

**Facsimile Transmittal**

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City: Boston

County:

State: MA: Massachusetts

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Country: USA: UNITED STATES

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**6. What is your Transmittal? (Check one box per fax)**

a. Certification  b. Document  c. Match/Leverage Letter  d. Other

7. How many pages (including cover) are being faxed? 1

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### III.C.1. Threshold Requirements

**a. General Section.** Boston Housing Authority (BHA) will meet all threshold requirements of Section III.C.2 of the General Section (unless the NOFA specifies otherwise).

**b. Maximum Grant.** BHA's request of \$5 million for a 19,500 square foot, 2-story building does not exceed the maximum allowable grant, based on Section II.B of the NOFA.

**c. Signatures.** The request is signed by a person authorized to sign an ACC Amendment on behalf of the BHA, not a consultant or management agent.

**d. Identification of Building or Site.** The site for the proposed new child and family development center -- the Learning Center -- is 33-41 Bickford Street, within BHA's Bromley-Heath public housing development. This vacant building, formerly the Martha Eliot health center, will be demolished and the Learning Center newly constructed in its place.

**e. Program Schedule.** The attached program schedule includes all major milestones and demonstrates compliance with the deadlines established in Section 9(j) of the Act.

**f. Budget, Leverage and Financing Thresholds.** In addition to [REDACTED] in CFCF funds, the project's [REDACTED] budget includes: (1) [REDACTED] from lead partner Associated Early Care and Education (AECE) in company cash, consisting of capital campaign receipts and pledges to date (AECE guarantees pledged amounts in full); (2) a grant of [REDACTED] from the United Way; and (3) a [REDACTED] loan from Citizens Bank at 6.18% amortizing over 25 years. AECE has a major capital campaign underway to support the development of the Learning Center, which will be its flagship program. The development budget and letters of commitment are attached, and BHA certifies that each funding source except CFCF is firmly committed.

Also attached are letters documenting the commitments of partner agencies that will provide services at the site (further described in the Soundness section). The lead partner, AECE,

will provide a range of services, primarily early childhood education, after-school programming, and a comprehensive array of parent support services. AECE has been procured as developer, and will own and operate the facility under a long-term ground lease from BHA, coordinating other partner agencies providing services at the site. AECE's firm commitment letter is attached.

The 19,500 square foot, 2-story facility will be able to accommodate 250 persons. It will be LEED Gold certified and will include: 12 early education and after-school classrooms; areas for science and nature, art and large motor skills, a wellness center, and a teaching kitchen; adult education and training spaces; meeting and office spaces for service partners to work with children and adults; and a rooftop garden, greenhouse and green roof. Outdoor space totaling 15,300 square feet will include a "STEM deck" (science, technology, engineering, and math), a sensory garden, dedicated infant/toddler play spaces, natural playground space for preschoolers, and a pocket park. The STEM deck, infant/toddler play space and sensory garden will be fully built out during construction. The preschool play space and pocket park will be fenced and planted with grass and trees, fully meeting licensing requirements and programmatic needs, with further build-out of these spaces occurring as a supplementary, post-opening phase, allowing for more extensive involvement of children, parents and others in the design process. This supplementary work will be funded with future capital campaign receipts, and is not included in the project budget. Schematic design and site plan/floor plans for the center are attached.

**g. Resolution of Outstanding Civil Rights Matters.** BHA meets the threshold requirement set forth at Section III.C.2.d of the General Section.

**h. Affirmatively Furthering Fair Housing.** The Learning Center will further fair housing goals by creating valuable new opportunities for low-income, mostly minority residents – an expanded number of high-quality early education slots along with a range of new family support

and education/job training services, provided in a welcoming, accessible new facility. The services provided at the Learning Center will open up new possibilities for children and adults alike, leaving them better prepared to get into and succeed at a wider variety of schools, and to secure and retain better employment. Bromley-Heath already boasts a number of attractive qualities, including its proximity to public transportation and to a variety of shopping venues, and the diversity and vitality of the surrounding neighborhood. But AECE's small existing child care center there is located in unattractive basement space that is not fully accessible to the disabled, and the new services proposed at the Learning Center are not now available to residents. By reinvesting in Bromley-Heath in this way, BHA will help make it an increasingly diverse community where people of all backgrounds will choose to live, drawn by the quality of services available through the new Learning Center and the surrounding campus of care.

**i. Grant Administration.** BHA certifies that it will administer the grant in accordance with all NOFA requirements, including those detailed in this section, on page 7 of the NOFA.

### **III.C.2. Program Requirements**

**a. Comprehensive Programs.** The Learning Center will anchor a more than two-acre campus of services for families that integrates early childhood education, parent learning opportunities and support, and comprehensive family health care and prevention services. AECE will incorporate the most creative thinking and evidence-based practices at the Learning Center, intending it to be a replicable, national model for delivering early education and comprehensive family services in an urban area. At the Learning Center itself, AECE and a range of partners will provide early education, after-school programming, family support services including health and mental health care, adult education, and job training in three primary areas: early education, human services, and health/cooking/nutrition. The center will be a "lab school," serving as a

training and demonstration site for the City's/United Way's Thrive in Five early learning initiative. Within a block of the center, supplementary services will be provided by other partners, such as Martha Eliot Health Center, Family Service of Greater Boston, Bromley-Heath's Tenant Management Corporation, and Action for Boston Community Development (ABCD), Boston's Head Start agency.

**b. Location Requirements.** As noted above, the Learning Center will be located at 33-41 Bickford Street, within the Bromley-Heath public housing development, on BHA property.

**c. Time Frame for Operations to Commence.** As noted in the attached schedule, the facility is projected to be operational by August 2013, 28 months after the date of funding.

**d. Facility Design.** Designed by Michael Lindstrom, a national expert in the design of early childhood facilities, the Learning Center will meet or exceed the highest design standards, including both Head Start and National Association for the Education of Young Children (NAEYC). Classrooms will have abundant natural light and ample space, with net activity area of over 40 square feet per child. Classrooms will include computers, child-accessible sinks, and direct access to toilet and diapering facilities. And with an indoor gross motor room plus a roofed portion of the outdoor play area, children can be active even in poor weather. Other innovative features include: infant/toddler "garden classrooms" with direct outdoor access; a STEM deck, allowing children to explore science, nature, and weather, and to understand the building's green technologies; and mechanisms such as one-way windows to facilitate classroom observation.

While most of the building will be used for early childhood programs, its design will accommodate the needs of all users. The reception area will immediately put visitors at ease, with its family kitchen, where cooking classes will be held, and "welcome counter" where people can get help from members of the Family Support Team with whatever challenges they face. The

adult education classroom will feel comfortable, while incorporating state-of-the-art learning and communications technology. A large multi-purpose space will be easy to reconfigure for community meetings of up to 100 people. The center's overall feel will be warm and welcoming, and it will be constructed with durable, low-maintenance materials. The facility will meet all building and fire code requirements as well as all relevant licensing requirements.

**e. Accessibility.** The Learning Center will meet all appropriate accessibility requirements.

**f. Section 3.** BHA will fully comply with Section 3 of the HUD Act of 1968 and its implementing regulations at 24 CFR part 135, and has on file a Section 3 Plan that addresses all items listed in the NOFA and its most recent Section 3 Annual Summary Report (Form HUD 60002). More detail on Section 3 is included in both the Capacity and Soundness sections below.

**g. Capacity to Pay Long-Term Operating Costs.** As shown in the attached operating budget, the Learning Center's operating costs are largely covered by fee-for-service revenues, primarily early education slot revenues from the State Department of Early Education and Care (DEEC), as well as the provision of some in-kind services by partners. The in-kind staffing and other resources are documented in the attached commitment letters and explained in the attached operating budget, as are the enhancements to the standard early education slot fees. Beyond this, AECE intends to allocate [REDACTED]/year (roughly 15% of the Learning Center's total operating budget) to the new facility in grants that it receives on an annual basis from the United Way and other philanthropic sources. AECE receives an annual grant from the United Way of [REDACTED] (see attached letter), and has historically raised over [REDACTED] a year in grants from other sources for various elements of quality improvement, which it allocates across its program activities.

**h. Activities Necessary to Complete the Project.** Activities completed to date include: significant resident engagement; procuring AECE as developer and executing the development

agreement; getting HUD disposition approval; and preparing schematic design documents.

Activities to be completed include: preparing design and construction documents; securing zoning approvals (in process); executing ground lease and operating agreement between BHA and AECE; executing partnership agreements with service providers (in process); selecting contractor and negotiating construction contract; getting building permit; closing project financing; doing construction; getting occupancy permit; achieving licensing for child care and other program elements; and occupancy. More detail is provided in the attached schedule.

**i. Lobbying Activities.** BHA will comply with the Byrd Amendment. Federally appropriated funds have not been and will not be used to lobby the federal government.

## **V.A.2. Rating Factors**

### **a. Capacity of the Applicant**

BHA and AECE have assembled a highly-qualified team to implement the Learning Center project, with experience developing more than five directly comparable facilities within the past five years. BHA itself has a nationally recognized in-house development team that has successfully implemented large, complex revitalization projects, including four HOPE VI and two other mixed-finance projects. And AECE, one of the area's most accomplished early education agencies, operates six centers, one in a brand-new facility that it helped develop within a BHA HOPE VI site. To spearhead the Learning Center project and lead the team, AECE hired Dr. Lou Casagrande in August 2010. Former President/CEO of the Boston Children's Museum, Casagrande led the museum through a major recent physical renovation and expansion. The team also includes several professionals with deep and relevant experience. Bios for key team members are attached and their experience with comparable projects is described below.

### **(1) Past Performance**

**Boston Housing Authority (BHA):**

**Comparable projects:** The BHA has successfully implemented four HOPE VI projects (Mission Main, Orchard Gardens, Maverick Landing, and Washington Beech) and two non-HOPE VI/mixed-finance projects (Franklin Hill and Old Colony Phase One) including 2,139 units of housing as well as six community centers. Through these projects it has leveraged close to \$185 million of public housing capital funds (HOPE VI, RHF, ARRA) into more than \$650 million of affordable housing and associated community development. Most recently, the BHA has helped develop or is in the process of developing the following six community facilities:

<b>Project Name/Type</b>	<b>Completion Date</b>	<b>Square Footage</b>	<b>Construction Budget Size/ Sources of Funds</b>
Old Colony: community and early education center	In construction: to open Jan '12	10,000 sf	\$2.9 million: ARRA funds, developer contributions
Amory Street: elder services center	In construction: to open July '12	16,000 sf	\$3.7 million: ARRA funds
Washington Beech HOPE VI: community center	August 2010	5,000 sf	\$1.3 million: City, state and federal funds
Franklin Hill: community center	October 2009	2,546 sf	\$675,000: City, state and federal funds, developer contributions
Maverick Landing HOPE VI: community center	December 2006	7,000 sf	\$1 million: City, state and federal funds
W. Broadway: early education and multi-service center	2004	16,000 sf	\$9.5 million: City, federal loan and grant, foundations, developer and union contributions

All of these projects, done in collaboration with developer partners, were completed or have proceeded within strict HUD-mandated schedules and budgets, staying on time and on budget. Each involved extensive collaborative work with residents, with literally hundreds of meetings to jointly design facilities and programs that directly respond to resident needs. Each

project is new construction, except Amory Street, which involves gut renovation of an existing office building. Other notable project characteristics and outcomes include the following:

- **Old Colony:** Will include a 48-slot Head Start program, a Boys and Girls Club art/music after-school program, neighborhood network computer center, and office space for case managers, the resident task force, and community meeting space. BHA has leveraged over [REDACTED] in services commitments, of which over [REDACTED] will be located on-site.
- **Amory:** A full-service center serving frail elders and people with disabilities over age 55. Operated by the Upham's Corner Health Center's Program of All-inclusive Care for Elders (PACE), offering a comprehensive array of health and wellness services free of charge to BHA residents. BHA has already leveraged almost [REDACTED] in services for the center.
- **Washington Beech:** Includes a computer learning center (with equipment and 4 years of operations funded by the general contractor), a food pantry operated by the Greater Boston Food Bank, a 20-slot after-school program, and offices for case managers, property managers, the resident task force, and HOPE VI community/supportive services (CSS) staff. BHA has leveraged [REDACTED] in services, over [REDACTED] of which will be located on-site.
- **Franklin Hill:** Located in a residential mid-rise building, includes a large community room, space for resident services programming, an industrial kitchen/food pantry operated by Greater Boston Food Bank, and a Boys and Girls Club program serving 40-60 youth/week.
- **Maverick:** Includes a computer learning center, community room, and offices for property managers, the resident task force, and CSS staff, who have linked hundreds of residents with services, exceeding all goals. BHA leveraged [REDACTED] for services, over its goal by [REDACTED].

**Key personnel:** [REDACTED] Special Assistant to the Administrator for Planning, oversees several strategic initiatives for the BHA and its 12,000+ public housing units. [REDACTED] has led over \$200 million in mixed-finance housing development initiatives at BHA, and has played a planning, fundraising, and implementation role in each of the community facilities projects noted above. [REDACTED] is the key senior staff person responsible for the Amory Street project, and she will play a similar role for the Learning Center.

[REDACTED], Assistant Director of Real Estate Development, has 10+ years experience in real estate development and CSS programming at BHA. [REDACTED] has been instrumental in the development and operation of several new BHA community facilities. At Maverick Landing, [REDACTED] worked on development and CSS programming, and continues to serve on the board of a non-profit that oversees service provision at the site. [REDACTED] oversaw program management at Franklin Hill, assisting with the design and development of the community center and negotiations with service providers. At Old Colony, [REDACTED] played a key role in securing CFRC funds and ensuring project milestones were met on time, in the design and program planning process for the community center, and in creating the project's CSS plan, including conducting a resident needs assessment, mapping neighborhood services, and securing over [REDACTED] in leverage commitments. [REDACTED] will serve as BHA's project manager for the Learning Center.

Working with Bennett and Carton will be: [REDACTED] Chief of Staff, and [REDACTED], [REDACTED], Director of Community Services, providing strategic guidance in developing job training opportunities that lead to promising career pathways. They will help ensure integration of support services, case management, workforce initiatives, and Section 3 efforts. [REDACTED] has 15 years experience in research, evaluation, program design, and resource development in the area of community economic development for culturally and linguistically diverse constituents.

█ areas of expertise include: place-based service delivery models, industry-focused workforce development programs, resident mobilization, and small business capacity-building. █ has over 20 years experience in human services, particularly workforce development. █ represents BHA on a number of boards, including that of the Boston Private Industry Council, which serves as Boston's Workforce Investment Board, overseeing Boston's three one-stop career centers and coordinating skills training, education and job placement services in Boston. Goodman manages BHA's FSS/ROSS grants, has worked on the CSS programs for all of BHA's HOPE VI projects, and is currently managing the implementation of a collaborative ARRA-funded process to create 11 new community computing centers, including one at Bromley-Heath.

**Associated Early Care and Education (AECE):**

**Comparable projects:** AECE has continuously maintained its centers in very good to excellent physical condition. AECE completed its most recent major facilities project in 2000, working with BHA and its developer partner to create a brand-new, high-quality community facility into which it relocated its Ruggles-Gilday center, as part of the Mission Main HOPE VI development. The overall project cost was \$2.3 million, with AECE responsible for the \$860,000 build-out of the 10,000 square foot space and construction of the playground. Community residents were involved in project planning, particularly in the design of the playground. Funding sources included individuals, foundations, the Zero to Eight Coalition, and AECE company cash. The build-out was completed on time and on budget, and provides high-quality space for AECE's 126-slot program.

**Key personnel:** █ was hired by AECE in August 2010 to coordinate the Learning Center project, prior to which he served for 15 years as President/CEO of the Boston Children's Museum. Casagrande led the museum through its first major expansion and

renovation in 25 years, transforming its waterfront warehouse site into a premier 100,000 square foot museum and cultural center which now attracts over 550,000 visitors a year. The \$47 million project features a 23,000 square foot LEED Gold-certified addition, newly-landscaped outdoor park space, and a totally renovated 75,000 square foot exhibition building that includes a new theater, art studios, early science, cultural exhibitions, and space for traveling exhibitions. New England's first "green museum," the facility includes a 6,400 square foot green roof, a rainwater recovery system, new infrastructure and fixtures to dramatically increase energy and water efficiency, and extensive use of recycled, local, and low-emitting building materials. After much collaborative work with various community and public organizations, the project broke ground in April 2006 and was completed on time and on budget in April 2007. Sources of project financing included private foundations and corporations, the National Science Foundation, National Endowment for the Humanities, the Institute for Museum and Library Services, and individuals via a major capital campaign. The Museum received the Association of Children's Museums' Promising Practices award for its Kid Power exhibit and related health/nutrition outreach to public housing communities in Boston. The Massachusetts Cultural Council also honored Casagrande as Cultural Leader of the Year.

Working with [REDACTED] on the AECE team are: AECE's President/CEO [REDACTED], on staff at AECE since 1990 and President/CEO since 2007; its CFO and Senior VP for Administration and Finance [REDACTED] its Director of Development [REDACTED] and [REDACTED] an experienced local fundraising consultant hired to head up the capital campaign now underway for the Learning Center.

**Other Team Members:**

██████████, *Horizons Design/Michael Lindstrom Associates (architect)*: A practicing architect since 1982, ██████████ has focused his practice for the past 20 years on the design of children’s environments, an area in which he has become a top national expert. ██████████ full-service design firm, located a mile from the Learning Center site, has designed over 100 innovative children’s facilities in the US, Canada, Europe, and Japan. From 1996 until 2006, he led the in-house architectural department for Bright Horizons Family Solutions. Several of Lindstrom’s recent projects that are most comparable to the Learning Center include:

- **United Way of Miami-Dade Center for Excellence in Early Education:** This 20,000 square foot model child development center includes an early education program for 70 children age 0 to 5, a research center for the study of best practices in early education, a business center supporting early education providers, space for adult education and training, a lending library, and a “family kitchen.” Funded through a comprehensive capital campaign, with an approximate construction budget of over \$11 million, the project was completed in 2007, on schedule and on budget. The center is part of the Educare network.
- **Cornell University Child Development Center:** Opening on schedule and on budget in 2008, this 19,000 square foot model child development center serves the students, faculty and staff of Cornell. The construction budget was close to \$6 million, funded by the university. The center was built on an ecologically sensitive site, and includes extensive natural outdoor play and learning environments, as well as a research component for human ecology students.
- **Penn State Hort Woods Child Care Center:** This 20,000 square foot child development center, now under construction and slated to open on schedule in 2011, will serve Penn State students, faculty, and staff, as well as the research needs of the university’s education department. The university is funding its development, with a construction budget of almost

\$8 million. The facility includes art studios, natural outdoor play areas, and cutting-edge integration of an environmental curriculum with the building's design elements. The building is on track to achieve LEED Platinum standards.

In addition to [REDACTED] design practice, [REDACTED] teaches at Harvard's Graduate School of Design, and ran Harvard's renowned Child Care Design Institute from 2000-2008.

[REDACTED] (development consultant/owner's representative): [REDACTED] has 40 years of experience in all aspects of real estate development and planning, having served as Director of Planning and Development for the Massachusetts Port Authority, President of the Trust for City Hall Plaza, and, for the last 25 years, principal of her own planning and development firm. [REDACTED] has worked as development consultant with a range of clients including MIT, Harvard, and Beth Israel Hospital to implement major facilities projects of various kinds, including the arts, education, and recreation. Two of her recent projects include:

- **Boston Conservatory Hemenway Project:** A 38,000 square foot performing arts facility including major reconstruction of a theater and new construction of performance studios. The project budget of \$32 million included tax-exempt bond financing, New Markets Tax Credits, and private fundraising. Begun in 2007 and completed in 2010, on schedule and on budget.
- **Wheelock College Campus Center and Student Residence:** A \$40+ million, 60,000 square foot project that required negotiating with environmentalists, residential and institutional abutters, and many public agencies and commissions. Begun in 2006 and completed in 2008, on time and on budget despite a challenging site and heavily regulated location. Funding included tax exempt bond financing and private fundraising.

[REDACTED], *Sussman Associates* (development advisor): [REDACTED] has over 40 years of broad experience in community development, with an increasing focus since 1990 on early

childhood education. He launched the Children's Investment Fund, offering financing and technical assistance to Massachusetts early education providers undertaking facilities projects, as well as the National Children's Facilities Network, a network of such groups. For the past 15 years, he has served as Senior Technical Consultant to the Local Initiatives Support Corporation's (LISC's) Children's Investment Collaborative for Kids, and has consulted to 10 states on the supply and quality of their early childhood facilities. [REDACTED] played a critical role in designing Connecticut's school readiness bond financing program for early childhood facilities, resulting in the construction of 30 new centers since 1997. Through his work with LISC, [REDACTED] has been a design, finance and development advisor directly to 10 of these projects. [REDACTED] has also written extensively on quality early childhood facility design and related topics, including a research report on child care centers located in public housing.

**(2) Timely Delivery**

BHA has a strong track record of timely completion of projects similar in scope to the Learning Center, as do the other partners and team members. The projects described above were all completed or are on track to be completed as required within HUD-regulated schedules and/or other aggressive timelines.

**(3) Knowledge of Key Personnel**

As described above, the key individuals on the project team have substantial recent experience developing directly comparable projects. Team members' track record of providing social services such as early childhood education is described in the Soundness section.

**(4) High Performers**

The BHA is a High Performer, receiving this rating for its PHAS review for the quarters ending 12/31/07, 3/31/08, 6/30/08, and 9/30/08.

## **(5) Economic Opportunity**

BHA has a strong Section 3 track record, which it intends to replicate at the Learning Center, aiming for the following minimum goals: 30% of all new hires going to Section 3 individuals, and 10% of covered construction contracts and 3% of non-construction contracts going to Section 3 businesses. The Learning Center will create economic opportunities for Section 3 residents in two primary ways: first, through the jobs and business opportunities generated by the new building's construction, and second, through the proposed on-site training and educational programs, preparing participants for jobs at the Learning Center itself, at other AECE centers, and with other local employers.

The project's construction will generate jobs for roughly 150 people in total, including some 80 jobs of types that would be a good fit for Section 3 candidates (50 carpenters, 20 laborers, and 10 in demolition and remediation). BHA and AECE project that 20-25% of the total hours worked will be carried out by a target of some 30 Section 3 workers. BHA has agreements in place with a number of job-training partners – the Mayor's Office of Jobs and Community Services, Boston Private Industry Council, Asian American Civic Association, Jobs For Youth Networks, Youthbuild, ABCD, and the Urban League of Eastern MA – who will recruit, assess, provide case management, train, and follow up with BHA and Section 3 residents. For example, Youthbuild is planning to train 20-30 BHA and Section 3 residents in two cohorts in 2011, with the goal of obtaining jobs for them at BHA's various construction projects. And BHA is launching its own pre-apprenticeship program, with a first cohort of 15-20 Section 3 residents in spring 2011. The program will include job readiness, life skills, soft skills, and hard skills training in areas like weatherization, lead paint abatement, drywall and framing. Graduates will enter one of 13 building trade apprenticeship programs with job placements, ideally at BHA

construction projects like the Learning Center. BHA is creating a database with trainee profiles to help match them with job vacancies. BHA is also working with the Mayor's Office of Small Business Assistance and the MA Supplier Diversity Office to help an identified list of 150 businesses explore self-certification as Section 3 businesses and receive appropriate training and technical assistance, in an effort to help more Section 3 businesses get contracts at BHA projects.

In addition, AECE is committed to maximizing the number of employees at the Learning Center hired from among the residents of Bromley-Heath. The three primary strands of education and job training to be offered are those that relate directly to the Learning Center's core programs: early education, human services, and food/nutrition. These are growth areas for sustainable employment for which the new center can provide state-of-the-art, on-site training in conjunction with expert partners. At the Learning Center itself, there will be 20 positions within these program areas (i.e., not including janitorial, security, etc.) that would be a good fit for Section 3 candidates: 10 three-quarter time and 4 half-time teaching assistants, 4 parent aides, and 2 cooks. AECE will aim to fill at least 15 of these positions with eligible Section 3 persons. AECE will begin sequencing in the new jobs at its existing Bromley-Heath center four months before the Learning Center opens, providing new hires with on-the-job training as appropriate. New teaching assistants will be required to take a course in child growth and development within the first year, and encouraged to pursue an associate's degree in early education, preparing them to advance up the career ladder to teacher positions.

Finally, Urban College, AECE's main adult education partner, will offer a variety of courses and programs at its new satellite site at the Learning Center, including certificate or degree programs in the three areas mentioned above. A total of 147 students are expected to enroll in these programs and classes each year, 93 of them in certificate or degree programs,

leading to career pathways in growing fields, and job opportunities not only at the Learning Center, but at other AECE or partner sites, and with other local employers. More detail on these programs is included in the Section 3 section (Soundness) and elsewhere.

**b. Need**

**(1) Socioeconomic Profile**

**(a) Targeted Population:** The primary target population for the services at the Learning Center are the 1,800+ residents of Bromley-Heath (Tier I on the attached map), who will receive priority access. While only 25% of the children currently enrolled at AECE's Bromley-Heath center live there, this is largely due to many parents' inability either to qualify for or to retain state child care vouchers, which require them to be working or in school or a job training program for a certain number of hours/week. AECE is in active discussions with the MA Department of Early Education and Care (DEEC) about ways to achieve the shared goal of continuity of quality care by addressing barriers that prevent parents from accessing or retaining vouchers. At the same time, as Bromley-Heath parents increasingly enroll in new Learning Center education and training programs, more of them will in fact meet voucher requirements. During construction, AECE plans to expand and intensify its outreach to Bromley-Heath families, who will have priority for enrollment and will get incentives for recruiting other families from the development. Once the Learning Center is up and running, AECE expects at least 75% of families enrolled there to be from Bromley-Heath.

To the degree broader outreach is necessary, particularly for the new adult education programs, AECE will reach out first to a geographic area east of the site, in Roxbury (Tier II on the map). Bromley-Heath lies on the boundary between Jamaica Plain and Roxbury, but its residents share more similarities with their Roxbury neighbors. This Tier II area overlaps with

the “Promise Neighborhood” for which the Dudley Street Neighborhood Initiative (DSNI) recently received a US Department of Education planning grant. And both Bromley-Heath and the Promise Neighborhood lie at the heart of the City-defined “Circle of Promise,” home to 10 of the city’s 14 underperforming schools, which is the broader Tier III area within which AECE will reach out over time. The central public goal behind the planning efforts now underway in Tiers II and III is to build a place-based continuum of academic programs and family/community supports that create opportunities for children and their parents, yielding improved child outcomes -- mirroring BHA’s and AECE’s overarching goal for the Learning Center.

The Learning Center will be licensed to serve 175 children: 63 infants/toddlers, 60 preschoolers, and 52 school-age children age 5-8 in after-school programming. Close to 100% of these children will be low-income, qualifying either for Head Start (families below the poverty level) or state subsidies (families earning less than 50% of area median income). As noted below, over 90% of Bromley-Heath families have incomes below 50% of AMI, and 51% are below the poverty line. In addition, AECE projects that some 532 adults per year will participate in education, job training, and other services and programs at the Learning Center –147 in Urban College’s various programs and classes (described in Soundness section), 85 in other GED, cooking/nutrition, and financial literacy classes, and 300 through AECE’s monthly parent workshops. While many of these will be parents of enrolled children and other Bromley-Heath residents, AECE will also reach out to low-income families living in Tiers II and III, through the staff at its other child care centers, BHA’s FSS/ROSS staff and its other developments in Roxbury/Jamaica Plain, Urban College, and other partners. Bromley-Heath is easy to get to, conveniently located on the subway’s Orange Line and several major bus routes.

**(b) Socioeconomic Profile of Targeted Population:** Following is data for Bromley-Heath residents, illustrating the critical need for the range of services to be provided at the Learning Center. The data comes from various sources. Where no source is indicated, the data comes from BHA records, current as of 11-29-2010. In some cases, 2010 estimates are used, developed from census data by Nielson Claritas, a highly respected demographic projection company; this data covers a geographic area that includes all of Bromley-Heath as well as several small adjacent parcels of land. When this data is used, it is so noted, as is data from any other source used.

- **Total households/individuals:** There are 688 households living at Bromley-Heath, including a total of 1,802 individuals.
- **Age:** Of the 1,802 residents, 796 (44%) are children age 18 or under (there are 216 children age 0-5, eligible ages for early childhood education, and an additional 141 children age 6-8, eligible for AECE's after-school). Another 47% are adults age 19-64, and 9% are seniors.
- **Race/ethnicity:** Of the 1,802 residents, 51% are Hispanic, 43% are non-Hispanic black, 4% are non-Hispanic white, and 2% are non-Hispanic Asian.
- **Language:** English is the primary language spoken at home for less than half (41%) of Bromley-Heath households. The other major language primarily spoken is Spanish (39% of households), with other residents speaking Chinese, French, Vietnamese, and Russian.
- **Single parents:** Most children live with only one parent. Of the 376 households with children, 93% are headed by a single adult, the vast majority of them female.
- **Education:** The 2010 Claritas estimates indicate that educational levels for adults at Bromley-Heath are very low: 41% of adults age 25+ have *less* than a high school education (and 40% of these have less than a 9<sup>th</sup> grade education); another 35% have a high-school degree or GED only; only 3% have an associate's degree, and 6% have a bachelor's degree.

- **Income and poverty:** The 2010 Claritas estimate of annual median household income at the site is extremely low -- \$13,250, only 14% of Area Median Income (AMI) – and indicates that 51% of Bromley-Heath households are living below the poverty line. BHA data shows that fully 79% of Bromley-Heath households earn 30% of AMI or less; another 13% earn 30-50% of AMI, 4% earn 50-80%, and only 4% earn over 80% of AMI.
- **Source of income:** Bromley-Heath households receive income from various sources: 39% have earned income, 53% receive Social Security and/or SSI (for over half of them this is their sole source of income), 19% receive TANF (for 43% of them this is their sole source of income), 10% receive child support, 5% receive unemployment benefits, and an additional 9% receive other funds including pension and emergency state aid. (Note: Total is over 100% because some households receive income from more than one source.)
- **Disability:** Of Bromley-Heath’s 1,802 residents, fully 20% are disabled (though less than half of one percent require the use of a wheelchair).
- **Labor force participation:** While Claritas estimates indicate a 2010 unemployment rate at Bromley-Heath of 8.4% for adults age 16+, comparable to other parts of Boston and MA, the data also shows that only 26% of adults age 16+ are employed. The remainder -- a startling 66% of adults -- are not in the labor force, whether because they are disabled, or have become discouraged and ceased looking for work for some other reason.
- **Type of employment:** The 2010 Claritas estimates show that the most common occupations for employed Bromley-Heath adults age 16 and over include: building/grounds cleaning and maintenance (18%); sales and related occupations (15%); office and administrative support (15%); construction and extraction (10%); production (9%); community and social services (7%); and healthcare (7%).

- **Access to computers:** Of the 10% of Bromley-Heath residents responding to a 2010 BHA limited survey, only 62% have a computer at home and 57% have home access to the internet.
- **Children’s learning barriers:** Data from the 2009 National Health Interview Survey indicates that Bromley-Heath’s census tract includes comparatively high numbers of children with learning disabilities and attention deficit and hyperactivity disorder (ADHD).
- **Health indicators:** Babies in the Roxbury neighborhood on whose edge Bromley-Heath sits are more commonly born early and low-weight, or die at birth, than is true citywide, according to the Boston Public Health Commission’s Health of Boston 2009 and 2010 reports. Roxbury’s pre-term birth rate is 13.8% (10.7% citywide), the low birth weight rate is 12.3% (9.5% citywide), and the infant mortality rate is 10.7 per 1,000 births (6.5 citywide).

While the demographic data for the larger Tier II and Tier III areas is less stark than for Tier I, Bromley-Heath, need levels are still elevated. In Tier II: 28% of adults age 25+ have less than a high school education (23% in Tier III); the median household income is \$37,250 (\$41,000 in Tier III); 24% of families are below poverty (22% in Tier III); and 46% of adults age 16+ are either unemployed or out of the labor force (40% in Tier III). (This data comes from 2010 Claritas estimates for the relevant census tracts.)

**c. Soundness of Strategy and Approach**

**(1) Demonstrated Link between Need and Proposed Activities**

The data shown in the Need section confirms what AECE knows from its 50+ years of working at Bromley-Heath – that most families are struggling with multiple, serious challenges, including low education and skill levels, low incomes, health and mental health issues, few job opportunities and limited career prospects. AECE proposes to help families achieve better

educational and economic outcomes that result in long-term self-sufficiency through the coordinated, integrated provision in one location of a comprehensive range of high-quality services to both children and their parents. While some of the kinds of services AECE proposes or similar ones may currently be offered by others, they are typically oversubscribed. In addition, the new Learning Center will be unique in bringing these services under one roof and working closely with families in an integrated way on the full range of things they need help with.

AECE is collaborating with other nearby service providers, ensuring that its services will complement and not duplicate other efforts. For example, ABCD's Jamaica Plain Head Start program, located right next to Bromley-Heath, serves 150 children, but it is oversubscribed and many children have only part-day services. ABCD intends to provide Head Start resources to AECE for two classrooms at the Learning Center (see attached letter), allowing it to expand services and add full-day coverage for those who need it, and will also share certain staff resources with AECE. Cooper Community Center has a 24-slot infant/toddler program at Bromley-Heath, but it plans to close the center for financial reasons, and is working with AECE to ensure its families a smooth transition to the Learning Center's infant/toddler program. And the Boston Public Schools (BPS) have an Early Learning Center located within a quarter-mile of Bromley-Heath, serving 100 children age 4-6, also a popular program that isn't large enough to meet demand. AECE and BPS are partnering in various ways, described below, including jointly enrolling children in a playgroup that prepares them for kindergarten.

For after-school, Bromley-Heath's Tenant Management Corporation (TMC) currently offers a drop-in program for 7-14 year olds. AECE's proposed after-school program will focus on the 5-8 year old age group, and will include unique elements such as an environmental and arts curriculum, field trips to Boston Nature Center and the Children's Museum, and summer

literacy and math camps. The two groups are partnering, both on after-school and adult education, where the proposed Urban College programs will complement TMC's GED prep and adult literacy classes. AECE is also working with its near neighbors, the Martha Eliot Health Center and Family Service of Greater Boston, providing family support services collaboratively.

In addition, the new services AECE will offer are ones known to be most needed. The Learning Center will replace AECE's existing 85-slot Bromley-Heath Center, which includes 49 preschool and 36 infant/toddler slots, with a program serving 175 children: 63 infants and toddlers, 60 preschoolers, and 52 school-age children. The proposed expansion is thus primarily in the infant/toddler and school-age areas, not preschool where citywide supply is in fairly good balance with demand. The latest analysis carried out by Boston EQUIP (Early Education Quality Improvement Project) shows that there are only enough infant/toddler slots in Boston for 24% of the infants and toddlers in the city, whereas about 50% of parents would use such care if it were affordable and convenient. Similarly, recent estimates show that Boston's supply of out-of-school-time programming for school-age children would need to double to meet demand.

## **(2) Development Plan and Schedule**

As described in the Capacity section, BHA will oversee the creation of the new Learning Center, and has procured AECE as the project's developer, executing a development agreement with them in February 2010. AECE has hired [REDACTED] to lead its project team. Other key team members include architect [REDACTED], development consultant/owner's representative [REDACTED], and development advisor [REDACTED]. Timeframes and deadlines for accomplishing major activities are included in the attached program schedule.

**(a) Feasibility:** The development plan and schedule (attached) are complete and include reasonable timeframes for accomplishing major activities, as described below. (Performance

measures/outcomes are discussed in the Achieving Results section and detailed in the attached Logic Model and notes, and the operating plan is described in the Operating Plan section below.)

**(b) Timeliness:** The development plan and schedule indicate that grant awards will be made in April 2011 (estimated) and that construction will begin a little more than a year later, in June 2012. Project planning is well underway, and BHA and AECE have already completed many predevelopment activities, with the result that they are poised to move ahead quickly once funds are received. AECE has established a program of uses for the building and site and has completed schematic design for that program. A cost estimate based on the schematic drawings has been completed. The zoning variance process has been initiated and will be completed in May 2011. The project has been presented to City officials and to neighbors, and has met no opposition. The team has experienced project managers in place who are familiar with and have anticipated all the design, finance, and regulatory steps necessary to adhere to the overall schedule and to start construction well within the 18-month timeframe set out in the NOFA.

**(3) Budget Appropriateness**

The project is financially feasible and the proposed costs reasonable. The hard construction costs have been prepared by the pre-construction estimating arm of CWC Builders, a well-regarded licensed construction company with decades of experience working on complex, comparable projects in the Boston area. Each line item is based on current industry standards for the cost of materials and labor. Construction costs are within the normal range for comparable buildings. Site preparation costs are somewhat unique to the specific site conditions, and reflect the cost of asbestos removal, other environmental remediation per a completed Phase I assessment, and building demolition. The projected soft costs represent the standard professional fees required to undertake a project of this kind, and they are comparable to industry standards.

#### **(4) Operating Plan**

The Learning Center will be a vibrant, welcoming, year-round facility, with a wide range of services offered by AECE and partner organizations, more fully described below in Strategic Partnerships. The building will be open and utilized as fully as possible in terms of hours/day and days/week. AECE's early childhood program will operate throughout the year Monday through Friday from 7:30 AM to 6:30 PM except for 12 holidays. The building will be open until 9 PM several nights a week and on Saturdays to accommodate adult education classes as well as community meetings and other special events in the multi-purpose room. Early education classrooms can be closed off on evenings and weekends, minimizing energy and maintenance costs while maximizing accessibility and flexibility in meeting the needs of working adults.

BHA and AECE have pulled together an impressive array of partners who have committed to offer services and resources over the next five years, as described below and in the attached commitment letters. The total value of these services over five years is nearly \$15.4 million, including over [REDACTED] from AECE. These partnerships and the resources they bring evidence AECE's capacity to operate the Learning Center over the long-term.

##### **(a) Strategic Partnerships**

**Associated Early Care and Education (AECE).** AECE has provided early care and education to young children and their families in the Boston area since 1878, and is widely recognized as one of the city's most effective and innovative organizations in its field. AECE serves nearly 1,200 children age 0-5 at its six center-based programs and its network of more than 150 family child care providers, primarily children from low-income, minority families living in Boston's inner city and nearby urban areas. Three of AECE's centers are based in public or subsidized housing developments, including the existing Bromley-Heath center that

AECE has run since 1956. The services AECE provides its children and families are high-quality and comprehensive: a rich, individualized early education curriculum; hot, family-style meals along with nutritional support and education for both children and parents; strengths-based family support practices and programs; and mental health and social services, including child screening and assessment, counseling, parenting groups, and resources and referrals.

AECE programs rank high whatever yardstick of quality one uses. All six of its centers are NAEYC-accredited. The average score for all AECE classrooms using the ITERS/ECERS environment rating scales in 2007 was 6.12 out of 7, with 6 being “very good” and 7 being “excellent.” Less than half of other programs in Boston achieve even a ranking of 5, or “good.” AECE’s teaching staff is more highly-qualified than most other programs: more than 30% have either an associate’s or a bachelor’s degree in early care and education, and 70% are currently working towards a professional degree in early childhood education. And AECE is one of only 293 programs in the state to receive a Universal Pre-K Pilot Quality grant.

Over the past 20 years, AECE has built on its core direct services and become a leader in the effort to raise the quality of early education more broadly, offering technical assistance and training to other programs. Since 1992, AECE has worked directly with 90 other centers and over 50 family child care providers, serving a total of 7,250 children, to help them achieve accreditation through NAEYC or the National Association for Family Child Care (NAFCC). AECE is the top provider of such services in the state. AECE offers one-on-one assistance to teachers who want to work towards an associate’s or bachelor’s degree; building on its experience with its own staff, AECE now offers this service to other programs, and has worked with 100 teachers since 2006. AECE’s master’s-level mental health clinicians not only work with AECE children, but also consult to other programs, and are sought out for their expertise in

conducting assessments. Finally, AECE's quality assurance staff offers training to other programs on using new research-based assessment tools that measure children's school readiness and other elements of quality programming. In 2010, AECE used an \$800,000 contract from the State to train over 1,000 teachers in using the new assessment tools, in just four months' time.

AECE has also increasingly built its expertise in the areas of research, policy analysis, and advocacy to benefit the field as a whole. In 1994, AECE launched and continues to manage Boston EQUIP, a collaborative venture aimed at systematically evaluating, setting goals for, and improving the quality of early education in Boston. EQUIP surveys all Boston providers every two years, collecting a wide range of data, including many indicators linked to quality, such as staff training/education level, child-staff ratios, and quality of facilities. EQUIP uses this data to measure the state of the early education field, setting benchmarks and motivating the community at large to demand and achieve higher quality. EQUIP data is widely used by public officials, funders and others to measure progress as well as guide investments in program quality.

AECE's accomplishments have brought it wide recognition. In March 2010, AECE was chosen by Root Cause and Social Impact Research as one of the 10 highest performing early education providers in the state, in a report on school readiness programs for at-risk children in Massachusetts. The report noted three major areas of accomplishment in particular: AECE's focus on attracting and maintaining high-quality staff; its successful integration of academic curricula and robust parenting and other supportive service programs; and its promotion of systemic change by indentifying problems, testing solutions, and highlighting best practices.

In addition to serving as developer of the Learning Center, owner/manager of the building, and coordinator of overall services there, AECE will also:

- Operate the center’s early care and education program, including infant/toddler, preschool, and after-school. AECE will track children’s progress towards school readiness using the Dynamic Indicators of Basic Early Literacy Skills (DIBELS) tool.
- Provide a range of parent support services through the Family Support Team of social workers. AECE will staff two of the four team positions, one specializing in adult education and one in family stabilization. Family Service of Greater Boston will staff the other two.
- Offer a range of family health services and trainings through the wellness center. AECE will offer monthly parent workshops on various topics, with expected attendance of some 30 parents/workshop, or 300/year.
- Partner with the United Way (see below) on a new family stability program including financial literacy classes, coaching, and measurement of families’ progress using a customized self-sufficiency matrix tool, all of which are now being developed with a \$30,000 grant from the Black Ministerial Alliance.
- Locate its Quality Improvement Institute (QII) staff at the center, offering in-house professional development, as well as training and technical assistance for other early childhood educators, as part of the Thrive in Five initiative jointly run by the City and the United Way.

AECE’s total commitment over five years is worth [REDACTED].

**United Way of Massachusetts Bay and Merrimack Valley.** A self-proclaimed “partner and champion” of the project, the United Way has committed [REDACTED] towards the costs of developing the Learning Center. It also makes a [REDACTED] annual contribution to AECE, guaranteed through at least 2013, a portion of which will be used to support operations at the Learning Center. In addition to its role as funder, the United Way will work with AECE, as noted above, to develop a family stability program at the Learning Center, similar to another such

program it operates in Lynn, MA. The new program will be piloted in 2012 with a cohort of 15 families, growing to 25 families a year once the Learning Center is fully operational.

**Family Service of Greater Boston (FSGB).** FSGB, founded in 1835, offers a range of programs focused on improving the lives of at-risk children, youth and families. FSGB works with over 5,800 individuals a year, providing services that range from prevention/life skill education to specialized clinical intervention. Its headquarters are located across the street from Bromley-Heath. In 2007, FSGB created *Strong Start*, a collaborative program that brings FSGB's early childhood mental health specialists directly to child care program sites, offering clinical assessments, teacher training and consultation, access to child and family therapy, and parenting education and skill-building. FSGB began working at two of AECE's six centers in 2009, including the Bromley-Heath center, collaborating with AECE's own staff of mental health clinicians and providing smooth access to FSGB's broad range of services. The collaboration has been a success, and FSGB proposes to build on it, committing to provide two FTE clinicians (plus administrative support) to the Learning Center's on-site four-person Family Support Team for five years. FSGB also plans to hire several Bromley-Heath residents as "parent aides," helping with intake and enrollment. FSGB's total commitment is worth over [REDACTED]

**Urban College of Boston (UCB).** UCB is a non-traditional college, founded in 1993 by ABCD to provide inner-city residents who might otherwise never go to college a highly supportive environment that integrates a college education with career preparation. It is chartered to grant associate's degrees in Early Childhood Education, Human Services Administration, and General Studies, and serves some 1,200 students annually. UCB is the only two-year college in Boston offering bilingual early childhood education courses in Spanish and Cantonese. A majority of the AA degree candidates in early childhood education begin their studies in UCB's

bilingual program, and then transition into courses in English. Overall UCB enrollment is growing rapidly, having tripled since 2000, and UCB's retention rate is 70%. Over 100 UCB graduates have gone on to complete BA degrees and 10 have attained masters' degrees.

UCB plans to use the Learning Center as a satellite facility, at which it will offer a range of learning opportunities to employees of AECE as well as to Bromley-Heath and other adults. These will include: transitional bilingual classes for non-native English speakers; financial classes on basic day-to-day finance, as well as business plan development; five certificate programs (in youth program operation, early childhood education, home-based child care, basic computer literacy, and health/nutrition); and two of its regular associate's degree programs (early childhood education and human services). UCB expects to enroll a total of 147 adults per year in these classes and programs, and commits to provide one FTE for at least five years to oversee and coordinate all UCB activity at the Learning Center. This commitment is worth [REDACTED].

**Children's Hospital-Boston/Martha Eliot Health Center.** Children's Hospital-Boston (CHB) has provided health care services to Bromley-Heath residents since 1973 at its community-based Martha Eliot Health Center (MEHC). MEHC was originally located at the Bickford Street site where the Learning Center will be built, but it outgrew these quarters, and in 1996 moved to a brand-new 23,000 square foot facility nearby, at the edge of Bromley-Heath. MEHC has 150 employees and offers a wide range of health care services to 45,000 patients a year. MEHC personnel will work with AECE's wellness center staff and Family Support Team members to help ensure full access by enrolled children and families to all CHB/MEHC's clinical and educational services and resources, ensuring that every child and family has a comprehensive wellness and health care plan. In addition, MEHC staff will advise AECE on its health, fitness, and nutrition activities, including cooking/nutrition classes for parents.

**Share Our Strength (SOS).** For over 17 years, SOS has collaborated with agencies around the country to provide hands-on healthy cooking classes to families in public housing through its Cooking Matters program. Evaluations of the program have shown that these classes have a measurable positive impact on low-income families' eating and food purchase and preparation habits. SOS already collaborates with AECE at its Bromley-Heath center, and will expand the collaboration at the Learning Center. SOS commits to providing five 6-week courses per year for 8-16 participants each, worth a total of [REDACTED] over a 5-year period.

**Mass Audubon/Boston Nature Center (BNC).** BNC has a 10-year history as a community based education center and wildlife sanctuary, offering both programming (preschool, out-of-school-time, and camp programs, as well as summer enrichment for other organizations) and also training and professional development for educators. BNC is deeply engaged with the Boston Public Schools, and offers an environmental initiative, with instruction aligned with City and State curriculum frameworks. External evaluations have found BNC's work to be extremely effective. BNC commits to collaborate with AECE in various ways: participating in the planning, design and implementation of the Learning Center, particularly the outdoor spaces; offering professional development to preschool teachers aligned to the Creative Curriculum; offering one day a week of after-school instruction for 30 weeks/year (pending funding availability); and offering three slots at its vacation and summer camps to Learning Center children. BNC's commitment of in-kind work totals [REDACTED] over 5 years.

**Boston After School & Beyond (BASB).** BASB is a public-private intermediary that catalyzes partnerships between the City, Boston Public Schools (BPS), philanthropy, and out-of-school-time providers to integrate academic learning, enrichment, and skill development. BASB is an active participant in the City's Circle of Promise and DSNI's Promise Neighborhood

efforts. BASB has committed to advising Learning Center staff on (1) how best to align the after-school curriculum with BPS frameworks and with other Circle of Promise providers, (2) evaluation, tracking of student achievement and family engagement, and (3) using the BOSTONavigator website of out-of-school-time programs. This commitment is worth [REDACTED].

**Jumpstart.** Jumpstart is a national program that recruits and trains college students and community volunteers to work with preschool children in low-income neighborhoods, helping them develop the language, literacy, and social skills they need to succeed in school and in life. Since 1993, more than 70,000 children have benefited from millions of hours of Jumpstart service. Evaluations have shown that children who participate in Jumpstart programs build skills at a greater rate than those who don't participate. During the current year, 3,450 students and volunteers are serving 9,000 children, in partnership with more than 250 early learning centers, including AECE's existing Bromley-Heath center. Jumpstart commits to offering literacy sessions in four Learning Center classrooms, with two sessions per classroom per week for 16-20 weeks, staffed by well-trained and supported students and volunteers, and to providing evaluation support, including a longitudinal study in partnership with the Boston Public Schools (see below). This commitment is worth [REDACTED] over 5 years.

**Action for Boston Community Development (ABCD) Head Start.** ABCD is Boston's anti-poverty, community action agency and also its Head Start grantee, offering a full range of early childhood education and family support services throughout Boston. ABCD is a prominent and effective local organization, serving over 2,400 children age 0-5 at over 20 program locations, including the Jamaica Plain Head Start program located next door to Bromley-Heath. ABCD already contracts with AECE to operate two Head Start classrooms, and the collaboration has been very successful, allowing ABCD to cost-effectively expand its service reach, while

giving AECE additional resources to supplement the services it can provide to its children. The two organizations propose to continue their partnership at the Learning Center, with ABCD providing Head Start funding to support two AECE-staffed preschool classrooms. In addition, ABCD will provide other forms of Head Start support – support services for families, training and technical assistance for staff, and the services of shared staff, such as a nutritionist, health manager, and disability specialist. ABCD’s current commitment to AECE is worth \$ [REDACTED] over 5 years, pending continued availability of funding.

**Boston Public Schools (BPS).** BPS supports AECE’s goal of ensuring a smooth transition for Learning Center children into kindergarten, and commits to: (1) join with Jumpstart and AECE in conducting a longitudinal evaluation of children transitioning from the Learning Center to BPS schools, and pending available funds, comparing their success to control groups; (2) include Learning Center children in the Play to Learn group at the nearby West Zone Early Learning Center as part of the Countdown to Kindergarten program; (3) offer professional development to AECE staff, pending funding, on BPS’s early learning curriculum; and (4) partner with AECE to design effective supports for Bromley-Heath children and parents to successfully transition to BPS schools. This commitment is worth [REDACTED] over 5 years.

**Boston University (BU).** BU will serve as AECE’s higher education partner at the Learning Center. Its school of education will lead an interdisciplinary team drawn from the schools of medicine, social work, theology, and health and rehabilitative sciences, as well as the college, providing overall guidance on evidence-based best practices in early education, family support, and wellness strategies. BU will help AECE to customize the kinds of professional development, curriculum, and research/evaluation support that will best advance the goal of readying every child and family for success at school. BU will wrap the Learning Center into

several of its existing grants and programs, and will contribute direct services through fieldwork and internship placements. The staff and faculty time BU will commit to partnering with AECE at the Learning Center is worth \$ [REDACTED] over five years.

**Bromley-Heath Tenant Management Corporation (TMC).** Bromley-Heath has been a tenant-managed development for nearly 40 years. Residents, through the TMC, have been deeply involved in the planning process for the Learning Center, participating in BHA's developer selection process, coordinating resident meetings, and meeting with AECE at least monthly for the past two years to discuss proposed services and programs, design, operations, and job opportunities. TMC will continue to collaborate with AECE throughout the grant term on resident engagement, recruitment and training of residents for possible job opportunities, and program coordination in after-school and adult education. TMC offers GED and adult literacy programs, as well as a drop-in after-school program for 7-14 year olds, and is working with AECE and Urban College to coordinate service provision. TMC's ongoing GED classes, with typical enrollment of 7-15 students meeting three times/week, will be available to Learning Center parents. TMC has a well-equipped 600 square foot training space with 20 computers, located adjacent to the Learning Center site. In addition, seniors living at the nearby TMC-managed Julia Martin House will be involved as volunteers in the early education classrooms.

**(b) Involving Residents:** Residents have been and will continue to be actively involved in the planning and delivery of program services throughout the grant term, as described above.

**(c) Feasibility: Timeliness.** The Learning Center will be fully operational well within three months of project completion. AECE has opened new centers before and knows how to sequence the preparatory work to allow for a smooth launch. The licensing process is built into the development schedule to ensure that the center is licensed shortly after project completion.

AECE expects to hire the Learning Center’s director and other key staff nine months prior to opening, to ensure leadership is in place and engaged, leading all activities related to opening the new center. AECE is already working with existing Bromley-Heath center teachers to help them get their BA and AA degrees. New teaching staff will be hired 3-4 months in advance of opening, and will be trained during this time on the enrollment, assessment, curriculum and other tools to be used. Finally, the launch of the new center will be facilitated by the fact that AECE already operates a center at Bromley-Heath, and has existing partnerships with many if not most of the proposed strategic partners, thus reducing many of the unknowns and risks of start-up.

*Access to Resources.* As the attached commitment letters and operating budget demonstrate, AECE has carefully thought through what it will cost to operate a high-quality facility like the Learning Center, has budgeted accordingly, and has identified and secured the resources necessary to offer the services it is proposing. AECE is 100% committed to making this project a success: it has already invested nearly half a million dollars in the project’s predevelopment, its Board has committed over [REDACTED] to the project, and it has brought in a wide range of high-capacity partners who are equally dedicated to the Learning Center’s mission.

**(d) Service Coordinator:** BHA currently has both a ROSS and a Family Self-Sufficiency grant, and has a service coordinator on staff.

**(5) Policy Priorities**

**(a) Sustainability**

(i) Sustainability is a core value that is woven into every aspect of the Learning Center: the building itself will provide a healthy environment and will use energy and other resources efficiently; the site will feature natural play spaces, gardens, a rooftop greenhouse, and a teaching kitchen; the curriculum will incorporate environmental elements to an unprecedented

degree; the building itself will be financially sustainable; and the overarching goal for adult program participants will be self-sufficiency and a sustainable future for their families.

(ii) The building and site will be designed and built to LEED Gold standards, emphasizing those sustainable elements that will have the most impact on children and families. For example:

- A focus on healthy air quality, with building materials that minimize off-gassing and dust and particulates in the air, and natural ventilation that brings in high levels of fresh air;
- High levels of natural light and views to the outside;
- Inclusion of nature, with a rooftop greenhouse and natural outdoor play areas and gardens;
- Energy efficiency, with passive solar design, high levels of insulation and air-sealing, and high-efficiency mechanical systems;
- Renewable energy: solar panels, and a small wind turbine (primarily for teaching purposes);
- Water conservation: rain-water harvesting and low use water fixtures; and
- Recycling: extensive use of recycled materials in construction and a comprehensive operational recycling program that involves children and other building users.

(iii) In addition to meeting LEED Gold standards, the Learning Center aligns well both with the Livability Principles of the Partnership for Sustainable Communities and the principles of Universal Design. Residents have also been actively involved in project planning. The project is particularly consistent with the following Livability Principles:

- *Enhancing economic competitiveness:* The Learning Center will create new access to much-needed early education for children, adult education, and job training in several fields. It will attract and support underserved members of the community, helping give them the skills to be more successful in school, work, and life.

- *Supporting existing communities, and valuing communities and neighborhoods:* By revitalizing an unused space at the heart of the Bromley-Heath community, attracting children and families throughout the year with essential services, the project will bring new life to the neighborhood. The well-designed and welcoming new building, its services, and its new green spaces will generate higher levels of pedestrian activity. Its easy access to public transit will help connect residents with opportunities of all kinds, near and far.

The principles of universal design and best design practices for children’s environments overlap almost completely, and thus the Learning Center will incorporate universal design principles throughout. The Boston-based Institute for Human-Centered Design, an international leader in the field of universal design, has been engaged to review the Learning Center’s design and offer consulting assistance. The design of the Learning Center will:

- Be simple and intuitive for all building users to engage with;
- Allow for user choice as to how spaces and elements are to be used, consistent with universal design and also creating the kind of rich and varied environment essential to early learning;
- Communicate information in multiple, redundant modes to accommodate all users;
- Be safe, minimizing any risk associated with child behavior and abilities and providing a very high tolerance for user error;
- Require low physical effort to navigate and make use of the building -- for all, including the disabled (the entire facility will be accessible as well as, of course, visitable); and
- Provide appropriate space to accommodate a wide range of user sizes and abilities.

**(b) Section 3 and Workforce Investment Boards**

**(i) Section 3.** BHA and AECE aim not only to link Section 3 residents with the construction and other jobs directly connected to the Learning Center and its development (described earlier

in the Economic Opportunity part of the Capacity section), but also to create longer-term pathways to high-quality jobs and careers. The value-added strategy of the Learning Center is to focus the on-site education and job training programs on areas that relate directly to the core programs offered at the facility -- early education, human services, and food/nutrition -- allowing for richer training as well as immediate job prospects at the building. Career pathways include:

- **Early education.** AECE and Urban College will provide training, courses, and support for a career pathway that starts at the teaching assistant level and proceeds to either classroom teacher and then lead teacher (and perhaps on to public school teacher) or licensed family child care provider. AECE anticipates 7-10 openings each year for teaching assistants at the Learning Center or its other five centers alone. Another 7-10 candidates per year are expected to pursue becoming family child care providers. AECE and its partners offer extensive support and professional development for each of these positions, and the Learning Center will be a great place to learn, a hub of research and professional development for the whole Boston area. Urban College expects to enroll annual cohorts of 15 in its AA degree program for early education at the Learning Center, 15 in its home-based child care certificate program, 12 in its early education certificate program, and 12 in its youth program certificate program.
- **Human services.** Those pursuing the human services career pathway will be eligible to apply for parent aide jobs at the Learning Center, including family enrollment, reception, and program assistant jobs, as well as similar jobs at Family Services of Greater Boston and other partner agencies. Within AECE, this career pathway can lead to an assistant director or director job, or jobs in human resources or quality assurance. Urban College expects to enroll annual cohorts of 12 in its human services AA degree program at the Learning Center.

- **Food/nutrition.** Those pursuing the food/nutrition career pathway will be eligible to apply for the head cook or assistant cook jobs at the Learning Center, or similar food service jobs at other AECE centers or at other institutions or restaurants in the Boston area, where the demand for food preparers and cooks is high. Urban College expects to enroll 12 adults per year in its certificate program in health, nutrition, and food safety.

**(ii) Partnership with Workforce Investment Board and Other Organizations.** BHA certifies that it has on file a signed MOU with the Boston Private Industry Council (PIC), Boston's Workforce Investment Board (WIB). The MOU was signed in 2001 and has been regularly updated with amendments. The PIC charters three One Stop Career Centers which offer both group and individual job search assistance. A national leader in its work to prevent school drop-outs, the PIC also employs Career Specialists stationed in every BPS high school as well as at certain alternative programs, providing workshops, individual counseling and job search assistance to students. BHA's relationship with the PIC has led to positive outcomes for many public housing residents, allowing them better access to services and information, including WIB-sponsored job fairs and job training sessions. The BHA has two seats on the Board of the PIC. In addition to its relationship with the PIC, BHA also has ongoing relationships with several other effective employment and training organizations, including Youthbuild, ABCD, Jobs For Youth Networks, and others described earlier in the Economic Opportunity (Capacity) section. Relationships with these organizations are evidenced by letters that BHA certifies it has on file.

**d. Leveraging Resources**

The total development budget of [REDACTED] includes [REDACTED] in requested CFCF funds and \$ [REDACTED] in leveraged funds, for a leverage percentage of almost [REDACTED].

**e. Achieving Results and Program Evaluation**

The development of the Learning Center and the comprehensive range of services to be offered there will fulfill a number of HUD goals and priorities, as detailed in the attached Logic Model and its accompanying narrative notes. Key goals and outcomes include the following:

- **Improving educational outcomes (HUD Goal 3A):** By the second full year of operation, 83% of graduating pre-K students (25 of 30) will leave the Learning Center ready for kindergarten, based on DIBELS and/or other BPS assessments. And 81% of those students will remain at grade level through grade three, as measured by Jumpstart and BPS.
- **Increasing economic security and self-sufficiency (HUD Goal 3C):** By the second full year of operation, AECE will help 73% of the families with children enrolled at the Learning Center (90 out of 124) to make an annual increase in their self-sufficiency as measured by a formal assessment tool, with the help of the Family Support Team and other partners.
- **Catalyzing job creation (HUD Goal 4A):** AECE will hire and retain at least 15 Section 3 employees at the Learning Center; and will work with Urban College to support over 50% of those enrolling in its certificate and associate's degree programs in receiving degrees within the 4-year Learning Center project period (110 of 213 adults), preparing them for jobs in early education, human services, and food/nutrition.
- **Promoting energy-efficient buildings (HUD Goal 4B):** The Learning Center will be a LEED Gold certified facility, using 25% less energy than comparable buildings in the area.

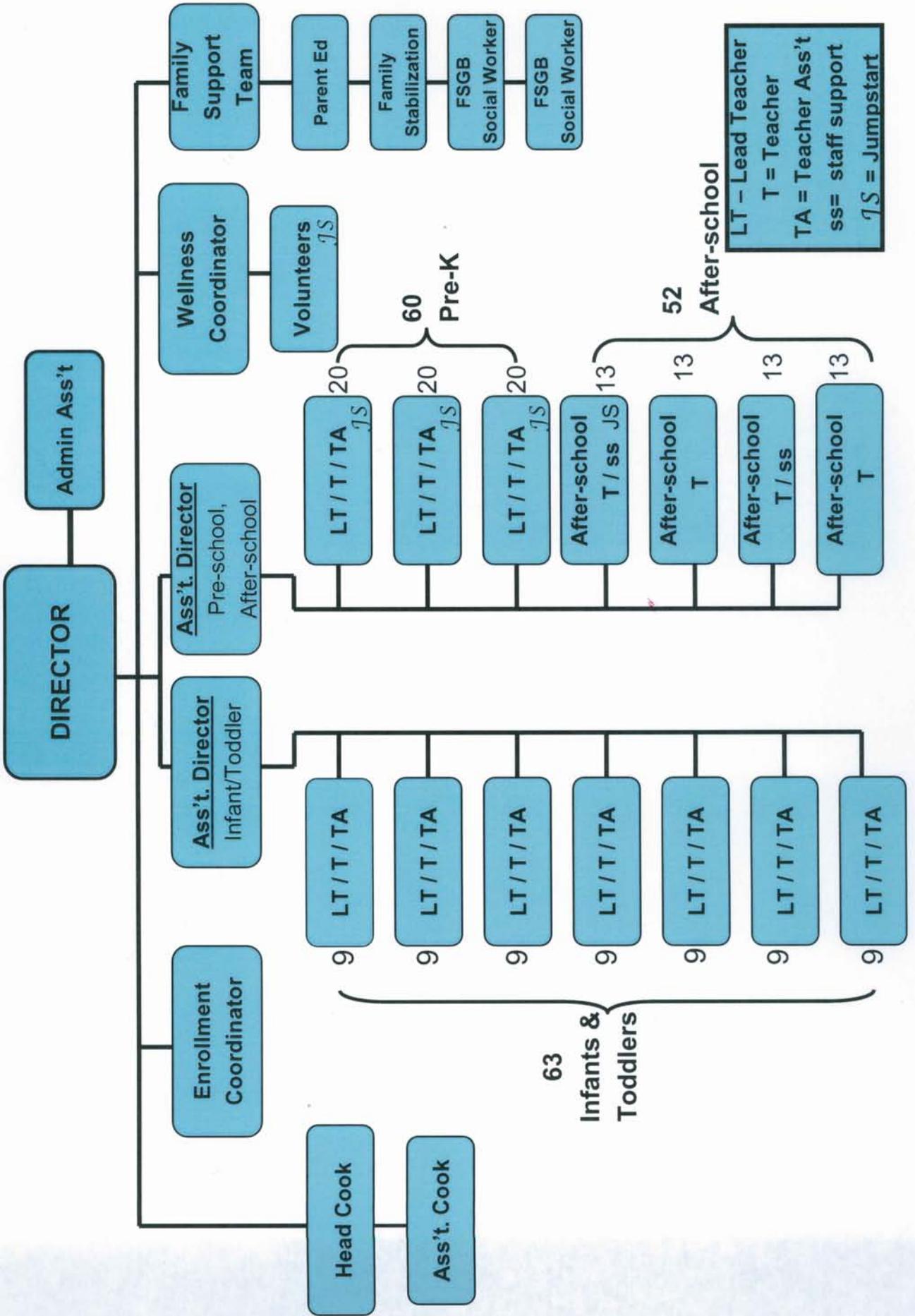
**f. Occupancy**

BHA's aggregate occupancy percentage at the end of December 2010 was 93.9%.

**g. BONUS Points**

A completed form HUD2990 is attached.

**THE LEARNING CENTER AT BROMLEY-HEATH**  
**ORGANIZATIONAL CHART**



Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		Replacement Housing Factor Grant No:		FFY of Grant: FY2010 CFCF Program FFY of Grant Approval:	
PHA Name: Boston Housing Authority		Capital Fund Program Grant No: Date of CFFP:					
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>	Expended	
		Original					
1	Total non-CFF Funds	\$4,188,411					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)	\$300,000					
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs	\$500,000					
8	1440 Site Acquisition						
9	1450 Site Improvement	\$448,000					
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Non-dwelling Structures	\$3,252,000					
13	1475 Non-dwelling Equipment						
14	1485 Demolition	\$500,000					
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities <sup>4</sup>						
18a	1501 Collateralization or Debt Service paid by the PHA						
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment						
19	1502 Contingency (may not exceed 8% of line 20)						
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$5,000,000					
21	Amount of line 20 Related to LBP Activities						
22	Amount of line 20 Related to Section 504 Activities						
23	Amount of line 20 Related to Security - Soft Costs						
24	Amount of line 20 Related to Security - Hard Costs						
25	Amount of line 20 Related to Energy Conservation Measures						

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 Expires 4/30/2011

<b>Part I: Summary</b>	
PHA Name: Boston Housing Authority	Grant Type and Number Capital Fund Program Grant No: Date of CFFP: _____
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Replacement Housing Factor Grant No:  FFY of Grant: FY2010 FFY of Grant Approval:
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line Summary by Development Account	Total Estimated Cost
Signature of Executive Director 	Revised <sup>2</sup> Signature of Public Housing Director
Date 1/19/11	Total Actual Cost <sup>1</sup> Obligated
	Expended









## Grant Application Detailed Budget Worksheet

(Exp. 03/31/2011)

Name and Address of Applicant:	Boston Housing Authority 52 Chauncy Street Boston, MA 02111	minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. Information collected will provide proposed budget data for multiple programs. HUD will use this information in the selection of applicants. Response to this request for information is required in order to receive the benefits to be derived. The information requested does not lend itself to confidentiality.
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Category	Detailed Description of Budget (for full grant period)			HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>1. Personnel (Direct Labor)</b>	Estimated Hours	Rate per Hour	Estimated Cost								
Position or Individual			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
<b>Total Direct Labor Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>2. Fringe Benefits</b>	Rate (%)	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
<b>Total Fringe Benefits Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>3. Travel</b>				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>3a. Transportation - Local Private Vehicle</b>	Mileage	Rate per Mile	Estimated Cost								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
<b>Subtotal - Trans - Local Private Vehicle</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Grant Application Detailed Budget Worksheet

**Detailed Description of Budget**

				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>3b. Transportation - Airfare (show destination)</b>	<b>Trips</b>	<b>Fare</b>	<b>Estimated Cost</b>								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Transportation - Airfare			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>3c. Transportation - Other</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Transportation - Other			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>3d. Per Diem or Subsistence (indicate location)</b>	<b>Days</b>	<b>Rate per Day</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Per Diem or Subsistence			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Travel Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>4. Equipment (Only items over \$5,000 Depreciated va</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
<b>Total Equipment Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Grant Application Detailed Budget Worksheet

**Detailed Description of Budget**

<b>5. Supplies and Materials (Items under \$5,000 Depreciated Value)</b>											
				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>5a. Consumable Supplies</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Consumable Supplies			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>5b. Non-Consumable Materials</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Non-Consumable Materials			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Supplies and Materials Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>6. Consultants (Type)</b>	<b>Days</b>	<b>Rate per Day</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
<b>Total Consultants Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>7. Contracts and Sub-Grantees (List individually)</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
<b>Total Subcontracts Cost</b>			<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Grant Application Detailed Budget Worksheet

Detailed Description of Budget

8. Construction Costs				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>8a. Administrative and legal expenses</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>								
Legal	585	275	\$161,000	\$0							
Project Dev. Management & Permitting	2733	150	\$410,000	\$0							
			\$0								
			\$0								
			\$0								
Subtotal - Administrative and legal expenses			\$571,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>8b. Land, structures, rights-of way, appraisal, etc</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Acquisition and due diligence costs	1	50000	\$50,000								
			\$0								
			\$0								
			\$0								
Subtotal - Land, structures, rights-of way, ...			\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>8c. Relocation expenses and payments</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Moving / Relocation	1	10000	\$10,000								
			\$0								
			\$0								
			\$0								
Subtotal - Relocation expenses and payments			\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>8d. Architectural and engineering fees</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Design (Architect/Engineers)	1	625941	\$625,941	\$400,000							
Design - Sustainability / LEED	1	80000	\$80,000	\$50,000							
Site services - Geotechnical	1	100000	\$100,000	\$50,000							
Site services - Civil / Survey	1	10000	\$10,000	\$0							
			\$0								
Subtotal - Architectural and engineering fees			\$815,941	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>8e. Other architectural and engineering fees</b>	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Other architectural and engineering fees			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Grant Application Detailed Budget Worksheet

Detailed Description of Budget												
	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income	
<b>8f. Project inspection fees</b>												
Materials Testing (Construction Phase)	1	5000	\$5,000	\$0								
Lenders' Inspections	1	10000	\$10,000	\$0								
			\$0									
Subtotal - Project inspection fees			\$15,000	\$0	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	
<b>8g. Site work</b>												
Site / Environmental Remediation	1	37000	\$37,000	\$30,000								
Soil Bearing	1	167000	\$167,000	\$150,000								
Underslab Venting	1	45000	\$45,000	\$40,000								
Outdoor Playspace / STEM deck	7000	\$65.14	\$456,000	\$228,000								
Subtotal - Site work			\$705,000	\$448,000		\$0	\$0	\$0	\$0	\$0	\$0	
<b>8h. Demolition and removal</b>												
Building / Site Demo	1	391000	\$391,000	\$350,000								
Haz-Mat / Asbestos Abatement	1	166000	\$166,000	\$150,000								
Haz-Mat survey	1	15000	\$15,000	\$0								
Subtotal - Demolition and removal			\$572,000	\$500,000		\$0	\$0	\$0	\$0	\$0	\$0	
<b>8i. Construction</b>												
Building Construction	19500	\$267.03	\$5,207,085	\$3,252,000								
Builder's Risk Insurance	1	25000	\$25,000	\$0								
Subtotal - Construction			\$5,232,085	\$3,252,000		\$0	\$0	\$0	\$0	\$0	\$0	
<b>8j. Equipment</b>												
Security system	1	20000	\$20,000	\$0								
Computer / Telephone / Data systems	1	50000	\$50,000	\$0								
Kithchen allowance	1	100000	\$100,000	\$0								
Furniture	1	150000	\$150,000	\$0								
Subtotal - Equipment			\$320,000	\$0		\$0	\$0	\$0	\$0	\$0	\$0	
<b>8k. Contingencies</b>												
Hard + Soft Costs - 7% contingency	8534076	0.07	\$597,385	\$0								
			\$0									
			\$0									
Subtotal - Contingencies			\$597,385	\$0		\$0	\$0	\$0	\$0	\$0	\$0	
<b>8l. Miscellaneous</b>												
			\$0									
			\$0									
			\$0									
Subtotal - Miscellaneous			\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total Construction Costs</b>			<b>\$8,888,411</b>	<b>\$4,700,000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	



Grant Application Detailed Budget Worksheet

**Detailed Description of Budget**

				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>9. Other Direct Costs</b>											
	<b>Quantity</b>	<b>Unit Cost</b>	<b>Estimated Cost</b>								
<b>Item</b>											
Pre-Con Services / Estimating	1	15000	\$15,000								
Peer Review	1	10000	\$10,000								
Commissioning	1	18000	\$18,000								
Licenses / Permit Fees	1	50050	\$50,050								
BHA Fees	1	25000	\$25,000								
Utility company back charges	1	35000	\$35,000								
Reimbursables / Other	1	40000	\$40,000								
Insurance - Environmental remediation	1	50000	\$50,000								
		0	\$0								
			\$0								
			\$0								
			\$0								
			\$0								
<b>Total Other Direct Costs</b>			<b>\$243,050</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Subtotal of Direct Costs</b>			<b>\$9,131,461</b>	<b>\$4,700,000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>10. Indirect Costs</b>											
	<b>Rate</b>	<b>Base</b>	<b>Estimated Cost</b>	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
<b>Type</b>											
Financing fees			\$50,000	\$0							
PHA Administrative Fee			\$300,000	\$300,000							
<b>Total Indirect Costs</b>			<b>\$350,000</b>	<b>\$300,000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Estimated Costs (Subtotal Direct + Total Indirect)</b>			<b>\$9,481,461</b>	<b>\$5,000,000</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Grant Application Detailed Budget Worksheet**

<b>Detailed Description of Budget</b>		
<b>Analysis of Total Estimated Costs</b>	<b>Estimated Cost</b>	<b>Percent of Total</b>
<b>1 Personnel (Direct Labor)</b>	\$ -	0%
<b>2 Fringe Benefits</b>	\$ -	0%
<b>3 Travel</b>	\$ -	0%
<b>4 Equipment</b>	\$ -	0%
<b>5 Supplies and Materials</b>	\$ -	0%
<b>6 Consultants</b>	\$ -	0%
<b>7 Contracts and Sub-Grante</b>	\$ -	0%
<b>8 Construction</b>	\$ 8,888,411.00	94%
<b>9 Other Direct Costs</b>	\$ 243,050.00	3%
<b>10 Indirect Costs</b>	\$ 350,000.00	4%
<b>Total:</b>	\$ 9,481,461.00	100%
<b>HUD Share:</b>	\$ 5,000,000.00	
<b>Match:</b> (as percentage of HUD Share)	\$ [REDACTED]	[REDACTED]

form HUD-424-CBW (2/2003)

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing  
and Urban Development

OMB Number: 2510-0011  
Expiration Date: 10/31/2012

## Applicant/Recipient Information

\* Duns Number: 0469787300000

\* Report Type: INITIAL

### 1. Applicant/Recipient Name, Address, and Phone (include area code):

\* Applicant Name:

Boston Housing Authority

\* Street1: 52 Chauncy Street

Street2:

\* City: Boston

County:

\* State: MA: Massachusetts

\* Zip Code: 02111-2325

\* Country: USA: UNITED STATES

\* Phone: (617) 988-4108

2. Social Security Number or Employer ID Number: 04-6001907

### \* 3. HUD Program Name:

Capital Fund Education and Training Community Facilities

\* 4. Amount of HUD Assistance Requested/Received: \$ 5,000,000.00

### 5. State the name and location (street address, City and State) of the project or activity:

\* Project Name: The Learning Center at Bromley-Heath

\* Street1: 33 Bickford Street

Street2:

\* City: Jamaica Plain

County:

\* State: MA: Massachusetts

\* Zip Code: 02130

\* Country: USA: UNITED STATES

## Part I Threshold Determinations

\* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

Yes  No

\* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

Yes  No

If you answered " No " to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

**However,** you must sign the certification at the end of the report.

---

**Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.**

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

---

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

---

Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

---

(Note: Use Additional pages if necessary.)

Add Attachment

Delete Attachment

View Attachment

**Part III Interested Parties.** You must decide.

**1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and**

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

**Certification**

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

\* Signature:  \* Date: (mm/dd/yyyy)

HUD Form 2880  
Attachment B

Part III Interested Parties

Alphabetical List of all persons with a reportable financial interest in the project or activity	Social Security No. or Employer ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)
Associated Early Care and Education, Inc. Wayne Ysaguirre, Executive Director 95 Berkeley Street, Suite 306 Boston, MA 02116	04-2105893	Developer	\$4,700,000 (94%)

HUD Form 2880  
Attachment B

Part III Interested Parties

Alphabetical List of all persons with a reportable financial interest in the project or activity	Social Security No. or Employer ID No.	Type of Participation in Project/Activity	Financial Interest in Project/Activity (\$ and %)
Associated Early Care and Education, Inc. Wayne Ysaguirre, Executive Director 95 Berkeley Street, Suite 306 Boston, MA 02116	04-2105893	Developer	

**Certification of Consistency with the RC/EZ/EC-IIs Strategic Plan**

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in this application are consistent with the strategic plan of a federally-designated empowerment zone (EZ), designated by HUD or by the United States Department of Agriculture (USDA), the tax incentive utilization plan for an urban or rural renewal community (RC) designated by HUD, or the strategic plan for an enterprise community (EC-II) designation in round II by USDA.

(Type or clearly print the following information)

Applicant Name Boston Housing Authority

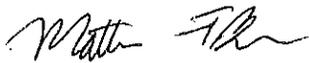
Name of the Federal Program to which the applicant is applying FY2010 Capital Fund Education & Training Community Facilities

Name of RC/EZ/EC-II Boston Urban Round II EZ

I further certify that the proposed activities/projects will be located within the RC/EZ/EC-II identified above and are intended to serve the residents of the designated area. (2 points)

Name of the Official Authorized to Certify the RC/EZ/EC-II Matthew Bruce

Title Program Planner, Empowerment Zone \*

Signature 

Date (mm/dd/yyyy) 01/11/2011

\* Please Note: Neither the Executive Director nor the Board President of Boston's Empowerment zone agency (Boston Connects, Inc.) exist as of 6/30/2010, when the agency officially closed. I have been registered with the HUD office of community Renewal as the signatory for the 2990 form for the Boston Urban Round II EZ, as an employee of the Boston Mayor's Office of Jobs and Community Services.

# Certification of Consistency with the Consolidated Plan

U.S. Department of Housing  
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.  
(Type or clearly print the following information:)

Applicant Name: Boston Housing Authority

Project Name: The Learning Center at Bromley-Heath

Location of the Project: Bromley-Heath public housing development

Jamaica Plain, MA

Name of the Federal Program to which the applicant is applying: FY10 Capital Fund Education & Training Community Facilities Program

Name of Certifying Jurisdiction: Boston, MA

Certifying Official of the Jurisdiction Name: Evelyn Friedman

Title: Chief of Housing and Director, DND

Signature: 

Date: 12/23/10

**Application for Federal Assistance SF-424**

* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
--	--	--

* 3. Date Received: <input type="text"/> Completed by Grants.gov upon submission.	4. Applicant Identifier: <input type="text"/>
--	--

5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>
--	---

**State Use Only:**

6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>
---	---

**8. APPLICANT INFORMATION:**

\* a. Legal Name:  Boston Housing Authority

* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text"/> 04-6001907	* c. Organizational DUNS: <input type="text"/> 0469787300000
--	---

**d. Address:**

* Street1:	<input type="text"/> 52 Chauncy Street
Street2:	<input type="text"/>
* City:	<input type="text"/> Boston
County/Parish:	<input type="text"/>
* State:	<input type="text"/> MA: Massachusetts
Province:	<input type="text"/>
* Country:	<input type="text"/> USA: UNITED STATES
* Zip / Postal Code:	<input type="text"/> 02111-2325

**e. Organizational Unit:**

Department Name: <input type="text"/>	Division Name: <input type="text"/>
--	--

**f. Name and contact information of person to be contacted on matters involving this application:**

Prefix: <input type="text"/> Ms.	* First Name: <input type="text"/> Kathryn
Middle Name: <input type="text"/>	
* Last Name: <input type="text"/> Bennett	
Suffix: <input type="text"/>	

Title:  Special Assistant to the Administrator

Organizational Affiliation:

* Telephone Number: <input type="text"/> (617) 988-4108	Fax Number: <input type="text"/> (617) 988-4133
---	---

\* Email:  Kate.Bennett@bostonhousing.org

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.890

CFDA Title:

Capital Fund Education and Training Community Facilities

**\* 12. Funding Opportunity Number:**

FR-5415-N-21

\* Title:

Capital Fund Education and Training Community Facilities (CFCF) Program

**13. Competition Identification Number:**

CFCF-21

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

The Learning Center at Bromley-Heath

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="5,000,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value=""/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:  Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

# Survey on Ensuring Equal Opportunity For Applicants

OMB No. 1890-0014 Exp. 2/28/2009

## Purpose:

The Federal government is committed to ensuring that all qualified applicants, small or large, non-religious or faith-based, have an equal opportunity to compete for Federal funding. In order for us to better understand the population of applicants for Federal funds, we are asking nonprofit private organizations (not including private universities) to fill out this survey.

Upon receipt, the survey will be separated from the application. Information provided on the survey will not be considered in any way in making funding decisions and will not be included in the Federal grants database. While your help in this data collection process is greatly appreciated, completion of this survey is voluntary.

## Instructions for Submitting the Survey

If you are applying using a hard copy application, please place the completed survey in an envelope labeled "Applicant Survey." Seal the envelope and include it along with your application package. If you are applying electronically, please submit this survey along with your application.

<b>Applicant's (Organization) Name:</b>	Boston Housing Authority
<b>Applicant's DUNS Name:</b>	0469787300000
<b>Federal Program:</b>	Capital Fund Education and Training Community Facilities (CFCF) Program
<b>CFDA Number:</b>	14.890

1. Has the applicant ever received a grant or contract from the Federal government?

Yes  No

2. Is the applicant a faith-based organization?

Yes  No

3. Is the applicant a secular organization?

Yes  No

4. Does the applicant have 501(c)(3) status?

Yes  No

5. Is the applicant a local affiliate of a national organization?

Yes  No

6. How many full-time equivalent employees does the applicant have? (Check only one box).

3 or Fewer  15-50

4-5  51-100

6-14  over 100

7. What is the size of the applicant's annual budget? (Check only one box.)

Less Than \$150,000

\$150,000 - \$299,999

\$300,000 - \$499,999

\$500,000 - \$999,999

\$1,000,000 - \$4,999,999

\$5,000,000 or more

# **Survey Instructions on Ensuring Equal Opportunity for Applicants**

OMB No. 1890-0014 Exp. 2/28/2009

**Provide the applicant's (organization) name and DUNS number and the grant name and CFDA number.**

1. Self-explanatory.
2. Self-identify.
3. Self-identify.
4. 501(c)(3) status is a legal designation provided on application to the Internal Revenue Service by eligible organizations. Some grant programs may require nonprofit applicants to have 501(c)(3) status. Other grant programs do not.
5. Self-explanatory.
6. For example, two part-time employees who each work half-time equal one full-time equivalent employee. If the applicant is a local affiliate of a national organization, the responses to survey questions 2 and 3 should reflect the staff and budget size of the local affiliate.
7. Annual budget means the amount of money your organization spends each year on all of its activities.

## **Paperwork Burden Statement**

According to the Paperwork Reduction Act of 1995, no persons are required to respond to a collection of information unless such collection displays a valid OMB control number. The valid OMB control number for this

information collection is **1890-0014**. The time required

to complete this information collection is estimated to average five (5) minutes per response, including the time to review instructions, search existing data resources, gather the data needed, and complete and review the information collection.

**If you have any comments concerning the accuracy of the time estimate(s) or suggestions for improving this form, please write to:** The Agency Contact listed in this grant application package.

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB  
0348-0046

<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

**4. Name and Address of Reporting Entity:**  
 Prime     SubAwardee

\* Name: Boston Housing Authority

\* Street 1: 52 Chauncy Street    \* Street 2: \_\_\_\_\_

\* City: Boston    \* State: MA: Massachusetts    \* Zip: 02111

Congressional District, if known: 8th

**5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:**

<b>6. * Federal Department/Agency:</b> Dept. of Housing and Urban Development	<b>7. * Federal Program Name/Description:</b> Capital Fund Education and Training Community Facilities
	CFDA Number, if applicable: 14.890

<b>8. Federal Action Number, if known:</b> _____	<b>9. Award Amount, if known:</b> \$ _____
---	---

**10. a. Name and Address of Lobbying Registrant:**

Prefix \_\_\_\_\_ \* First Name Not applicable    Middle Name \_\_\_\_\_

\* Last Name Not applicable    Suffix \_\_\_\_\_

\* Street 1 \_\_\_\_\_    \* Street 2 \_\_\_\_\_

\* City \_\_\_\_\_    \* State \_\_\_\_\_    \* Zip \_\_\_\_\_

**b. Individual Performing Services** (including address if different from No. 10a)

Prefix \_\_\_\_\_ \* First Name Not applicable    Middle Name \_\_\_\_\_

\* Last Name Not applicable    Suffix \_\_\_\_\_

\* Street 1 \_\_\_\_\_    \* Street 2 \_\_\_\_\_

\* City \_\_\_\_\_    \* State \_\_\_\_\_    \* Zip \_\_\_\_\_

**11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\* Signature: Completed on submission to Grants.gov

\* Name: Prefix Mr.    \* First Name William    Middle Name E.  
\* Last Name McGonagle    Suffix \_\_\_\_\_

Title: Administrator    Telephone No.: 617-988-4124    Date: Completed on submission to Grants.gov

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB  
0348-0046

<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
--	--	--

**4. Name and Address of Reporting Entity:**  
 Prime     SubAwardee

\* Name: Boston Housing Authority

\* Street 1: 52 Chauncy Street    \* Street 2: \_\_\_\_\_

\* City: Boston    \* State: MA: Massachusetts    \* Zip: 02111

Congressional District, if known: 8th

**5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:**

<b>6. * Federal Department/Agency:</b> Dept. of Housing and Urban Development	<b>7. * Federal Program Name/Description:</b> Capital Fund Education and Training Community Facilities
	CFDA Number, if applicable: 14.890

<b>8. Federal Action Number, if known:</b> _____	<b>9. Award Amount, if known:</b> \$ _____
---	---

**10. a. Name and Address of Lobbying Registrant:**

Prefix \_\_\_\_\_ \* First Name Not applicable    Middle Name \_\_\_\_\_

\* Last Name Not applicable    Suffix \_\_\_\_\_

\* Street 1 \_\_\_\_\_    \* Street 2 \_\_\_\_\_

\* City \_\_\_\_\_    \* State \_\_\_\_\_    \* Zip \_\_\_\_\_

**b. Individual Performing Services** (including address if different from No. 10a)

Prefix \_\_\_\_\_ \* First Name Not applicable    Middle Name \_\_\_\_\_

\* Last Name Not applicable    Suffix \_\_\_\_\_

\* Street 1 \_\_\_\_\_    \* Street 2 \_\_\_\_\_

\* City \_\_\_\_\_    \* State \_\_\_\_\_    \* Zip \_\_\_\_\_

**11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\* Signature: Completed on submission to Grants.gov

\* Name: Prefix Mr.    \* First Name William    Middle Name E.  
\* Last Name McGonagle    Suffix \_\_\_\_\_

Title: Administrator    Telephone No.: 617-988-4124    Date: Completed on submission to Grants.gov

Application for Federal Assistance SF-424		
* 1. Type of Submission: <input type="checkbox"/> Preapplication <input checked="" type="checkbox"/> Application <input type="checkbox"/> Changed/Corrected Application	* 2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	* If Revision, select appropriate letter(s): <input type="text"/> * Other (Specify): <input type="text"/>
* 3. Date Received: <input type="text" value="01/31/2011"/>	4. Applicant Identifier: <input type="text"/>	
5a. Federal Entity Identifier: <input type="text"/>	5b. Federal Award Identifier: <input type="text"/>	
<b>State Use Only:</b>		
6. Date Received by State: <input type="text"/>	7. State Application Identifier: <input type="text"/>	
<b>8. APPLICANT INFORMATION:</b>		
* a. Legal Name: <input type="text" value="Boston Housing Authority"/>		
* b. Employer/Taxpayer Identification Number (EIN/TIN): <input type="text" value="04-6001907"/>	* c. Organizational DUNS: <input type="text" value="0469787300000"/>	
<b>d. Address:</b>		
* Street1: <input type="text" value="52 Chauncy Street"/>	Street2: <input type="text"/>	
* City: <input type="text" value="Boston"/>	County/Parish: <input type="text"/>	
* State: <input type="text" value="MA: Massachusetts"/>	Province: <input type="text"/>	
* Country: <input type="text" value="USA: UNITED STATES"/>	* Zip / Postal Code: <input type="text" value="02111-2325"/>	
<b>e. Organizational Unit:</b>		
Department Name: <input type="text"/>	Division Name: <input type="text"/>	
<b>f. Name and contact information of person to be contacted on matters involving this application:</b>		
Prefix: <input type="text" value="Ms."/>	* First Name: <input type="text" value="Kathryn"/>	
Middle Name: <input type="text"/>	* Last Name: <input type="text" value="Bennett"/>	
Suffix: <input type="text"/>	Title: <input type="text" value="Special Assistant to the Administrator"/>	
Organizational Affiliation: <input type="text"/>		
* Telephone Number: <input type="text" value="(617) 988-4108"/>	Fax Number: <input type="text" value="(617) 988-4133"/>	
* Email: <input type="text" value="Kate.Bennett@bostonhousing.org"/>		

**Application for Federal Assistance SF-424**

**\* 9. Type of Applicant 1: Select Applicant Type:**

L: Public/Indian Housing Authority

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

**\* 10. Name of Federal Agency:**

US Department of Housing and Urban Development

**11. Catalog of Federal Domestic Assistance Number:**

14.890

CFDA Title:

Capital Fund Education and Training Community Facilities

**\* 12. Funding Opportunity Number:**

FR-5415-N-21

\* Title:

Capital Fund Education and Training Community Facilities (CFCF) Program

**13. Competition Identification Number:**

CFCF-21

Title:

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

The Learning Center at Bromley-Heath

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424**

**16. Congressional Districts Of:**

\* a. Applicant

b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

\* b. End Date:

**18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="5,000,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value=""/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value=""/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

a. This application was made available to the State under the Executive Order 12372 Process for review on

b. Program is subject to E.O. 12372 but has not been selected by the State for review.

c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

Yes  No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

\*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title:

\* Telephone Number:

Fax Number:

\* Email:

\* Signature of Authorized Representative:

\* Date Signed:

# Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing and Urban Development

OMB Number: 2510-0011  
Expiration Date: 10/31/2012

## Applicant/Recipient Information

\* Duns Number: 0469787300000

\* Report Type: INITIAL

### 1. Applicant/Recipient Name, Address, and Phone (include area code):

\* Applicant Name:

Boston Housing Authority

\* Street1: 52 Chauncy Street

Street2:

\* City: Boston

County:

\* State: MA: Massachusetts

\* Zip Code: 02111-2325

\* Country: USA: UNITED STATES

\* Phone: (617) 988-4108

2. Social Security Number or Employer ID Number: 04-6001907

### \* 3. HUD Program Name:

Capital Fund Education and Training Community Facilities

\* 4. Amount of HUD Assistance Requested/Received: \$ 5,000,000.00

### 5. State the name and location (street address, City and State) of the project or activity:

\* Project Name: The Learning Center at Bromley-Heath

\* Street1: 33 Bickford Street

Street2:

\* City: Jamaica Plain

County:

\* State: MA: Massachusetts

\* Zip Code: 02130

\* Country: USA: UNITED STATES

## Part I Threshold Determinations

\* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. (For further information see 24 CFR Sec. 4.3).

Yes  No

\* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR Sec. 4.9

Yes  No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form.

**However,** you must sign the certification at the end of the report.

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**Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.**

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

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Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

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Department/State/Local Agency Name:

\* Government Agency Name:

Government Agency Address:

\* Street1:

Street2:

\* City:

County:

\* State:

\* Zip Code:

\* Country:

\* Type of Assistance:

\* Amount Requested/Provided: \$

\* Expected Uses of the Funds:

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(Note: Use Additional pages if necessary.)

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**Part III Interested Parties.** You must decide.

**1. All developers, contractors, or consultants involved in the application for the assistance or in the planning, development, or implementation of the project or activity and**

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)	* Social Security No. or Employee ID No.	* Type of Participation in Project/Activity	* Financial Interest in Project/Activity (\$ and %)
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %
<input type="text"/>	<input type="text"/>	<input type="text"/>	\$ <input type="text"/> <input type="text"/> %

(Note: Use Additional pages if necessary.)

**Certification**

**Warning:** If you knowingly make a false statement on this form, you may be subject to civil or criminal penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

I certify that this information is true and complete.

\* Signature:

\* Date: (mm/dd/yyyy)

# DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

Approved by OMB  
0348-0046

<b>1. * Type of Federal Action:</b> <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	<b>2. * Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	<b>3. * Report Type:</b> <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
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**4. Name and Address of Reporting Entity:**  
 Prime     SubAwardee

\* Name: Boston Housing Authority

\* Street 1: 52 Chauncy Street    \* Street 2: \_\_\_\_\_

\* City: Boston    \* State: MA: Massachusetts    \* Zip: 02111

Congressional District, if known: 8th

**5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime:**

<b>6. * Federal Department/Agency:</b> Dept. of Housing and Urban Development	<b>7. * Federal Program Name/Description:</b> Capital Fund Education and Training Community Facilities
	CFDA Number, if applicable: 14.890

<b>8. Federal Action Number, if known:</b> _____	<b>9. Award Amount, if known:</b> \$ _____
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**10. a. Name and Address of Lobbying Registrant:**

Prefix \_\_\_\_\_ \* First Name Not applicable    Middle Name \_\_\_\_\_

\* Last Name Not applicable    Suffix \_\_\_\_\_

\* Street 1 \_\_\_\_\_    \* Street 2 \_\_\_\_\_

\* City \_\_\_\_\_    \* State \_\_\_\_\_    \* Zip \_\_\_\_\_

**b. Individual Performing Services** (including address if different from No. 10a)

Prefix \_\_\_\_\_ \* First Name Not applicable    Middle Name \_\_\_\_\_

\* Last Name Not applicable    Suffix \_\_\_\_\_

\* Street 1 \_\_\_\_\_    \* Street 2 \_\_\_\_\_

\* City \_\_\_\_\_    \* State \_\_\_\_\_    \* Zip \_\_\_\_\_

**11.** Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

\* Signature: Kathy Carton

\* Name: Prefix Mr.    \* First Name William    Middle Name E.  
\* Last Name McGonagle    Suffix \_\_\_\_\_

Title: Administrator    Telephone No.: 617-988-4124    Date: 01/31/2011

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