford them. Big hospitals, because of their size and prestige, spend money for buildings and salaries and perks for high-level employees, which is a waste of money. As a result, the US system is the most expensive health care system in the world, benefiting 'corporate moguls' in the insurance industry, the pharmaceutical industry, and the big hospital systems.

The changing landscape of health care reform efforts.

Nationally, six years ago Medicare for All was adopted as part of the Democratic Party's platform with much popular support. But the proposal was never passed, and today, under the current administration, there is no likelihood that Medicare for All will be enacted at the federal level. As a result, more people are advocating for state-level initiatives because not only can they provide much needed help to a state's residents, but they can also act as a testing ground of the single-payer concept that can then lead to national action. The proponents cited the example of Canada in the 1940s, with Saskatchewan leading the way, and then later all of Canada being covered under universal health insurance.

To date, no state has been able to implement a single-payer health system. The subcommittee and the proponents discussed the unsuccessful effort by Vermont to implement Medicare for All between 2011-2014 after the State Legislature enacted a bill to create a modified single-payer, state-funded-and-managed insurance pool called Green Mountain Care, to provide near-universal health care coverage to Vermont residents. While studies showed that the system would save money, industry pressure and negative press ultimately swayed the public and Democratic Governor Peter Shumlin to abandon this plan.

By contrast, the proponents argued that Medicare for All would be most likely to pass in large states like New York, California, and Massachusetts, which have robust Medicare for All movements and large state budgets. According to the proponents, Massachusetts has a risk pool that is ten times the size of the one in Vermont, which makes a single-payer system easier to manage. Proponents also stated that Massachusetts has long been a leader in health care innovation, which also makes it a good candidate for Medicare for All. In 2006, it became the first state to mandate health insurance for all residents, which became the model for the Affordable Care Act passed by Congress in 2010.

Concerns that people with high health care needs would move to Massachusetts to take advantage of Medicare for All.

Chair Granoff reported to the subcommittee about her phone call with Brookline State Representative Tommy Vitolo, who expressed serious concerns about the hazard that if a single state like Massachusetts enacted a Medicare for All bill, it would result in people with seriously ill members in their families moving here from all over the United States, creating unmanageable costs. Proponents countered that when Romneycare first passed, people made the same arguments, but that there is no evidence that that happened. Similarly, with passage of the Millionaires Tax, people asserted that millionaires would move out of the state; however, proponents cited a recent study that showed that that has not happened. Furthermore, where people move is a complex decision, unlikely to be determined solely by health care considerations.

Other discussion about implementing Medicare for All in Massachusetts

The proponents stated that a single-payer system would save money for the Town of Brookline. The town currently contributes 83% to employees' health care insurance costs, but they argued that under a single-payer system that organizations and individuals would pay less in insurance premiums and receive better, more equitable services.

A subcommittee member asked whether this plan could be successfully implemented without the passage of federal legislation like the Khanna-Markey bill which would provide states implementing single-payer systems with access to federal funding from Medicare, Medicaid, Children's Health Insurance Program, and ACA exchange subsidies and with waivers of certain federal regulations. Proponents responded that the most efficient system would allow waivers from some federal requirements, thus allowing Medicare and Medicaid money to go into the Massachusetts Health Care Trust; however, the system could still run without the waivers, in a tiered manner.

Participants discussed new medications, such as GLP 1 drugs, which are expensive, thus potentially creating problems for all health care systems; but proponents argued that as with the Veteran's Administration (VA), which bargains with drug companies over prices, that the Massachusetts Health Care Trust would have approximately the same number of participants as the VA, and thus a similar level of bargaining power.

Subcommittee members were concerned that, given the need for a balanced state budget, managing the budget each year could be a challenge, while ensuring that patients get the care they need. However, supporters stated that doctors would make decisions about medical needs, while a fraud division would investigate potential issues regarding costs.

While the subcommittee had concerns about the cost of the program and how it would be implemented, all subcommittee members voted in favor of Warrant Article 21.

Documents Used or Referenced at Public Hearing

- [Revised Warrant Article 21](#)
- [Petitioner WA21 Explanation](#)
- [Petitioner Response to AC HHS WA21 Questionnaire](#)
- [H1405 An Act establishing Medicare for All in Massachusetts](#)
- [Mass-Care website](#)
- Statement by Patricia Downs Berger, MD, dated 3/24/26, which was uploaded to the [agenda packet](#) after the public hearing.

Recommendation

The subcommittee recommends FAVORABLE ACTION on Warrant Article 21 as amended by the petitioner by a vote of 6-0-0.

Goldstein: Yes

Granoff: Yes

Grossman: Yes

Lebovitz: Yes

O'Neal: Yes

Perler: Yes

APPENDIX

Clean copy of amended article:

ARTICLE 21

Submitted by: Frances Labaree

VOTED: That the Town adopt the following resolution:

Whereas: access to health care has become one of the biggest political issues of the day and is of great concern to us and our neighbors; and

Whereas: the U.S. remains one of the few countries that does not provide universal publicly funded health care; and

Whereas: the cost of health care keeps increasing thereby creating a burden and a concern to us all; and

Whereas: the number of people who do not have affordable access to quality health care increases, negatively impacting the health of our communities; and

Whereas: the cost of health insurance increases and the policies include up-front costs of co-pays and deductibles that are a burden for employers and employees; and

Whereas: in particular, the money spent by Cities and Towns to cover their employees is a burdensome cost to both the employer and the employees; and

Whereas: these funds could be better spent to improve the overall quality of life and to increase wages and salaries and other benefits; and

Whereas: Massachusetts has been a leader in providing coverage for quality health care for its people; and

Whereas: there is an alternative means of providing health care for all that also provides better coverage, without co-pays and deductibles, and includes medical, dental, long-term, and preventative care; and

Whereas: legislation has been introduced in the MA state legislature to create a single-payer health care system (HD.1228 and an equivalent SD piece of legislation); and

Whereas: such a law would save the Town of Brookline tens of millions of dollars in the first year alone;

Therefore, be it Resolved:

That the Town of Brookline urges the Commonwealth to develop and establish a state health care system that provides universal, affordable, and accessible coverage for all residents and reduces costs for municipalities and will communicate its support of such to our State Representatives and State Senator.

Or act on anything relative thereto.

Edited version of article (deleted text shown with strike outs and new text in boldface underlined type):

ARTICLE 21

Submitted by: Frances Labaree

VOTED: That the Town adopt the following resolution:

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~~Whereas: An Act Establishing Medicare for All in Massachusetts creates that alternative and has been introduced in the Legislature as HD.1228 and SD.2342; and
Whereas: this Act would save the Town of Brookline an estimated \$35,415,168.24 million dollars in the first year alone;~~

~~Therefore be it Resolved:~~

~~That the Town of Brookline endorses An Act Establishing Medicare for All in Massachusetts and will communicate its support to our State Representatives and State Senator.~~

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Or act on anything relative thereto.

Warrant Article 21

Clean copy of amended article:

ARTICLE 21

Submitted by: Frances Labaree

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Edited version of article (deleted text shown with strike outs and new text in boldface underlined type):

ARTICLE 21

Submitted by: Frances Labaree

VOTED: That the Town adopt-adopts the following resolution:

Whereas: access to health care has become one of the biggest political issues of the day and is of great concern to us and our neighbors; and

Whereas: the U.S. remains one of the few countries that does not provide universal publicly funded health care; and

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Memorandum

To: Brookline Select Board

From: Community Development Block Grant (CDBG) Advisory Committee,
Housing and Community Planning Staff

Date: April 1, 2026

Re: FY 2027 (FFY 26) CDBG Annual Action Plan Recommendations

Summary

In keeping with the U.S. Department of Housing and Urban Development's (HUD) Consolidated Planning requirements, the Town must submit its FY 2027 (FFY26) Community Development Block Grant (CDBG) Annual Action Plan (AAP) to HUD on or before May 14, 2026. Community Planning staff will present the CDBG Advisory Committee's funding recommendations to the Select Board on April 7, 2026. The informative session will inform the Select Board on progress made on the allocation of CDBG funds by the CDBG Advisory Board. On April 1st, the draft AAP will be published for a 30-day public comment period as required by HUD. The Board is holding a public hearing and vote on May 12, 2026, to authorize staff's submission of the Application for the FY27 (FFY 26) AAP to HUD.

The Community Planning Division estimates HUD's FY27 (FFY26) funding will tentatively be \$1,368,250. The funds may be used to support a wide range of projects and programs to address community needs, such as the provision of decent housing, a suitable living environment, and the expansion of economic opportunities - so long as the funding principally benefits low- and moderate-income persons.

The AAP serves as the Town's application to HUD for CDBG funds for a given program year. Accordingly, the FY27 (FFY26) AAP identifies the projects and programs to be funded in the upcoming fiscal year to meet the broad goals of the Town's FYs 26 – 30 Consolidated Plan. The draft AAP is attached here and is also available on the CDBG Program Page (along with all comments received to date) at <https://www.brooklinema.gov/239>

Public Process

To help in the creation of the Town's (FFY26) FY27 AAP, the CDBG Advisory Committee held a public meeting via Zoom on March 19th, 2026. The Advisory Committee is chaired by Michael Rubinstein, and includes Jennifer Segel, Suzanne Federspiel, Shawn O'Neill, and Erica Pierribia. At the public meeting, the Committee reviewed Request for Proposal (RFP) responses solicited as part of the Town's competitive process for CDBG funds. All prospective recipients gave an overview of their



program or project, during which Committee members asked questions related to each proposer's activity.

After hearing presentations, the Committee used the latter part of the meeting to make (FFY26) FY27 CDBG Annual Action Plan (AAP) and budget recommendations. Potential sub-recipients' requests were significantly greater than available funding, which happens every year. This year, applicants (including the Town's housing program) stated a need of over \$2 million in funds for their activities.

Budget Recommendation

Staff recommended the allocation of a maximum amount for public services (15% or \$205,237.50). After subtracting \$429,293 for staffing and administration costs (including CDBG administration and the Town's housing program), an estimated \$733,719.50 is available to be programmed to external partners for eligible housing projects.

The Committee considered how projects and programs met overall community needs and how CDBG funding would be used to benefit low- and moderate-income persons. After budget deliberations, the Committee recommended the following allocations for items A through C below (see attached detailed budget):

A. Staffing & Administrative Costs

The costs (including benefits, equipment leases, etc.) for approximately three and a half full-time equivalent positions is:

A1. CD Grant Administration, Comprehensive Planning, Housing - \$ 429,293

B. Housing

The Committee sought to balance the needs of new affordable housing development and preservation with the significant capital needs of the Brookline Housing Authority. The Committee recommended the following allocations:

B1. Brookline Housing Authority - Capital Projects Projects - \$450,000

The Committee acknowledged the BHA's significant need for funding to undertake capital improvements that would help to provide safe, decent, and affordable housing to its residents. In support of the BHA's request and in recognition of the leveraging power CDBG funds will provide, the Committee recommended a significant allocation to the BHA to fund the replacement of roofs at High Street Veterans will improve life, security, safety, and accessibility at the High Street Veterans property (186 Chestnut Street/ 220 High Street).

B2. 2Life Communities Inc. – Capital Project Updates at Brown Family House- \$ 29,719.50



The Committee recommended funding 2Lifes's capital project to make necessary safety and security improvements to 60-apartment Brown Family House affordable senior housing property (384 Harvard Street).

B3. Brookline Community Development Corporation – Beacon Street MAAB Accessibility Project \$128,000

BCDC is advancing the rehabilitation and deep energy retrofit of 1017 Beacon Street, a 16-unit affordable single-room occupancy (SRO) property in Brookline. The Committee recommended funding to cover for unanticipated costs associated with compliance with Massachusetts Architectural Access Board (MAAB) requirements found at design development and contracting procurement. CDBG will be use to comply with accessibility improvements required by MAAB.

B4. Brookline Center for Community Mental Health – Elevator Improvements \$100,000

The Elevator Accessibility Project will complete critical repairs to the elevator at the Brookline Center for Community Mental Health to ensure safe, reliable, and ADA compliant access to the outpatient mental health services for low and moderate-income residents of Brookline.

B5. Brookline Community Development Corporation – 154-156 Boylston Street Safety Improvements \$26,000

The Boylston Street Security Project requested \$26,000 to install an intercom system and exterior lighting to enhance resident safety, including for survivors of domestic violence. The wired system design ensures accessibility and reliable operation. Committee members emphasized the importance of improving security with minimal disruption and recognized the project's role in fostering a safe, supportive living environment. The Committee expressed overall support, viewing it as a targeted and necessary safety improvement.

C. Public Services:

HUD's CDBG program requirements limit the total amount of funds obligated to public service activities to 15% of the annual grant, or \$205,237. The Committee recommended the following Public Service allocations:

C1.	Brookline Housing Authority – Resident Services	\$51,746
C2.	Council on Aging - TRIPPS program	\$50,000
C3.	Steps to Success - Work Connections	\$51,746
C4.	Brookline Food Pantry	\$51,745

Next Steps: Public Hearing and Select Board Vote on May 12th:

Between now and the May 12th meeting, HUD should notify us of their final funding allocation. As we have in past years, staff will recommend any minor variations to the CDBG Advisory Committee's recommendations to fully utilize the actual allocation. As noted above, all comments on the draft AAP



will be uploaded to <https://www.brooklinema.gov/239>, and will be included and addressed as part of the final submission of the AAP to HUD. At the May 12th Select Board meeting, following public comment, staff will request that the Board take the following votes:

1. Approve the submission of the FY 2027 CDBG Annual Action Plan to the U.S. Department of Housing and Urban Development;
2. Authorize the Chair to execute the Application for Federal Assistance (SF-424) and other certifications required for submission of the Annual Action Plan; and
3. Authorize the Director of Planning and Community Development to execute Environmental Review or other programmatic documents required for federally funded projects on behalf of the Town.



BROOKLINE
PLANNING & COMMUNITY DEVELOPMENT

Annual Action Plan FY 2027 (FFY26)

As required by the U.S. Department of Housing and
Urban Development

For the use of Community Development Block Grant funds (CDBG)

Prepared by:

Department of Planning and Community Development
Housing and Community Planning Staff

Draft: April 1, 2026

30-day Public Comment Period: 04/01 – 05/01

Public Hearing: May 12, 2026

Submission of written comments to:

Electronic: dguzman@brooklinema.gov

Brookline Planning and Community Development

333 Washington Street, Room 309, Brookline, MA 02445

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Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As an entitlement community, the Town of Brookline receives an annual Community Development Block Grant (CDBG) funding allocation from the U.S. Department of Housing and Urban Development (HUD). HUD requires the Town to submit an Annual Action Plan (AAP) to outline the Town's proposed use of CDBG for housing and non-housing community development needs and how the CDBG expenditures will benefit low- to-moderate-income residents.

Federal Fiscal Year 2026 (FY 2027) is year two of the Town's Five-Year Consolidated Plan timeframe, which covers program years 2026-2030. The FFY 26 AAP reflects the planning process that relied on citizen input undertaken for both the Consolidated Planning process as well as from a community process undertaken between March - June 2026 to determine the use of CDBG funds for the upcoming year.

Brookline is a Participating Jurisdiction of the WestMetro HOME Consortium and receives an annual HOME allocation to support the preservation and creation of affordable housing. The City of Newton is the lead entity for the HOME Consortium and plans for the use of Brookline's HOME funds through separate Consolidated and Annual Plan processes.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The Town of Brookline engaged a variety of past and future stakeholders, residents, neighboring communities, and local and regional agencies to gain public input into the planning process to develop the 2026 – 2030 Consolidated Plan, which informs the current year's AAP. Objectives identified in the citizen participation process continue to align with HUD's National Objectives of the CDBG program: providing decent housing, a suitable living environment, and economic opportunities for low- to-moderate-income persons. The town's goals and objectives are:

- Affordable Housing – Rental, Rehab Rental, New Construction, Rental Preservation, and the Acquisition of Existing Units to maintain and increase the supply of decent, safe affordable housing in Brookline for low-to-moderate-income households. Funding will be funneled into pre-development costs, housing development activities, and other affordable rental projects aimed at increasing rental housing for extremely low- and low-income individuals.

- Homelessness Prevention and Mitigation - The goal addresses the immediate needs of the town's population of the unhoused and those at risk of becoming homeless. Supportive services for individuals and families that are currently homeless or at risk of homelessness.
- Public Services and Community Development strategy - Provide financial support to agencies and non-profit organizations to expand or enhance new or existing public services to low-to-moderate-income individuals, the elderly, children, youth, families, and other vulnerable eligible populations who fall under CDBG eligibility requirements.
- Fair Housing – To further support Fair Housing practices in Brookline and to provide funding to non-profit and government agencies to provide much-needed services and programs to eligible Brookline residents.
- Infrastructure and Urban Environments– Maintain the ability to respond to the needs for infrastructure improvements and to undertake physical improvements to public facilities and parks, should a need arise.
- Economic Opportunity – This goal addresses the economic opportunity gaps faced by the low- to moderate-income community. The activities and programs will raise the standard of living for Brookline's residents by creating quality job opportunities and financial empowerment. The town will work with micro-enterprises and small business owners, helping them to create opportunities for job creation.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

As this marks the second year of the 2026–2030 CDBG Consolidated Plan period, the Town of Brookline has begun making meaningful progress toward achieving the plan's stated goals. On the affordable housing front, the town has continued to strengthen its partnerships with local affordable housing developers, primarily the Brookline Housing Authority and the Brookline Community Development Corporation. Through these collaborations, funding has been awarded for the rehabilitation and preservation of existing affordable housing units, with the goal of improving living conditions, ensuring long-term affordability, and creating safer, more suitable environments for residents.

Prioritizing CDBG funds for the rehabilitation of public housing units has enabled the town to direct other funding sources, such as the Affordable Housing Trust Fund and Community Preservation Act, toward the creation of new affordable units. Brookline Housing Authority's redevelopment of its Walnut–High Street property, which will replace 100 deteriorated units with approximately 180 newly constructed units on site, is the largest project currently in the pipeline and has been awarded over \$6 million from the town.

The town regularly meets or exceeds goals in the area of public services/programs. Most agencies who have received funds have had success year after year in leveraging resources at least 2 to 1 ratio. Sub-recipients have become adept at recognizing the highest priority needs of their constituents within the

context of a limited funding pool and increased competition for limited funding. The town annually commits the maximum to public service programs not only for resources they bring to the table, but for the needed services they provide that cannot be offered by the town.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

For the FFY 26 AAP, the Planning Department's Housing & Community Development division held a public meeting on March 18 for the Advisory Committee to make funding recommendations to the Brookline Select Boards. Public notices were posted in advance of the meeting. The Select Board will have an informative session on April 7th where members hear an update for the CDBG Advisory Committee's budget recommendations for the upcoming year. On May 12th, 2026, the Select Board will held a public hearing and voted to approve the AAP and CDBG budget after a brief presentation and discussion and after public comments were sought.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

6. Summary of comments or views not accepted and the reasons for not accepting them

None. They will be published at the end of the 30-day public comment period.

7. Summary

As part of the Consolidated Plan process last year, the Town of Brookline evaluated past CDBG performance and conducted a comprehensive assessment of current housing and non-housing community development needs. This assessment drew on a wide range of sources, including ACS and CHAS data, the town's 2024 Housing Production Plan, local and regional studies, and stakeholder engagement through surveys, public events, on-site meetings, forums, and individual consultations.

This data and community input informed the identification and creation of priority needs, which, in turn, shaped the goals and strategies for the next five years.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BROOKLINE	Department of Planning and Community Development
CDBG Administrator	BROOKLINE	Department of Planning and Community Development
HOPWA Administrator	N/A	N/A
HOME Administrator	WestMetro HOME Consortium	City of Newton, Department of Planning and Community Development
HOPWA-C Administrator	N/A	N/A

Table 1 – Responsible Agencies

Narrative (optional)

The Town of Brookline's Department of Planning & Community Development manages the town's federal entitlement funds and oversees the implementation of key plans, including the Action Plan, CAPER, and Consolidated Plan through its Community Planning Division. The Housing & Community Development Division works closely with the other divisions within the Department of Planning -- Regulatory Planning and Economic Development & Long Planning-- as well as with town departments, committees, and agencies to administer projects and public service activities funded by CDBG and HOME. The division's role is to collaborate with stakeholders to identify Brookline's most pressing needs and allocate funding to projects and activities that address them.

Consolidated Plan Public Contact Information

David Guzman, Community Development Administrator, dguzman@brooklinema.gov

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The Town of Brookline engaged with numerous local organizations, service providers, government agencies, and town departments that support the low-to-moderate-income population to help identify needs and goals for the Consolidated Plan and associated Annual Action Plans. Staff from the Department of Planning conducted one-on-one interviews, meetings, and consultations with a diverse range of stakeholders throughout the town.

These discussions provided valuable insights into the challenges faced by vulnerable populations and helped shape strategies to address housing, economic development, and public service needs.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))

All projects and activities depend upon the cooperative efforts of public and private institutions, which coordinate various related activities and actions through a network of public and private contacts.

- The Brookline Center for Community Mental Health (BCCMH) works in collaboration with the Brookline Housing Authority (BHA) to provide case management services for many of its residents, which includes assisting those who are homeless.
- Steps to Success and the Brookline Teen Center offer various services and educational opportunities for youth in Brookline and work directly with the Brookline Housing Authority to identify youth for their programming.
- Brookline Food Pantry maintains two locations in BHA properties to more easily facilitate the distribution of food to eligible persons.
- Brookline Community Development Corporation (BCDC) and BHA provide rental guidance and financial assistance to those who reach out to the housing planner and health division with tenancy issues.
- Many of the town's affordable housing projects are owned and operated by non-profits who have case management staff to assist residents with health, mental health, and a myriad of other services vital to the clientele who need assistance. These agencies include Pine Street Inn, Hebrew Senior Life, 2Life Communities, the Brookline Community Development Corporation and housing operated by the state's Department of Mental Health or Department of Developmental Services. The Council on Aging also works with senior affordable housing developments to provide services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Brookline was a member of the Brookline-Newton-Waltham-Watertown Homelessness Continuum of Care (BNWW CoC), a regional planning body that coordinates housing and services funding for homeless families and individuals. In 2016, the CoC approved a merger with the Balance of State, at which time the four participating communities became part of a larger CoC managed by the Executive Office of Housing and Livable Communities.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Although the state's Executive Office of Housing and Livable Communities is the overseer of ESG funds, the City of Newton administers the use of ESG funds at the regional level. The town coordinates with past BNWW CoC members related to ongoing projects, activities and funding priorities in order to continue advocacy for agencies that serve the local municipalities as well as the region.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Brookline Housing Authority
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Employment Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with Brookline Housing Authority resident services and modernization staff members to discuss ongoing and recently completed work and to understand its anticipated needs over the next five years. The anticipated outcome is that CDBG funds will continue to be used to fund resident services and modernization efforts.
2	Agency/Group/Organization	Brookline Housing Advisory Board
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Employment Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff presented the initial findings of the Community Needs Survey to the Housing Advisory Board at its March 5, 2025 meeting, and asked board members to identify what they perceive to be the most pressing housing challenges and opportunities in Brookline. Members reinforced their commitment to the 2024 Housing Production Plan's priorities and goals. The anticipated outcome is that staff will help identify opportunities to help execute the strategies and meet the goals of the Housing Production Plan using CDBG and HOME funds.

3	Agency/Group/Organization	Brookline Diversity, Inclusion, and Community Relations Dept.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Services-Health Service-Fair Housing Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff met with the town's Chief Diversity Officer to discuss housing and non-housing related community development needs, with a focus on identifying areas where local nonprofit agencies are administering services the town does not currently offer. The anticipated outcomes are the continued support for Brookline's nonprofit partners and the use of public service funds for programs that do not duplicate town offerings.
4	Agency/Group/Organization	Brookline Council on Aging
	Agency/Group/Organization Type	Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff met with the Brookline Council on Aging's Executive Director and Community Outreach Specialist. Discussions centered on mobility and housing-related needs for the low-to-moderate-income senior population and the funding challenges related to maintaining consistent service with the Brookline's expanding senior population. The outcome is a better understanding of the evolving challenges facing Brookline's senior population and the funding priorities of the Council of Aging.

5	Agency/Group/Organization	BROOKLINE COMMUNITY MENTAL HEALTH CENTER
	Agency/Group/Organization Type	Housing Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services - Victims Health Agency
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning Staff met with Brookline Center for Community Mental Health's (BCCMH) Executive Director and Chief of Strategic Partnerships and Innovation to discuss the homelessness, affordable housing, and public service needs in the town. Through discussion, we discovered a shared interest in the supporting better utilization of the town's limited public service grant funding by fostering collaboration between nonprofit organizations. The anticipated outcome is enhanced support for collaborative programs that tackle multiple needs simultaneously.
6	Agency/Group/Organization	City of Newton Planning and Development Department
	Agency/Group/Organization Type	Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Newton serves as the participating jurisdiction for the West Metro HOME Consortium and is a neighboring community to Brookline. Community Development staff regularly collaborate with the City of Newton on various projects. The anticipated outcomes of this collaboration include streamlined administration of HOME funds, expanded stakeholder engagement, improved support for non-housing community development needs, and optimized use of available funding to enhance affordable housing efforts across all communities in the consortium.
7	Agency/Group/Organization	Brookline Community Foundation
	Agency/Group/Organization Type	Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Foundation
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Homelessness Strategy Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff met with the Director of the Brookline Community Foundation to gain insight into their programs, funding priorities, and both housing and non-housing community development needs in the town. Staff developed a deeper understanding of Brookline's housing and community development needs, became more familiar with organizations engaged in similar work, and explored opportunities for collaboration on future projects. The Brookline Community Foundation is well connected to the town's nonprofits, and improved coordination may help the town identify new providers of services that address community needs.
8	Agency/Group/Organization	Brookline Health Department
	Agency/Group/Organization Type	Health Agency Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning Staff met with the Brookline's Director of Health & Human Services to discuss the findings and takeaways from the 2024 Community Health Improvement Plan (CHIP). The outcome was a greater understanding of the health-related needs of low-to-moderate-income residents and potential ways to utilize CDBG funds to advance the CHIP's priorities.
9	Agency/Group/Organization	Brookline Community Development Corporation
	Agency/Group/Organization Type	Housing PHA Services - Housing Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with leadership from Brookline Community Development Corporation (BCDC), a local organization dedicated to developing, managing, and advocating for affordable housing. The consultation provided valuable insights into the housing needs of very-low-income residents and formerly homeless individuals. The outcome of the meeting was a deeper understanding of the specific needs of Brookline lowest-earning residents, which was then used to better define our goals and priorities.
10	Agency/Group/Organization	STEPS TO SUCCESS
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with Steps to Success's leadership team to discuss the employment training needs of Brookline's children in Brookline's low-to-moderate-income families, specifically those living in Brookline Housing Authority properties. The Steps to Success program is currently considered eligible under the public services category, which is capped at 15% of the annual allocation, but may be eligible under the economic development category in the future, which would grant access to a larger pool of funding. The anticipated outcome is that the organization will continue to apply for public service funds but may consider breaking into the economic development category in the future.

11	Agency/Group/Organization	BROOKLINE FOOD PANTRY
	Agency/Group/Organization Type	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff met with the Brookline Food Pantry's Executive Director to discuss the funding required to maintain the existing level of service. The anticipated outcome is that combating food insecurity becomes treated as a higher funding priority in the public services category over the next five years.
12	Agency/Group/Organization	Department of Planning and Community Development
	Agency/Group/Organization Type	Housing Other government - Local Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Planning staff met with a member of the town's Regulatory Planning Division to discuss potential opportunities for affordable housing development in town. While no new sites were identified, the discussion reinforced the need for coordination between the two divisions to manage applications for projects that advance housing goals.
13	Agency/Group/Organization	Brookline Teen Center
	Agency/Group/Organization Type	Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development staff met with the Executive Director of the Brookline Teen Center to gain more insight into available job training opportunities for youth in Brookline. The anticipated outcome is that staff will investigate additional opportunities to support youth job training initiatives using federal funds.
14	Agency/Group/Organization	Metropolitan Area Planning Council
	Agency/Group/Organization Type	Housing Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The town's Senior Housing Planner is an active member of MAPC's Inner Core Committee and Metropolitan Mayors Housing Task Force and a MAPC Council Member. The anticipated outcome is that community development staff will continue to identify potential opportunities for regional collaboration.

Identify any Agency Types not consulted and provide rationale for not consulting

We did not consult with any Broadband providers, as lack of internet access was not identified as a barrier to success during consultations.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Metropolitan Area Planning Council	The goals of the Strategic Plan align with those of the Continuum of Care in their shared commitment to preventing homelessness, increasing access to affordable housing, and supporting services that promote long-term stability and self-sufficiency for vulnerable populations. Both initiatives contribute to comprehensive community development by addressing housing insecurity and enhancing economic opportunities.
A Home for Everyone: A Comprehensive Housing Plan	Massachusetts Executive Office of Livable Communities	This state plan aims to increase housing production, including affordable units, to address unmet needs across Massachusetts. Aligning the Strategic Plan's goals with the plan's goals helps us ensure that Brookline's local strategies, goals, and initiatives complement statewide efforts to enhance housing accessibility and affordability.
Town of Brookline Disparity Report (2022)	Town of Brookline OEICR	The key recommendations of this plan call for removing barriers across town, improving access all aspects of public safety for marginalized populations, and a commitment to investigating ways to make Brookline more affordable, which closely mirror some of the high-need priorities in our strategic plan.
Brookline Complete Streets Policy	Town of Brookline Select Board	The town's Complete Streets policy informed our goals and strategies for public infrastructure and facility improvements by offering guidance on providing safe and accessible options for all travel modes-- walking, biking, transit and vehicles-- for people of all ages and abilities.
Community Health Improvement Plan	Town of Brookline Department of Public Health	Several of the Strategic Plan's priorities offer opportunities to fund work that will advance the four priorities outlined in Community Health Improvement Plan: financial security, access to social and health services, Housing Affordability, and mental & behavioral health.
Brookline Strategic Asset Plan (2018)	Town of Brookline Department of Planning & Community Development	This plan assisted our goals in identifying potential parcels appropriate for affordable housing development and a process for determining reuse priorities.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Production Plan (2024)	Town of Brookline Department of Planning & Community Development	The goals of the strategic plan and the Housing Production Plan overlap in helping to spur new affordable housing and preservation of affordable units projects in the town.
Transportation and Mobility Plan (2022)	Town of Brookline Department of Public Works	The Brookline Transportation and Mobility Plan is a townwide tool guiding funding and capital improvements to protect and enhance municipal transportation infrastructure efficiently. It outlines a five-year capital improvement plan for public spaces, used by internal teams and utility partners like Eversource, National Grid, and Verizon. The plan offers potential opportunities to meet the public infrastructure goals, as outlined in the Strategic Plan.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The Town of Brookline maintains active partnerships with regional and local entities to advance housing, transportation, and community development initiatives. As a member of the West Metro HOME Consortium, Brookline collaborates with twelve neighboring municipalities to address affordable housing needs across the region. The town also participates in the Bluebikes regional bikeshare system and works closely with four adjacent communities to coordinate bikeshare operations and address broader regional transportation challenges.

To optimize funding opportunities and strategic planning efforts, Brookline engages in ongoing coordination with key public agencies, including the Brookline Housing Authority. The town's formula-based funding allocations require close collaboration with these and other entities to ensure the effective distribution of grants and the seamless implementation of regional and municipal plans.

Additionally, the Department of Planning and Community Development, through its Community Planning Division, works in concert with various town commissions, boards, and committees to execute the Consolidated Plan. This includes collaboration with public and assisted housing providers, private and governmental health and mental health organizations, foundations, and service agencies. Through these strategic partnerships, the town enhances its capacity to deliver critical services, strengthen community development efforts, and improve the overall quality of life for residents.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

For the 2026-2030 Consolidated Plan, the Town of Brookline adopted a transparent planning process with opportunities for citizen participation. These efforts included a town-wide survey, two public forums, hearings, and outreach at several popular, free community events.

The process began in fall 2024 when the Department of Planning launched a town-wide survey to assess needs for the Consolidated Plan. Conducted between October 2024 and January 2025, the survey received 215 responses and was available both online and in print, in English, Simplified and Traditional Chinese, Korean, and Spanish. It provided residents, business owners, and regular visitors to Brookline an opportunity to share their perspectives on critical housing and non-housing community development needs.

To further engage the community, staff conducted outreach at the Brookline Day celebration, two events at the Brookline Farmer's Markets, and the Brookline Food Pantry. At these events, staff promoted the survey and held informal discussions with residents about community needs. As an alternative to the survey, staff used interactive charts and one-on-one conversations to collect resident feedback. In total, approximately 250 people participated in this engagement activity.

The town's comprehensive planning process ran concurrently with the Consolidated Plan outreach process last year, with the community needs survey for the Consolidated Plan and the visioning survey for the Comprehensive Plan designed to complement each other and inform both projects. The comprehensive plan survey and small-group discussions with traditionally underrepresented groups helped shape the CDBG Consolidated Plan and accompanying Annual Action Plans by providing additional data surrounding the priorities of Brookline's low-to-moderate-income individuals. Survey responses provided broad input on housing and development priorities, while discussions with low-income residents, seniors, people with disabilities, and non-English speakers revealed specific challenges like housing barriers and service accessibility. These insights were integrated into the plan's strategic priorities, ensuring CDBG funding addresses the most pressing community development needs. The feedback gathered through these activities directly influenced goal-setting, helping the Department of Planning & Community Development identify the town's key priorities and emerging needs. It also ensured that the Consolidated Plan and accompanying Annual Action Plans aligned with community concerns, directing resources toward the most impactful housing and non-housing initiatives.

	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received
1	Community Needs Survey	Non-English Speaking - Specify other language: Simplified Chinese, Traditional, Russian, Spanish Non-targeted/broad community	A public survey was issued by the Department of Planning from October 2024 to January 2025. There were 215 survey respondents. The survey was available both electronically and by paper and available in five languages.	Respondents were asked to rank the CDBG eligible program areas in order of importance, with 1 being the most important and 5 being the least. Affordable Housing / Development Program (weighted average 2.51) ranked highest, followed by public / municipal infrastructure (weighted average 2.89), public / social services (weighted average 3.02), economic development (weighted average 3.16), and accessibility (weighted average 3.28). When asked about the most current urgent need in Brookline, over 40% of respondents mentioned keywords relating to housing availability.
2	Comprehensive Plan Visioning Survey	Non-targeted/broad community	As part of the town's comprehensive planning process, a visioning survey was open to the public between September and November 2024. The survey included questions and prompts on a variety of land-use areas, including neighborhoods, commercial areas, and regionalism. This survey was available electronically and by paper in 5 languages. Roughly 760 written survey responses were received.	Key takeaways from the survey include strong support for promoting housing for all and offering a wider variety of housing options, accessible public facilities, and supporting local and diverse, culturally relevant businesses.

3	Small-Group Conversations	Minorities Non-English Speaking - Specify other language: Spanish Seniors	As part of the town's visioning process, community development staff partnered with the Brookline Housing Authority to collect input from traditionally underrepresented groups in town politics using an engagement ambassador program. Forty-four individuals participated across eight small-group discussions.	Small Group Conversations reinforced themes from other community engagement efforts but highlighted different priorities for some participants. Those facing housing, financial, or mobility challenges prioritized immediate solutions over long-term town planning, while concerns about housing affordability, cultural representation, and under-recognized communities were prominent. Participants also acknowledged the evolving nature of retail and supported more inclusive commercial spaces.
4	Brookline Day Table	Non-targeted/broad community	The Department of Planning hosted a table at the Brookline Day Event on September 8, 2024. Staff encouraged approximately 185 individuals to complete an in-person activity to provide feedback on the town's highest non-housing and housing priorities.	Attendees overwhelmingly stated that housing production and retention for low-to-moderate income residents was their highest priority. This was followed by public services, public facilities, park improvements, and infrastructure, and economic development.
5	Food Pantry Table	Residents of Public and Assisted Housing Food Insecure Individuals	Community Planning staff held discussions with individuals picking up food from the food pantry to gain better insight into their housing and non-housing needs. Staff spoke to 50 people.	In addition to food insecurity, people expressed frustration with locating and maintaining affordable housing and childcare in Brookline.
6	Farmers' Market Tables	Non-targeted/broad community	Community Planning staff held discussions with individuals shopping for food at the local farmer's market to gain better insight into their day-to-day needs. Staff spoke to 25 people.	The most commonly expressed community needs were investigating ways to combat the rising cost of living comfortably in Brookline, particularly in regards to housing and food costs, and the need for more functional open space in north Brookline.

7	Public Meeting	Nonprofit Leaders	Community Planning staff held a forum to discuss the public service needs of Brookline's low-to-moderate-income population. Four leaders of local nonprofits attended and contributed to the discussion.	Discussions centered around the difficulty of maintaining consistent services with level funding. All parties encouraged allocating funding to programs that tackle more than one need.
8	Public Meeting	Affordable Housing Developers	Community Planning staff held a forum to discuss the affordable housing needs of Brookline's low-to-moderate-income population. Three leaders of local affordable housing providers, two town board chairs, one tenant of affordable housing, and the director of the town's public health director attended and contributed to the discussion.	There was consensus that more affordable housing is needed to fully support the needs of Brookline's low-to-moderate-income population, particularly families and seniors. N/A
10	Public Meeting	Applicants for CDBG Funds & CDBG Advisory Board	Community Development Staff convened the town's Community Development Block Grant Advisory Board to determine funding allocations for FYY26 (FY27) CDBG funds. Eight applicants spoke to the current needs of low-to-moderate-income residents in Brookline and outlined how their proposals furthered the FY26-30 Consolidated Plan's goals.	There was a consensus that as costs continue to rise in Brookline, so do the needs of low-to-moderate income residents. When allocating funding, particular emphasis was placed on projects that improve the safety and accessibility of public housing and programs leading to self sufficiency.

Community Development Staff convened the town's Community Development Block Grant Advisory Board to determine funding allocations for FY26's (FY27) CDBG funds. Eight applicants spoke to the current needs of low-to-moderate-income residents in Brookline and outlined how their proposals furthered the FY26-30 Consolidated Plan's goals.

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Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2026-2030 Consolidated Plan aims to develop programs, leveraging CPD entitlement funds and other resources that will carry out the objectives of Brookline's housing and community development strategies. The CDBG funding will address a wide range of unique community development needs. The nature of the CDBG program enables the town to implement a multi-faceted strategy expected to benefit its most economically vulnerable residents. The town intends to maximize the efficiency and efficacy of the CDBG program by administering activities that address the housing, public services, economic development, and urban environment challenges faced by low- and moderate-income residents. The HOME program will provide a range of direct housing assistance programs. These programs include funding assistance for the creation and preservation of affordable rental units, and the rehabilitation of the existing portfolio of affordable units. The ESG program will provide funding for emergency shelters and transitional housing to help people reach independent living.

The Housing Trust program aggregates funding from different sources, primarily the cash in lieu payments, grants, and excess waterfall cash flow from the municipal operating budget for the production and preservation of affordable housing in Brookline for the benefit of low- and moderate-income households. The Housing Trust assists in developing affordable housing activities such as site acquisition, pre-development funding, site clearance, site improvements, and/or rehabilitation projects.

Both the CDBG and Home Investment grant programs have been level funded annually over the past years. This is particularly true for the HOME program nationally. The town saw some decreases in funding that may be due to ACS census data and changing demographics. The town has accounted for the reduction in funding for the projects in progress or planned. All goals set forth are based on estimated costs and resources to ensure such goals are achievable.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,368,250.00	0.00	506,913.05	1,875,163.05	The CDBG program allocation source includes the administration of the CDBG program, housing activities, and public services to be implemented during the current fiscal year.
General Fund	public - local	Admin and Planning Housing	156,955.00	0.00	0.00	156,955.00	The General Fund include salary portions for personnel working on specific CDBG-funded projects that are covered by the CDBG grant. This amount reflects the town's financial contribution toward these salaries from the general fund.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
Housing Trust Fund	public - local	Housing	150,000.00	0.00	0.00	150,000.00	Brookline Housing Trust funds derived from free cash and inclusionary housing projects, whose dollar allocation is controlled by the Housing Advisory Board with authorization from the Brookline Select Board. Proceeds from the Brookline Housing Trust are funneled into development activities such as housing development projects, studies and preservation initiatives.
Other	private	Housing Public Improvements	2,091,180.00	0.00	0.00	2,091,180.00	Contribution (private funds and equity) towards affordable housing projects
Other	private	Public Services	2,418,620.00	0.00	0.00	2,418,620.00	This amount includes the 15% cap allocation from the CDBG grant to public services. As part of the solicitation process, the town encourage prospective recipient to leverage CDBG funds with their own funding sources. Proposed funds to be leverage represent higher scores at the review of CDBG solicitations. These resources significantly contribute by meeting the needs of various programs provided by the public services providers.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	
Other	public - federal	Acquisition Admin and Planning Housing	444,486.00	0.00	0.00	444,486.00	HOME funds under the HOME Partnership program administered by the City of Newton through the West Metro HOME Consortium for affordable housing activities and administration of these funds.
Other	public - state	Housing	2,692,127.00	0.00	0.00	2,692,127.00	Funds from the Massachusetts Executive Office of Housing and Livable Communities - High Leverage Asset Preservation Program

Table 4 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Leveraging additional resources to support affordable housing projects and programs remains a priority for the town. Federal funds are matched by various local, state, and private funding sources, including Brookline's Affordable Housing Trust, has provided over 15.5 million dollars for affordable housing since 2000.

In addition, the state has also provided funding through the Executive Office of Housing and Livable Communities' High Leverage Asset Preservation Program, HOME Fund, and CPA. Given the development in the town over the next five years will be contingent as it has in the past on opportunity, funding for affordable housing programs will continue to utilize all available/applicable state funding and other federal sources as appropriate to the project at hand.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Housing Production Plan assessed two town-owned sites through location-based testing: the Babcock Street parking lot and the Newbury West Site. Ultimately, Town Meeting will decide if one or both sites should be considered for affordable housing development. The final proposal will be the result of a public process; the timing of this process will consider the temporary use of the Newbury Academic Building during the renovation and reconstruction of the Pierce School.

Discussion

The Town of Brookline is a highly developed community with limited available land for new construction. Despite these challenges, the town has consistently demonstrated creativity in repurposing existing land and buildings to accommodate affordable housing developments, both historically and in the present. Looking ahead, Brookline remains committed to exploring new opportunities to address the evolving needs of the community. The town will continue to develop innovative programs that leverage both financial and non-financial resources, with the goal of improving the quality of life for low- to moderate-income residents. These efforts will focus on expanding affordable housing options, creating economic opportunities, and enhancing living environments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing, Preservation of BHA Units	2026	2030	Public Housing	Affordable Housing, Rehab of Existing	CDBG: \$865,191.00 HOME Funds: \$211,660.00 State - HILAPP: \$2,692,128.00	Rental units rehabilitated: 186 Household Housing Unit
2	Affordable Housing, Preservation of Rental Units	2026	2030	Affordable Housing	Affordable Housing, Rehab of Existing	CDBG: \$275,530.61 General Fund: \$190,494.00 HOME Funds: \$211,660.00 Private Sources for Housing Projects: \$1,986,180.00	Rental units rehabilitated: 76 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services, Community Development Strategy	2026	2030	Non-Homeless Special Needs Non-Housing Community Development	Public Services	CDBG: \$205,237.00 Private Sources for Housing Projects: \$2,418,620.00	Public service activities other than Low/Moderate Income Housing Benefit: 6250 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 60 Households Assisted
4	Infrastructure and Urban Environments Improvements	2026	2030	Non-Housing Community Development	Public Facilities and Infrastructure	CDBG: \$100,000.00 Private Sources for Housing Projects: \$105,000.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
5	Administration	2026	2030		Affordable Housing and Public Services	CDBG: \$238,799.00 General Fund: \$156,955.00 HOME Funds: \$20,000.00	

Table 5 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing, Preservation of BHA Units
	Goal Description	Brookline Housing Authority replacement and repair of roof at High Street Veterans
2	Goal Name	Affordable Housing, Preservation of Rental Units
	Goal Description	Rehabilitation activities at 1017 Beacon Street, 154-156 Boylston Street and 370 Harvard Avenue. This is a combination of rental property owned by the Brookline Community Development Corporation and 2Life Communities.
3	Goal Name	Public Services, Community Development Strategy
	Goal Description	BHA Resident Services Program = 60 Resident Funding structure for the following public services activities. Steps for Success, Council on Aging TRIPPS, and the Brookline Food Pantry = 50 + 500 + 5700 = 6250 LMIs
4	Goal Name	Infrastructure and Urban Environments Improvements
	Goal Description	Brookline Center for Mental Health include the elevator Replacement and Repair project (est) to serve 2,500 LMIs
5	Goal Name	Administration
	Goal Description	Administration of the CDBG Program, the Brookline Comprehensive Planning Process, and oversight of eligible activities along with the Affordable Housing program.

AP-35 Projects

AP-35 Projects – 91.220(d)

Introduction

To help in the creation of the Town's (FFY26) FY27 AAP, the CDBG Advisory Committee held a public meeting via Zoom on March 18th, 2026. The Advisory Committee is chaired by Michael Rubinstein, and includes Jennifer Segel, Suzanne Federspiel, Shawn O'Neill, and Erica Pierribia. At the public hearing, the Committee reviewed Request for Proposal (RFP) responses solicited as part of the Town's competitive process for CDBG funds. All prospective recipients gave an overview of their program or project, during which Committee members asked questions related to each proposer's activity.

After hearing presentations, the Committee used the latter part of the meeting to make (FFY26) FY27 CDBG Annual Action Plan (AAP) and budget recommendations. Potential sub-recipients' requests were significantly greater than available funding, which happens every year. This year, applicants (including the Town's housing program) stated a need of over \$2 million in funds for their activities.

The Committee considered how projects and programs met overall community needs and how CDBG funding would be used to benefit low- and moderate-income persons. After budget deliberations, the Committee recommended funding allocation based on community needs and assessments.

Projects

#	Project Name
1	CDBG Grant Administration
2	Comprehensive Planning
3	Housing Division
4	Brookline Housing Authority - Capital Improvement Project: High Street Veterans
5	2Life Communities: Capital Project Updates at Brown Family House
6	Brookline Community Development Corporation - Beacon Street MAAB Accessibility Project
7	Brookline Center for Community Mental Health - Elevator Accessibility Project
8	Brookline Community Development Corporation - 154-156 Boylston St. Safety Improvements
9	BHA Resident Services Program
10	Council on Aging - TRIPPS Program
11	Steps to Success - Work Connections Program
12	Brookline Food Pantry
13	Affordable Housing

Table 6 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Staff recommended the allocation of a maximum amount for public services (15% or \$205,237.00). After subtracting \$429,293 for staffing and administration costs (including CDBG administration and the Town's housing program), an estimated \$733,720.00 is available to be programmed to external partners for eligible housing projects.

The Committee considered how projects and programs met overall community needs and how CDBG funding would be used to benefit low- and moderate-income persons.

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AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Grant Administration
	Target Area	
	Goals Supported	Affordable Housing, Preservation of BHA Units Affordable Housing, Preservation of Rental Units Public Services, Community Development Strategy Infrastructure and Urban Environments Improvements Administration
	Needs Addressed	Affordable Housing, Rental Affordable Housing, Construction of New Units Affordable Housing, Rehab of Existing Affordable Housing, Acquisition of Rental Units Economic Development Public Services Public Facilities and Infrastructure Homeless Prevention
	Funding	
	Description	Grant oversight to effectively carry out CDBG eligible entitlement regulations. This activity is required of funded entitlements to ensure that program management and administration of the grant is in conformance with regulations promulgated for the CDBG entitlement. Funding will be used to pay reasonable program administration costs and carrying charges related to planning and execution of community development project assisted fully or partially by CDBG funds.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Local residents and households earning below 80 percent of area median income in Brookline.
	Location Description	Services and administration will take place at the Brookline Planning and Community Department, Housing and Community Planning Division, 333 Washington Street Room 309, Brookline, Massachusetts 02445
	Planned Activities	Grant and fiscal management, oversight of the entire CDBG entitlement grant.
2	Project Name	Comprehensive Planning

	Target Area	N/A
	Goals Supported	Affordable Housing, Preservation of BHA Units Affordable Housing, Preservation of Rental Units Public Services, Community Development Strategy Infrastructure and Urban Environments Improvements Administration
	Needs Addressed	Affordable Housing, Rental Affordable Housing, Construction of New Units Affordable Housing, Rehab of Existing Affordable Housing, Acquisition of Rental Units Economic Development Public Services Public Facilities and Infrastructure Homeless Prevention
	Funding	CDBG: \$93,437.00 General Fund: \$156,954.00
	Description	Staff will be working on the implementation of the Comprehensive Plan.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Comprehensive Plan will model the future of low- and moderate-income households at 80 percent of area median income across the town of Brookline
	Location Description	Town-wide study.
	Planned Activities	Implementation of the Comprehensive Plan as studied. It will include workshops, community meetings, working with consultants, and constituents. This is a comprehensive planning visioning for the town of Brookline.
3	Project Name	Housing Division
	Target Area	N/A
	Goals Supported	Affordable Housing, Preservation of BHA Units Affordable Housing, Preservation of Rental Units
	Needs Addressed	Affordable Housing, Rental Affordable Housing, Construction of New Units Affordable Housing, Rehab of Existing Affordable Housing, Acquisition of Rental Units
	Funding	

	Description	The program consist of supporting staff of the Housing Division who helps to create and preserve housing within the Town of Brookline.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The target are households earning less than 80 percent of area median income.
	Location Description	This activity focuses on town wide eligible CDBG activities that benefit low- to moderate-income households. Main activity will be undertaken at Town Hall, 333 Washington Street, Department of Planning and Community Development, Room 309, Brookline, MA 02445
	Planned Activities	Tasked with administrative functions to renegotiate expired affordability uses on key affordable housing property reaching out the termination of affordable housing restrictions. Monitoring and oversight of CDBG-restricted affordable housing property. Affirmatively marketing affordable housing units through resales and rentals.
4	Project Name	Brookline Housing Authority - Capital Improvement Project: High Street Veterans
	Target Area	N/A
	Goals Supported	Affordable Housing, Preservation of BHA Units
	Needs Addressed	Affordable Housing, Rehab of Existing
	Funding	State - HILAPP: \$2,692,127
	Description	The CDBG Advisory Committee acknowledged the Brookline Housing Authority significant need for funding to undertake capital improvements that would help to provide safe, decent, and affordable housing to its residents. In support of the request and in recognition of the leveraging power CDBG funds will provide, the Committee recommended a significant allocation to the BHA to fund the replacement of roofs at High Street Veterans will improve life, security, safety, and accessibility at the High Street Veterans property (186 Chestnut Street/ 220 High Street).
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	- Total estimated number of persons or households to be served by this project 374 - Total estimated number of LMI persons or households to be served by this project 374 - Of the persons that are served by this project, the estimated percentage that are LMI persons 100%

	Location Description	186 Chestnut Street/ 220 High Street in Brookline, Massachusetts.
	Planned Activities	The proposed project will replace all of the roofs, each over 30 years old and past their useful life at the seven buildings which comprise High Street Veterans. High Street Veterans is an 186-unit state public housing development serving families, built in 1950.
5	Project Name	2Life Communities: Capital Project Updates at Brown Family House
	Target Area	N/A
	Goals Supported	ADA Accessibility
	Needs Addressed	Affordable Housing, Rehab of Existing Public Facilities and Infrastructure
	Funding	Private Sources for Housing Projects: \$17,500
	Description	2Life Communities will improve safety and accessibility at the Brown House by upgrading the main entryway and installing a sound system to support residents with hearing impairments. These enhancements will increase participation in programs, reduce social isolation, and promote independent living. The project will directly benefit 71 low-income senior residents and support the broader senior community in Brookline.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	This program will provide access to 71 LMIs senior of the current senior residents populations. (95% of whom live in income-restricted apartments with a range of affordability, including 60 (85%) who are LMI). They will have increased security in their residence.
	Location Description	The Brown Family House is located at 370 Harvard Street, Brookline, Massachusetts 02446
6	Planned Activities	1. To Connect main entry to generator: the main entrance door at the 2Life's Brown Family House is an automatic sliding glass door, which is activated by key FOBs when entering the building and motion when exiting the building. 2. The portable audio speakers at Brown House are not appropriately sized for the scale of events conducted in a flexible use space that seats 85 people. It is common complaint and source of frustration for both senior residents and visitors, and the most common reason they do not return and engage in programs.
	Project Name	Brookline Community Development Corporation - Beacon Street MAAB Accessibility Project
	Target Area	N/A
	Goals Supported	Affordable Housing, Preservation of Rental Units

	Needs Addressed	Affordable Housing, Rehab of Existing
	Funding	HOME Funds: \$211,660.00 Private Sources for Housing Projects: \$1,918,680.00
	Description	BCDC is advancing the rehabilitation and deep energy retrofit of 1017 Beacon Street, a 16-unit affordable single-room occupancy (SRO) property in Brookline. The CDBG Advisory Committee recommended funding to cover for unanticipated costs associated with compliance with Massachusetts Architectural Access Board (MAAB) requirements found at design development and contracting procurement. CDBG will be used to support code-compliant accessibility improvements to the basement common areas at 1017 Beacon Street, an occupied 16-unit affordable single room occupancy property serving low- and moderate-income residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project will create one fully accessible set of basement common facilities serving all 16 residential units. Anticipated accomplishments include: • One MAAB-compliant shared kitchen • One MAAB-compliant bathroom with accessible shower • One accessible laundry area • One accessible community gathering space Additionally, the following summary information: • Total persons served: Approximately 16 households / 16 individuals • Total LMI persons served: 100% • Percentage of LMI beneficiaries: 100%
	Location Description	The project will be implemented at the premises of 1017 Beacon Street, Brookline, MA 02446
	Planned Activities	The project will reconfigure the basement common areas—including the shared kitchen, bathroom, laundry area, and community space—to remove physical barriers and provide safe, equitable access for residents with disabilities. These improvements address a clearly documented need within Brookline’s affordable housing stock for accessible facilities and align with prior CDBG-funded projects that prioritize housing preservation, accessibility, and benefit to LMI households.
7	Project Name	Brookline Center for Community Mental Health - Elevator Accessibility Project
	Target Area	
	Goals Supported	Infrastructure and Urban Environments Improvements

	Needs Addressed	Public Facilities and Infrastructure
	Funding	Private Sources for Housing Projects: \$105,000.00
	Description	The Elevator Accessibility Project will complete critical repairs to the elevator at the Brookline Center for Community Mental Health to ensure safe, reliable, and ADA compliant access to the outpatient mental health services for low and moderate-income residents of Brookline.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The project will: - Preserve uninterrupted access to outpatient mental health services (individual therapy, groups, medication management, neuropsychological, testing, case management, etc.) for individuals requiring elevator access - Maintain ADA-compliant access to all public and clinical areas of the facility - Enable year-round access to the Center's backyard for therapeutic, family, and community programming - Remove physical barriers that limit the Center's ability to hire and retain a diverse workforce, including staff and trainees with disabilities or health-related mobility limitations. all of this repairs are targeting the following number of persons served: - Approximately 5000+ unduplicated individuals in unduplicated services annually - Approximately 2600+ LMI individuals annually - Estimated percentage of 51% of LMIs or more
	Location Description	The Brookline Center for Community Mental Health is located at 41 Garrison Road, Brookline, Massachusetts, 02445.
	Planned Activities	The proposed activity will complete necessary repairs to the building's elevator system, including mechanical work, replacement of key components, testing, and inspection. The elevator serves all public and clinical areas of the Center's multi-floor building and is the only accessible means of vertical movement for clients, staff, and visitors who cannot safely use stairs. The elevator also provides the only accessible route to the Center's backyard, which is used for therapeutic programming, group activities, and staff wellness. Without reliable elevator access, individuals with mobility impairments are excluded from both indoor and outdoor program spaces within a publicly accessible facility.
8	Project Name	Brookline Community Development Corporation - 154-156 Boylston St. Safety Improvements
	Target Area	N/A

	Goals Supported	Affordable Housing, Preservation of Rental Units
	Needs Addressed	Affordable Housing, Rehab of Existing
	Funding	Private Sources for Housing Projects: \$50,000.00
	Description	Brookline CDC proposes targeted safety and security improvements at 154 and 156 Boylston Street, including replacement of outdated intercom systems and installation of backyard safety lighting, to enhance resident security and support trauma-informed housing for low- and moderate-income households.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The proposed project will benefit six (6) affordable housing units serving approximately 24 residents at 154 and 156 Boylston Street. All households are income-restricted affordable housing units, and 100% of the residents served are low- and moderate-income (LMI). The project will directly improve safety, security, and housing stability for these households, including tenants with a documented history of domestic violence, seniors, and individuals with disabilities. Total households served: 6 (total of six units) • Total persons served: 24 • Total LMI households served: 6 • Estimated percentage LMI: 100%
	Location Description	154-156 Boylston Street, Brookline, Massachusetts 02445
	Planned Activities	Key goal is to improve resident safety and security at 154 and 156 Boylston Street. BCDC's objectives include: • Replace existing intercom systems at both buildings within the funding year. • Install backyard safety lighting covering all rear exits and primary paths of travel. • Reduce resident safety complaints related to access and lighting. • Ensure compliance with applicable safety, electrical, and accessibility standards.
9	Project Name	BHA Resident Services Program
	Target Area	N/A
	Goals Supported	Public Services, Community Development Strategy
	Needs Addressed	Public Services
	Funding	Private Sources for Housing Projects: \$377,750.00

	Description	The BHA's Resident Services Program will support 60 Brookline adults with limited incomes with targeted employment, education, and financial services that build competencies, community, and prospects for economic and social advancement.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Total estimated number of persons to be served by this project: 60 LMI Brookline adults Total estimated number of LMI persons to be served by this project: 60 Of the persons that are served by this project, the estimated percentage that are LMI persons: 100%
	Location Description	The BHA's RSP primarily serves residents of BHA public housing and Section 8, which maintains income eligibility through an annual recertification process for all residents. Programs designed to serve public housing residents categorically eligible as low-and-moderate income persons; cf. §570.208(a)(2)(i)(D): "Of such nature and in such location that it may reasonably be concluded that the activity's clientele will primarily be L/M income persons (e.g., a day care center that is designed to serve residents of a public housing complex)."
	Planned Activities	GOAL #1: Assist at least 60 LMI individuals in Brookline to improve prospects for self-sufficiency. Objective #1: Increase critical skills toward self-sufficiency through targeted asset-building, employment, education, training, and coaching supports. Objective #2: Promote pathways to employment, training, and education for income-qualified residents. Objective #3: Engage in continuous improvement and program development. GOAL #2: Embed economic mobility work in broader multi-generational resource access and community building. Objective #1: Engage community partners in closing service gaps. Objective #2: Promote resident engagement and leadership through targeted outreach and program design.
10	Project Name	Council on Aging - TRIPPS Program
	Target Area	N/A
	Goals Supported	Public Services, Community Development Strategy
	Needs Addressed	Public Services
	Funding	Private Sources for Housing Projects: \$253,000.00

	Description	TRIPPS is a program designed to provide low- and moderate-income older adults and adults with a disability who live in Brookline with a partial subsidy for transportation options. The Brookline TRIPPS (Transportation Resources Information Planning, Programs & Partnerships for seniors) Program is a transportation and mobility management service for Brookline older adults and disabled individuals. This project provides an important transportation service to approximately 500 low/moderate income Brookline older and disabled adults. Each participant is eligible to receive a transportation subsidy for a ride-share program or utilize a concierge program for ride-share
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Total estimated number of persons or households to be served by this project: 500 LMI older adults and disabled individuals. Total estimated number of LMI persons or households to be served by this project: 500 LMI older adults and disabled individuals. Of the persons that are served by this project, the estimated percentage that are LMI persons: 100%
	Location Description	The Brookline Council on Aging is located at 93 Winchester Street, Brookline, Massachusetts, 02446. This census tract is a cluster of healthcare and support services comprised of many care institutions for seniors such as 2 Life Communities, Hebrew Senior Life, and the Pine Street. Many seniors in the area are users and beneficiaries of the TRIPPS program as the location of their residents intersects with the Brookline Council on Aging.

	Planned Activities	Goal: Provide an affordable transportation service to Brookline older adults and disabled adults. Objectives; • Recruit, train and supervise all TRIPPS personnel. • Register 60 new older adults and disabled adults • 265 unduplicated older adults and disabled adults will receive a \$40 subsidy each month. (LYFT & GOGO) • 500 older adults and disabled adults remain eligible and active to receive a transportation subsidy by the end of this fiscal year. • 650 older residents are registered with TRIPPS. • Reimburse local licensed cab companies and ride-share companies for twelve months of subsidized rides averaging 1000 rides per month. • Recruit and retain 31 BIPOC participants. • Conduct 12 outreach educational activities. • Provide translation services to 40 older adults not proficient in English. • Provide 12+ transportation programs for Brookline Housing Authority sites to grocery stores and Brookline Farmers Market. • Provide 4,500 rides to and from the Brookline Senior Center connecting older adults with needed programs and services. • Continue targeted outreach programs to South Brookline residents. • Conduct Charlie Card events at other sites including libraries and BHA Sites. • Provide education and support to technology applications for rideshare to 100 older adults. • Provide outreach and education to 100 older adults and disabled individuals on transportation options. • Provide concierge and/or escorted transportation to 95 older adults. • Apply for 2 grants to support affordable transportation options • Refer 75 clients to other community programs. • Conduct survey of 500 participants in Spring 2026. • Explore new transportation options that would provide cost-effective and independent mobility options for older adults and disabled individuals living in Brookline. • Convene transportation stakeholders to streamline community transportation options.
11	Project Name	Steps to Success - Work Connections Program
	Target Area	N/A
	Goals Supported	Public Services, Community Development Strategy
	Needs Addressed	Public Services
	Funding	Private Sources for Housing Projects: \$87,870.00

	Description	The Work Connections program will provide paid internships for 50 Brookline High School students (grades 9-12 and recent graduates) from low-income families (earning 30% to 50% of the area median income, primarily BHA public housing residents). Over 90% of past participants have been students of color.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The total estimated number of persons to be served by this project: the program will provide 50 paid internships. 50 Brookline High School students (grades 9-12 and recent graduates) from low-income families (earning 30% to 50% of the area median income, primarily BHA public housing residents). Over 90% of past participants have been students of color.
	Location Description	The project will take place at Brookline High School and workplaces where students will be placed as interns. Those workplaces are local non-profit organizations.
12	Project Name	Brookline Food Pantry
	Target Area	N/A
	Goals Supported	Public Services, Community Development Strategy
	Needs Addressed	Public Services
	Funding	Private Sources for Housing Projects: \$1,700,000.00
	Description	The Brookline Food Pantry ensures access to food for residents and adapts its services as new needs arise.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The Pantry will serve anyone who comes and need help. Currently, this is approximately 600 households per week going to the three pantry locations, 100 households per week in the home delivery program, 450 students from the Brookline Public School System in BEEP through 8th grade with the Brookline Thrives program, and 40 students per week at Brookline High School. All of the beneficiaries are presumed to be low-to moderate-income Brookline residents.
	Location Description	The Food Pantry takes places at three locations: 2 sites at the Brookline Housing Authority residential properties, and 210 Harvard Street - United Church.

	Planned Activities	Distribute food through a network of pantry locations during the week for clients to come in person and receive food; make home deliveries to those who cannot come to the pantry; deliver backpacks full of food to each BEEP and k-8 school in Brookline on fridays to distribute to students who need food for the weekend; provide foods to three locations at BHS for students who need food to eat outside of school hours.
13	Project Name	Affordable Housing
	Target Area	N/A
	Goals Supported	Affordable Housing, Preservation of Rental Units
	Needs Addressed	Affordable Housing, Rental Affordable Housing, Rehab of Existing
	Funding	:
	Description	These funds will support the preservation of expiring uses at the Village Way in Kent Street.
	Target Date	6/30/2027
	Location Description	Village Way on Kent Street
	Planned Activities	Through consultancy services or in-house staff, the town will negotiate and manage the extension of the affordability period of units to be determined at Village Way.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Brookline is a diverse, multinational community. Census block groups with higher minority populations are often located in areas characterized by lower household incomes, a higher proportion of rental units, and a smaller share of single-family homes. This trend is particularly evident in North Brookline, where most of Brookline Housing Authority properties are situated. Additionally, five Census block groups in this area report that more than 51% of residents fall into the low- to moderate-income category.

While recent data highlights North Brookline as an area with a significant concentration of minority and low-income populations—where over 40% of residents fall within the low- and moderate-income (LMI) category—the town continues to prioritize funding allocations based on the national objective of benefiting low- and moderate-income individuals. This is accomplished using criteria such as ‘Limited Clientele’ or ‘Housing Activities’, rather than relying on the broader ‘Area Benefit’ approach.

The Area-Benefit criteria is applied only in situations where an eligible non-housing activity is undertaken, and at least 51% of the residents benefiting from this activity are low- and moderate-income (LMI) individuals. This is not a common approach in Brookline since project eligibility is based on the national objective of benefiting LMIs. CDBG Funding is allocated to programs, projects, or activities that address community needs, as outlined in the Consolidated Plan, and need-based. The majority of affordable housing initiatives center on the acquisition, construction, or rehabilitation of housing units, which are required to be occupied by low- and moderate-income (LMI) households once completed. Brookline does not designate specific geographic areas for the allocation of CDBG funds.

Rationale for the priorities for allocating investments geographically

Brookline does not designate specific geographic areas for the allocation of CDBG resources based on the concentration of low- and moderate-income households, as identified through ACS data (Area-Benefit). Instead, funds are distributed throughout the community for various projects and programs, determined by factors such as need, available funding, and a recipient's capacity to leverage additional resources for CDBG-funded activities. Funds are awarded to eligible activities that meet national objectives, comply with eligibility requirements, and align with the needs and resources outlined in the Consolidated Plan.

Discussion

Brookline does not allocate CDBG resources to specific geographic areas based solely on the concentration of low- and moderate-income households, as indicated by ACS data (Area-Benefit). Instead, the town believes that focusing its efforts and investments on addressing specific needs will

lead to more efficient and effective outcomes. This approach is achieved through criteria such as 'Limited Clientele' or 'Housing Activities,' rather than relying on the broader 'Area Benefit' method. Therefore, Brookline does not designate particular geographic areas for the allocation of CDBG funds.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Affordable housing is key to maintaining the diversity of Brookline as a community. However, the cost of renting and owning a home in Brookline is more expensive than low- and moderate-income households can pay. The scarcity and high market value of larger properties – whether existing rentals or developable land – place them beyond the capacity of affordable housing developers. Gap funding needs per unit therefore are very high, opportunities are unpredictable, and projects often have long-term horizons. The level of resources required to close the gap for any one project, be it in new multi-family construction or a single homebuyer purchase, is great. All sources of funding continue to be diminished and various restrictions on the commitment and use of each source necessitate creative allocation of funding to maximize impact and leverage other investment.

One Year Goals for the Number of Households to be Supported	
Homeless	10
Non-Homeless	50
Special-Needs	0
Total	60

Table 7 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	0
Total	35

Table 8 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

The town will continue to use CDBG funding to support critical capital improvements in State Public Housing, helping the Brookline Housing Authority (BHA) maintain its 425 units in safe, habitable condition despite decades of deferred maintenance and limited state funding. Over the past several years, Town CDBG support has enabled essential projects including playground replacement, security enhancements, creation of accessible apartments and community spaces, landscaping and walkway refurbishment, installation of energy-efficient boilers and water tanks, emergency generator replacement, mechanical bathroom fan installation, and fire alarm system upgrades.

Actions planned during the next year to address the needs to public housing

For FY 2027, the BHA proposes funding for the High Street Veterans property, prioritizing urgent repairs identified in the BHA's November 2021 Onsite Insight capital needs assessment. Planned projects include replacement of rear apartment entry doors and frames, front and rear stairwell railings, and **roof replacements and repairs on all buildings at the site**, addressing critical infrastructure needs and ensuring long-term habitability. Projects were selected based on urgency, high impact, feasibility within CDBG timeframes, and the ability to leverage state and other resources. While full funding is preferred for efficiency, the BHA has provided unit costs so partial funding can still contribute to meaningful improvements.

These planned actions will ensure continued safety, accessibility, and habitability of Brookline public housing while freeing state and federal funds for longer-term or more complex capital projects.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

In Brookline, when affordable homeownership units become available through turnover, the Housing and Community Planning Division administers the resale process through affirmative marketing and lotteries, and conducts extensive outreach to engage underserved communities, minority households, and residents of the Housing Authority. Public housing tenants interested in homeownership opportunities are notified through the BHA or by signing up for the Town's affordable housing listserv. Many public housing tenants have successfully participated in these programs, gaining pathways to affordable homeownership.

The BHA works closely through the Resident Services Program and the tenant association to foster resident engagement in housing management and decision-making. The tenant association supports initiatives to maintain quality housing, strengthen social services, and promote self-sufficiency, while encouraging residents to actively participate and provide independent ideas and feedback to BHA management. In addition, Town bylaws require the Housing Advisory Board to include two low-income tenants, including BHA residents; currently, two BHA residents serve as tenant representatives on this

board and the CDBG Advisory Board.

Through the CDBG Advisory Board and Housing Advisory Board, the Town continues to support the BHA's efforts to promote resident engagement, homeownership opportunities, and community involvement, helping residents achieve greater stability, empowerment, and long-term housing success.

Discussion

Maintaining and improving public housing in Brookline presents both challenges and opportunities. Decades of limited state capital funding have left many BHA properties with significant deferred maintenance, requiring the Town to rely heavily on CDBG and other local resources to keep units safe, accessible, and habitable. Balancing urgent physical repairs—such as roof replacements, door and railing upgrades, and energy-efficient system improvements—with long-term planning and project timelines presents a complex management challenge. Additionally, integrating resident engagement, social services, and homeownership programs alongside capital projects requires careful coordination to ensure both infrastructure and community needs are addressed effectively. Despite these challenges, the partnership between the town and the BHA creates significant opportunities to enhance housing quality and resident empowerment. CDBG funding leverages state and federal resources, allowing high-impact projects to proceed efficiently while freeing other funds for complex or long-term initiatives. The BHA's strong Resident Services Program and active tenant association foster meaningful resident participation in management, policy input, and community programs, including pathways to affordable homeownership. By combining strategic investment in infrastructure with robust resident engagement, the town and BHA can strengthen housing stability, promote self-sufficiency, and ensure that public housing continues to meet both the immediate and long-term needs of Brookline residents.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Brookline was a member of the Brookline-Newton-Waltham-Watertown Homelessness Continuum of Care (CoC). After the 2016 merger of the former Brookline-Newton-Waltham-Watertown CoC, the Brookline Center for Community Mental Health (BCCMH) serves as the primary local provider of outreach and services for individuals and families experiencing homelessness or at risk of eviction. As an Emergency Solutions Grant (ESG) recipient, BCCMH delivers services across Brookline, Newton, Waltham, and Watertown.

In partnership with the Brookline Housing Authority and other public and private organizations, BCCMH helps residents stabilize their housing through emergency assistance, short-term housing options, and pathways to permanent housing. Its programs focus on homelessness prevention and rapid response, providing case management, financial assistance, and connections to essential services such as employment support, benefits, food, and healthcare. Through a rolling application process, eligible households can access ESG-funded assistance.

ESG funds are administered annually by the Newton Housing Authority and the Newton Community Development Division through a competitive Request for Proposals (RFP) process. Applications are reviewed by a committee of regional stakeholders, which makes funding recommendations to the Planning and Development Board and the Mayor. Final awards are made to nonprofit agencies with demonstrated capacity to address priority housing and homelessness needs.

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Please refer to response in AP-65 question # 1.

The Town's Community Development department staff provides ongoing support in answering inquiries and responding housing search requests and referrals.

Addressing the emergency shelter and transitional housing needs of homeless persons

The Town of Brookline addresses the emergency shelter and transitional housing needs of individuals and families experiencing homelessness through a coordinated regional approach within the Balance of State Continuum of Care. While Brookline has limited shelter capacity within its municipal boundaries, it works closely with regional providers and nonprofit partners to ensure access to emergency shelter, transitional housing, and supportive services. Key partners, including the Brookline Center for Community Mental Health and the Brookline Housing Authority, provide outreach, case management, homelessness prevention, and rapid re-housing assistance to help households quickly exit homelessness and secure stable housing. Emergency Solutions Grant (ESG) funds support these efforts by funding shelter operations, stabilization services, and short-term rental assistance. The Town prioritizes

minimizing the length of time individuals remain homeless by emphasizing diversion, prevention, and rapid placement into permanent housing, while ensuring that vulnerable populations have access to safe, appropriate shelter and supportive services.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Town of Brookline continues to work with the Brookline Community Foundation and the Brookline Community Development Corporation, the Brookline Center for Community Mental Health (BCCMH) and the Brookline Housing Authority to provide services to Brookline residents who are at risk of becoming homeless. BCCMH and the Community Foundation has funding and programmatic services to assist providers and residents who are at risk of becoming homeless with financial and/or other services.

The Brookline Center for Community Mental Health plays a critical public health role in Brookline and surrounding communities through a comprehensive, community-based approach to mental health services. With a multidisciplinary team and a strong presence in all nine Brookline public schools, as well as partnerships with healthcare providers and numerous public agencies, the Center integrates clinical care with broader community engagement. Its model recognizes the connection between mental health and key factors such as housing stability, educational attainment, public safety, family well-being, and economic security. Through school-based services, collaboration with public safety officials, and targeted case management for individuals and families at risk of eviction or experiencing homelessness, the Center improves individual outcomes while strengthening community systems. These coordinated efforts enhance access to care, promote stability, and support long-term self-sufficiency, contributing to a healthier and more resilient Brookline.

The town recognizes that families living in poverty or on the fringe often avoid homelessness through supportive services that are funded through CDBG, Continuum of Care and ESG. As well, the provision of language and job skills services are viable ways to keep people out of poverty. The town continues to support funding for dynamic service programs that serve poverty level or other low-income households. These programs include the Steps to Success Work Connections (academic support and training leading to job development); BHA Resident Services and; programs offered by the Brookline Community Mental Health Center, which provides critical support programs for families/individuals dealing with a wide array of crises and mental health issues.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities,

foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The town strives to consistently offer programs through municipal agencies that help families to improve their housing situation and standard of living. It is the Town's strong belief that providing support to low-income rental projects is critical to ensuring that poverty-level families have stable homes at affordable rents. Within the next year it is anticipated that there will be actions taken by the town to foster economic opportunities and create job opportunities to help poverty-level, low- to moderate-income and over 100% AMI families.

The Town's Community Development department staff provides ongoing support in answering inquiries and responding housing search requests and referrals.

Discussion

The Town of Brookline addresses homelessness through a coordinated regional approach as part of the Balance of State Continuum of Care, leveraging partnerships with neighboring municipalities and state agencies to provide access to emergency shelter, transitional housing, and permanent housing resources. While limited shelter capacity exists within Brookline, the Town prioritizes rapid connection to available regional resources and coordinated entry systems to ensure timely and equitable access. Local efforts are centered on prevention, diversion, and rapid re-housing strategies that minimize the length of time individuals and families experience homelessness.

A key component of Brookline's response is the Brookline Center for Community Mental Health (BCCMH), which provides outreach, case management, and housing stabilization services for residents at risk of or experiencing homelessness. As an Emergency Solutions Grant (ESG) recipient, BCCMH delivers prevention assistance, short-term financial support, and rapid re-housing services, while integrating mental health care and other supportive services. In partnership with the Brookline Housing Authority and other public and private agencies, the Center addresses the underlying factors contributing to housing instability, including economic hardship, health needs, and barriers to employment.

Despite these efforts, Brookline continues to face challenges related to high housing costs, limited rental inventory, and the need for additional supportive housing options for individuals with complex needs. The Town remains committed to strengthening its homelessness response system through continued regional collaboration, targeted investment of ESG and other resources, and an approach that prioritizes access to housing. These strategies aim to reduce both the incidence and duration of homelessness while promoting long-term housing stability for Brookline residents.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Affordable housing remains essential to preserving the economic and social diversity of Brookline. However, both rental and homeownership costs significantly exceed what low- and moderate-income households can afford. The limited availability and high market value of larger properties—whether existing rental housing or developable land—place them largely out of reach for affordable housing development. As a result, per-unit subsidy gaps are substantial, development opportunities are infrequent and unpredictable, and projects often require extended timeframes to come to fruition. The level of financial resources needed to close these gaps—whether for new multifamily construction or individual homeownership assistance—is considerable. At the same time, available funding sources continue to decline, and programmatic restrictions on their use require strategic and coordinated allocation to maximize impact and leverage additional public and private investment.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To address identified housing needs, the Town of Brookline completed an update to its Housing Production Plan (HPP) in 2024, which was approved by the Select Board and the Massachusetts Executive Office of Housing and Livable Communities. The Town is now actively implementing the HPP, which builds upon the 2016 plan and establishes strategies to meet local affordable housing needs in a manner consistent with Chapter 40B statutes and regulations. Brookline has made significant progress toward meeting—and exceeding—the Commonwealth’s 10 percent Subsidized Housing Inventory (SHI) threshold. The HPP is informed by comprehensive housing, demographic, economic, and real estate data, as well as a robust community engagement process that included public forums, a community-wide survey, and targeted focus groups representing a diverse range of incomes, racial and ethnic communities, and neighborhoods.

The town continues to refine its Inclusionary Zoning By-law (Section 4.08) to maximize affordable housing production through market-rate development. In FY21, Brookline amended Section 4.08 to lower the applicability threshold from six to four units and revised the in-lieu payment formula to better reflect current market conditions. Additional amendments in FY23 expanded the range of income levels served, with rental units targeting households earning between 50 percent and 80 percent of Area Median Income (AMI), and homeownership units serving households between 80 percent and 120 percent of AMI. The Town is currently advancing further amendments to Section 4.08 to enhance production of new units as an outcome and ensure the by-law remains responsive to evolving market conditions and local housing needs.

Brookline remains committed to supporting the Brookline Housing Authority (BHA), which owns and

manages more than 900 affordable units and 1,100 Housing Choice vouchers serving extremely low-income households, including seniors, persons with disabilities, and families earning below 30 percent of AMI. The town continues to prioritize assistance to the BHA for preservation and capital improvements, as well as partnership opportunities to modernize and expand the supply of affordable housing. In FY27 (FFY26), the town will continue collaborating with the BHA on its multi-year Capital Improvements Initiative.

Currently, the redevelopment of the BHA's Walnut-High property is in progress. This project will replace 100 aging units with approximately 225 modern, permanently affordable units. The Town's Housing Advisory Board has committed up to \$7.5 million from the Affordable Housing Trust Fund to support this effort, to be matched with Community Preservation Act (CPA) funding allocated to the BHA and anticipated for disbursement in FY27 (FFY26).

The town is advancing a comprehensive planning process to establish a long-term, integrated vision for land use, housing, economic development, transportation, climate resilience, and overall community well-being. This effort builds upon existing planning initiatives, including the 2024 Housing Production Plan, and is informed by current demographic, economic, and real estate data, as well as regional trends and best practices. A central component of the process is a robust and inclusive community engagement strategy designed to ensure broad participation from residents, businesses, and stakeholders across a diverse range of incomes, neighborhoods, and demographic groups. Engagement efforts include public meetings, workshops, surveys, and targeted outreach to historically underrepresented populations. The comprehensive plan will identify key challenges and opportunities, establish clear goals, and outline actionable strategies and implementation priorities to guide future zoning, policy, and capital investment decisions.

Discussion:

Brookline's experience demonstrates both the possibilities and limitations of local affordable housing policy in a high-cost, highly desirable community. While the Town has made meaningful progress—exceeding the state's 10 percent Subsidized Housing Inventory threshold, implementing a robust Inclusionary Zoning by-law, and actively supporting the preservation and redevelopment of public housing—the persistent gap between housing costs and what low- and moderate-income households can afford underscores the ongoing challenge. Market pressures, limited developable land, and high per-unit subsidy requirements mean that even well-conceived policies require careful planning, creative financing, and long-term commitment to produce tangible results.

The town's strategy reflects an understanding that no single approach is sufficient: regulatory tools, local funding, state and federal resources, and strategic partnerships must work in concert. Efforts such as the Housing Production Plan, the Inclusionary Zoning by-law, and collaboration with the Brookline Housing Authority illustrate how policy, planning, and funding can align to generate new units, preserve existing affordable housing, and expand opportunities across income levels.

Looking forward, Brookline must continue to be proactive and adaptive. Emerging strategies—including ongoing amendments to Section 4.08, targeted redevelopment projects like Walnut–High, and expanded use of funding and tax credit programs—will be critical to maintaining momentum. At the same time, the town must recognize that affordable housing is not merely a technical challenge but a community priority central to Brookline’s social, economic, and cultural diversity. The Town’s current trajectory demonstrates a thoughtful, multi-faceted approach that balances immediate needs with long-term vision, reinforcing Brookline’s commitment to inclusive, sustainable, and equitable housing policy.

AP-85 Other Actions – 91.220(k)

Introduction:

This section outlines the actions and strategies aimed at addressing underserved needs, promoting and preserving affordable housing, evaluating and mitigating lead-based paint hazards, reducing the number of families living at or below the poverty level, and strengthening coordination efforts between public and private housing and social services agencies. Additionally, it highlights the identification of new funding sources to better support those in need of affordable housing and public services. The town, in collaboration with partner agencies, will continue to develop and refine programs and initiatives that enhance existing services and secure additional funding to better serve populations in need of affordable housing and related services.

Actions planned to address obstacles to meeting underserved needs

Brookline will continue to require, through its Zoning By-Law, the provision of affordable housing from all new developments of four or more units. The town will continue to support the Brookline Housing Authority, who owns and manages the largest affordable housing portfolio in the town. There is a long-recognized priority for the town to assist the BHA with its preservation efforts, including addressing capital needs, as well as for partnering on development opportunities when the BHA can increase the town's supply of affordable housing units. In FY27 (FFY26), the Town of Brookline will continue to work with the Brookline Housing Authority on capital improvements.

In March 2022, the town surpassed the 10 percent statutory minimum under Chapter 40B – at least for a while. Since the 2016 Housing Production Plan, Brookline has added 656 Chapter 40B-eligible units to the Subsidized Housing Inventory (SHI), from 2,245 to 2,910 units. While Brookline has experienced a continued influx of development proposals that utilize the comprehensive permitting process established by Massachusetts General Law, Chapter 40B, the town needs to continue the use of 40B to facilitate housing development proposals. Town departments will continue to provide organized input and administration when these proposals occur, with the intent to produce affordable housing that effectively meets the needs of all town residents and remains permanently affordable.

There is broad support for affordable housing in Brookline, with numerous community-based advocates and supporters of affordable housing. They have provided vocal support for the housing production Plan and assisted with organizing interviews, gathering information, and reaching out to people with affordable housing needs and challenges and added to the discussion of the issues around affordable housing that are challenges to the town achieving its goals.

The Brookline Housing Advisory Board (HAB) is an appointed body that advises the Select Board, Planning Board, Town Meeting, and others on policy, investments, and regulatory matters affecting affordable housing. The HAB has played an instrumental role in providing financial support for affordable housing developments in Brookline and contributed significantly to the development of this Housing Plan.

Actions planned to foster and maintain affordable housing

With obstacles identified, the town will move forward with the following actions to address the underserved:

- Subsidize affordable housing units (rental and homeownership) to make them affordable to low-to moderate-income, small and large families (dependent on the availability of project funding);
- Continue to study the feasibility of developing affordable housing on municipal-owned sites. The Babcock St parking lot and the Newbury West Site might be opportunities for affordable housing development. Ultimately, Town Meeting will decide if one or both sites should be considered for affordable housing development.
- Use Brookline Housing Trust funds and Community Preservation Act funds as a vehicle to partner with affordable housing developers to respond readily to market opportunities, with HOME, CDBG, and the town's Housing Trust used to write-down development costs.
- Continue outreach to property owners (such as lodging houses) to facilitate potential use by non-profit operators/developers as affordable housing.
- Move toward form-based zoning. The initial steps of developing a form-based code include documenting existing development patterns (setbacks, heights, etc.), determining the desired urban design parameters for future development, and developing appropriate building types for various contexts. With this in place, zoning can be calibrated to produce desirable fine-grained development patterns.
- Develop a 100 percent affordable housing overlay that allows increased density. Additional height, Floor Area Ratio, and non-discretionary by-right review with site plan approval is currently being studied by the Housing Advisory Board's Affordable Housing Overlay District Subcommittee, including using Affordable Housing Trust funds to hire a financial feasibility consultant.
- Eliminate FAR requirements for residential and mixed-use buildings (with upper story residential use) in Brookline's most dense areas.
- Streamline the town's permitting procedures.
- Continue to periodically review inclusionary zoning policies, including but not limited to, the range of units where cash buyout options may be permitted, the target household income levels for rental and ownership properties, etc.

Actions planned to reduce lead-based paint hazards

The town will continue collaborating as a referral agency for the MassHousing "Get the Lead Out" Lead Safety & Remediation Action Plan. The Town will continue to serve as a referral agency for MassHousing's "Get the Lead Out" program, providing income-eligible households and landlords access to low-cost lead removal loans. To increase historically low participation, the Health Department will actively promote this resource while strictly enforcing the EPA's Renovation, Repair, and Painting (RRP) Rule for pre-1978 residential properties.

Furthermore, the Town mandates lead paint abatement for all publicly funded private developments, particularly those serving families with children. Projects exceeding established cost thresholds or those with current pediatric occupants will be prioritized for mandatory lead hazard inspections and remediation.

Compliance Standards:

- **Contractors:** Must utilize lead-safe work practices, including visual inspections and certified lead dust clearance testing.
- **Landlords:** Must conduct visual assessments and remediate hazards during unit turnovers, while providing required lead education materials to all tenants.

Actions planned to reduce the number of poverty-level families

Brookline's goal is to help individuals and families increase and/or maintain self-sufficiency through the acquisition of permanent affordable housing, health care, food assistance, mainstream resources, or any combination of these that offer an impactful way to reduce the number of recipients living at or below the poverty level.

The town recognizes that families living in poverty or on the fringe often avoid homelessness through supportive services that are funded through CDBG, Continuum of Care and ESG. As well, the provision of language and job skills services are viable ways to keep people on the brink of poverty or out of poverty. The town continues to support funding for dynamic service programs that serve poverty level or other low-income households. These programs include the Steps to Success, Work Connections (academic support and training leading to job development); Next Steps (career training resource/referral); and; programs offered by the Brookline Community Mental Health Center, which provides critical support programs for families/individuals dealing with a wide array of crises and mental health issues.

The town partners with non-profits to provide social service programs to a diverse, changing, and ever-increasing population. The town strives to consistently offer programs through municipal agencies that help families to improve their housing situation and standard of living. It is the town's strong belief that providing support to low-income rental projects is critical to ensuring that poverty-level families have stable homes at affordable rents.

The town, via its public service programs, will explore ways to link these new employers with individuals and families who participate in CDBG-sponsored public service programs.

Actions planned to develop institutional structure

There is an established institutional structure in place within the town. The Housing and Community Planning Division of the Department of Planning and Community Development is responsible for overseeing the implementation of the FY 2026-2030 Consolidated Plan and the current Annual Action

Plan for FY 2027 (FFY26). The town is part of the West Metro HOME Consortium with the City of Newton as the lead agency. As well, the town, as a former member of the Brookline-Newton-Waltham-Watertown Homelessness Consortium, will continue to advocate at the state level for local programs that serve the homeless. Because of its solid foundation with CDBG, HOME, Housing Trust, and Community Preservation Act funds, the town will continue to be proactive in meeting grant requirements. Staff is adept at identifying populations needing services or assistance and understands the need to forge partnerships with local and regional stakeholders to ensure that service gaps are filled and underserved needs are met.

Actions planned to enhance coordination between public and private housing and social service agencies

Several of Brookline's programs that serve low-income households are managed by the Brookline Housing Authority (BHA), town departments, and external agencies. The BHA has closely collaborated with the Brookline Food Pantry to establish pantry locations within BHA developments. After the COVID-19 pandemic, the food pantry saw a significant increase in the number of clients seeking assistance, including many BHA residents. Additionally, the Brookline Center for Community Mental Health (BCCMH) provides essential services to numerous households residing in affordable housing across the town. The BCCMH regularly partners with other service providers and funders to explore collaborative opportunities aimed at more effectively addressing a broad range of service needs. As a current service provider for the BHA, the BCCMH offers support through its Self-Sufficiency programs. The town is committed to expanding its capacity to address the needs and challenges of targeted populations, working in partnership with non-profit organizations and collaborating with internal stakeholders such as the Brookline Department of Health and Human Services. In response to town Meeting requests, the town is planning to incorporate housing and public services navigators to help residents identify available resources, facilitate the referral process, and ensure the most appropriate solutions for each individual and family's immediate and long-term housing and public service needs.

Discussion:

Brookline is a highly desirable community that experiences extreme market pressures, which increases the cost of housing at every level, making it difficult for low- and moderate-income persons to live in the community. The lack of vacant land in multi-family districts as well as the high cost of existing multifamily buildings makes the development of new housing extremely expensive, suppressing the town's housing supply and affordable housing options.

The cost of development in Brookline means that affordable housing developers require substantial subsidies to make projects financially feasible. The continued erosion of housing affordability threatens the attainment of one of the town's planning goals, notably maintaining the town's population diversity. The town's continued commitment of HOME, CDBG, CPA and Brookline Housing Trust resources toward the creation and preservation of affordable housing consistently leverages other public and private development resources, helping to ensure the town's continued diversity.

Nevertheless, the town continues to attract new residents because of the reputation of its schools, its convenient access to public transportation, its proximity to a world-class medical services and employment center, and its proximity to the City of Boston. Many of these new residents benefit from the social services offered through the agencies that CDBG funds help to support.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. This fiscal year there is no program income that is available for allocation in any project to be carried out.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

0

2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.

0

3. The amount of surplus funds from urban renewal settlements

0

4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.

0

5. The amount of income from float-funded activities

0

Total Program Income:

0

Other CDBG Requirements

1. The amount of urgent need activities

0

2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income

100 (##.##)

Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.

April 8, 2026 **DRAFT**

Ted Costigan, Brookline Chief Assessor
333 Washington Street, 2nd Floor
Brookline, MA 02445

Dear Ted:

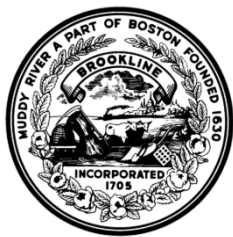
On behalf of the Select Board, and in accordance with Massachusetts General Law Chapter 59, Section 25, please consider this letter a formal request to the Board of Assessors to certify any excess balances in existing overlay accounts. It is my understanding that any such balances shall be transferred to a special reserve fund for subsequent appropriation and/or revision to the FY2026 budget or surplus revenue.

Should you have any questions, please contact me. Thank you for your attention to this matter.

Respectfully,



Charles Carey
Brookline Town Administrator



Town of Brookline Massachusetts

Town Hall, 1st Floor
333 Washington Street
Brookline, MA 02445-6899
(617) 730-2010 Fax (617) 730-2043

Ben Kaufman, Town Clerk

In the name of the Town of Brookline, you are hereby required to notify and warn the inhabitants of said town who are qualified to vote in elections to vote at precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17

Precinct 1: BU-Wheelock College, 43 Hawes Street, (Monmouth Street Entrance)

Precinct 2: Ridley School, Gymnasium, (Stedman Street Entrance)

Precinct 3: Morse Apartments, 90 Longwood Avenue

Precinct 4: Town Hall, 333 Washington Street

Precinct 5: (New) Lincoln School, 19 Kennard Road

Precinct 6: BHS Schluntz Gymnasium, 115 Greenough Street

Precinct 7: O'Shea House, 61 Park Street

Precinct 8: Ridley School, Gymnasium, (Stedman Street Entrance)

Precinct 9: Senior Center, 93 Winchester Street

Precinct 10: (New) Driscoll School, 725 Washington Street

Precinct 11: (New) Driscoll School, 725 Washington Street

Precinct 12: Runkle School Gymnasium, 50 Druce Street (Front Entrance)

Precinct 13: Runkle School Gymnasium, 50 Druce Street (Front Entrance)

Precinct 14: Heath School Gymnasium, 100 Eliot Street

Precinct 15: Fire Station #6 (rear), 962 Hammond Street

Precinct 16: Putterham Library, 959 West Roxbury Parkway

Precinct 17: Coolidge Corner Library, Community Room, 31 Pleasant Street

On **TUESDAY, THE FIFTH DAY OF MAY, 2026** from 7:00 a.m. to 8:00 p.m. for the following purpose:

To cast their votes in the Town Election for the candidates for the following offices and questions:

TWO SELECT BOARD MEMBERS.....FOR THREE YEARS
FOUR TRUSTEES OF THE PUBLIC LIBRARY.....FOR THREE YEARS
THREE MEMBERS OF THE SCHOOL COMMITTEE.....FOR THREE YEARS
ONE COMMISSIONER OF THE HOUSING AUTHORITY.....FOR FIVE YEARS
ONE CONSTABLE.....FOR THREE YEARS

ALSO

FIVE TOWN MEETING MEMBERS.....FOR THREE YEARS

In Precincts 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17

ALSO

ONE TOWN MEETING MEMBER.....FOR TWO YEARS

In Precincts 9 and 13

ALSO

ONE TOWN MEETING MEMBER.....FOR ONE YEAR

In Precincts 7, 9, 11, 13, and 17

QUESTION 1

Shall the Town of Brookline be allowed to assess an additional \$23,254,439 in real estate and personal property taxes for the purposes of funding the costs of Brookline Public Schools (\$17,944,439) and funding the costs of additional expenditures in municipal departments (\$5,310,000) for the fiscal year beginning July 1, 2026?

Hereof fail not and make return this warrant with your doings thereon at the time and place of said voting.

Given under our hands this _____ day of _____, 20_____

Select Board of the Town of Brookline

By virtue of this Warrant, I this day notified and warned the inhabitants of said Town to vote at the locations and for the offices and questions as stated in this Warrant on Tuesday, May 5, 2026 between the hours of 7:00 A.M. and 8:00 P.M. by posting copies of the within warrant in Ten (10) public places. All of this was done at least Seven (7) days prior to said election.

_____, 20_____.
Constable (month and day)



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(617) 730-2010 Fax (617) 730-2043

Ben Kaufman, Town Clerk

From: Ben Kaufman, Town Clerk

To: Bernard Greene, Select Board Chair

Re: Appointment of Democratic Registrar of Voters

Chair Greene,

This memo is intended to supplement an earlier memo related to the appointment of a Democratic Registrar of Voters.

At a meeting held on Friday, April 3, the Board of Registrars of Voters discussed the names submitted by the Democratic Town Committee for consideration for the Board of Registrars of Voters. After discussing the process to appoint a new Registrar, and after reviewing the letter submitted by the Democratic Town Committee, the Board of Registrars of Voters took the following vote:

VOTED: to recommend to the Select Board the appointment of Michael Hecht of 9 Park Vale to the position of Registrar of Voters.

Yes: Peggy Maguire, Andrew McIlwraith

No:

Abstain: Ben Kaufman



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From: Ben Kaufman, Town Clerk

To: Bernard Greene, Select Board Chair

Re: Appointment of Democratic Registrar of Voters

Chair Greene,

This memo is intended to provide information related to the appointment of a Democratic Registrar of Voters.

Background

The Brookline Board of Registrars of Voters is a four-member board that oversees various processes related to elections administration. The Board requires a membership that is balanced between the two leading political parties. The Town Clerk serves as an ex-officio member of the Board. The Board currently consists of Town Clerk Ben Kaufman, a registered member of the Democratic Party, as well as Andrew McIlwraith and Peggy Maguire, both registered members of the Republican Party.

Current Vacancy

The current vacancy on the Board of Registrars of Voters is the result of the resignation of Ernest Frey, who was a member of the Board and a registered member of the Democratic Party. During the course of the vacancy, the Board of Registrars have requested the appointment of a temporary registrar to fill the vacancy until the appointment process could be completed. The Select Board, at the recommendation of the Board of Registrars, has appointed Michael Hecht, a registered member of the Democratic Party, as the interim registrar.

Appointment Process

The Board of Registrars of Voters has a different process to fill a vacancy than other Boards, Committees, or Commissions in Brookline. To fill a vacancy for the Board of Registrars, the process begins with the local Town Committee of the relevant party, who submits a list of three names of registered voters of the party for nomination. The Democratic Town Committee has submitted such a list for consideration, and the question of appointment is what is before the Select Board.

The Board of Registrars of Voters will meet on Friday, April 3, to consider making a recommendation to the Select Board for filling the vacancy.

Brookline Democratic Town Committee
16 Bowler Street
Brookline, MA 02446

March 23, 2026

Ben Kaufman
Town Clerk
Town of Brookline
333 Washington Street, Room 104
Brookline, MA 02445

RE: Democratic Nominee
Registrars of Voters

Dear Clerk Kaufman:

As Chair of the Brookline Democratic Town Committee, I write to formally present three (3) Democratic Nominees for appointment to Town Board of Registrars of Voters. The Democratic Town Committee understands that only one of the nominees will be appointed. I am pleased to present three (3) nominees ranked in order of preference. The Democratic Nominees offered for consideration are:

First: Michael Hecht, 9 Park Vale, Brookline, MA 02446 – Democrat

Second: Thomas Hallock, 122 Chestnut Street, Brookline, MA 02445 – Democrat

Third: James Franco, 126 Amory Street, #3, Brookline, MA 02446 - Democrat

Thank you.

Very truly yours,


Cindy Rowe, Chair
Brookline Democratic Town Committee