



Town of Brookline

Massachusetts

**Department of Planning and
Community Development**

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**Kara Brewton
Director**

To: Select Board

From: Emily DeHoog, Senior Housing Planner

Date: 4/1/24

Re: 1876 Beacon St- Requested affordability modification to secure Massachusetts
Housing Finance Agency's Neighborhood Stabilization Program grant

1876 Beacon Street is a 15-room single occupancy apartment building owned and managed by Caritas Communities. Caritas provides housing for formally homeless and low-income individuals. Caritas is requesting that the Town of Brookline to sign the "Affordable Housing Restriction Agreement" from the Massachusetts Housing Finance Agency (MassHousing). The new housing restriction changes the income limit of one unit from 100% to 80% area median income. See the breakdown of AMI restrictions below.

The Town of Brookline is a lienholder and provided \$1.1 million in Affordable Housing Trust Fund money to the project in 2003. The new housing restriction will enable Caritas to secure the funding to make maintenance repairs and improvements to the property through MassHousing's Neighborhood Stabilization Program.

Current Restriction:

AMI, # of Units						Total Units
40%	60%	65%	80%	100%	Site Manager Unit	
						0
						0
2	5	5	1	1	1	15
						0
2	5	5	1	1	1	15

Requested Restriction:

AMI, # of Units						Total Units
40%	60%	65%	80%	100%	Site Manager Unit	
						0
						0
2	5	5	2	0	1	15
						0
2	5	5	2	0	1	15