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tel 617.983.8500 ▲ fax 617.983.8012 ▲email bnc@massaudubon.org

December 17, 2010

Bill McGonagle
Administrator
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111

Dear Mr. McGonagle:

On behalf of Mass Audubon's Boston Nature Center (BNC), I am pleased to write this letter of support for the Boston Housing Authority's application to the U.S. Department of Housing and Urban Development for the Capital Fund and Education Community Facilities Program. The Boston Nature Center has a ten-year history as a community based education center and wildlife sanctuary and is one of Massachusetts Audubon Society's successful urban models. Its all-inclusive programs are offered both on-site and off-site and usually include an array of collaborators and partners. Interactive exhibits and community programs integrated in a seasonal theme provide the focus and opportunities to learn and teach about the natural world and understand how it works.

Boston Nature Center provides deep engagement with Boston Public Schools (BPS) including instruction which is aligned to Massachusetts State Frameworks and Boston's Curriculum and professional development for BPS teachers. Within the past five year, BNC's Boston Schools Environmental Initiative, a whole school change model, provided over 75,000 sessions with nearly 4,000 children and 1,400 educators. You may be interested in BNC's external evaluation provided by Peer Associates at tinyurl.com/BSEIStagesOfGreen. In addition, BNC provides on-going programming through its Pathways to Nature Preschool Program, Out-of-School Time Programs, Summer Day Camp and School Vacation Programs. BNC's Summer Discoveries Enrichment Program served 75 community organizations offering outdoor learning explorations for nearly 3,000 children over the past three years.

Given the innovative Bromley Heath Learning Center proposal managed by Associated Early Care and Education, BNC embraces the opportunity to collaborate in this full service approach as both a consultant and service provider. We are excited by the commitment of AECE outreach to community partners touching the lives of underserved children and their families.

BNC will commit to the following:

1. Participation and consultation in the planning, design, development, and implementation of the Learning Center (especially outdoor classrooms and natural play spaces) at Bromley Health. This is valued at [REDACTED] and assumes 24 hours per year for five years.
2. BNC will provide professional development to the preschool educators which is aligned to Creative Curriculum and is currently followed by AECE's preschools. BNC will offer seasonal professional development and curriculum which is valued at [REDACTED] and assumes 16 hours per year for five years.

3. BNC's Nature Enrichment Program is an after school program designed for children interested in exploring the natural world through explorations, investigations, art, and fun activities. Pending fund, BNC will offer one day per week for 30 weeks. Staff cost to operate this program is [REDACTED] and assumes four hours of staff time for 36 weeks per year. (BNC can provide a flexible model either on or off site.)
4. BNC will reserve up to three openings for the February and April vacation week programs and BNC's nine week Summer Camp to children from the Bromley Health Learning Center. Some families may be eligible for scholarship funding through our sliding scale payment method. (No child has been turned away for any of BNC's program due to inability to pay.)

BNC is committed to the success of this collaboration. In total, our commitment of in-kind work totals \$10,000 for the five years. We will work closely with AECE to provide support in areas within our expertise. We understand that this may include providing greater level of involvement in their on-site afterschool program. We look forward to seeking appropriate funding to help meet the needs of the children and families of Bromley Heath. Please contact me at 617-983-8500 x-6901 or jbrandlen@massaudubon.org if you would like any additional information.

Sincerely yours,



Julie Brandlen
Anne and Peter Brooke Director



T 617.345.5322 89 South Street, Suite 601
F 617.812.4693 Boston, MA 02111
bostonbeyond.org

December 15, 2010

Bill McGonagle, Administrator
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111-2375

Dear Mr. McGonagle:

On behalf of Boston After School & Beyond, the city's public-private partnership dedicated to linking school, after-school and summer learning, I am pleased to support the Boston Housing Authority's application to the U.S. Department of Housing & Urban Development for the Capital Fund Education and Training Community Facilities Program.

Boston After School & Beyond (BASB) was founded in 2005 as the successor to two flagship initiatives -- the Boston 2:00-to-6:00 After-School Initiative, the first-in-the-nation municipal after-school office, and Boston's After-School for All Partnership, a collaboration of local funders and the City of Boston that raised \$32 million for out-of-school time efforts.

As an intermediary organization, BASB catalyzes partnerships among the City of Boston, the Boston Public Schools, philanthropy, and leading program providers to integrate academic learning, enrichment, and skill development. A lean staff organization, BASB works with partners and on issues that hold strong potential for leverage and impact citywide. BASB is an active participant in the city's Circle of Promise initiative, including the Dudley Street Neighborhood Initiative (DSNI), and is creating a new path on summer learning that leverages the strengths of schools and their community partners in pursuit of shared goals.

BASB brings together partners from the public, private, and nonprofit sectors to achieve measurable outcomes. For example, in the 2010 Summer Learning Project, five schools and their community partners managed to stem summer learning loss, a well documented contributor to the achievement gap. In fact, on average participants made slight gains in both reading and math scores on the primary formative assessments used by the Boston Public Schools. Furthermore, participants showed gains on specific foundation skills – engagement in learning (9%), communication (12%), and relationships with adults (16%) – based on observations using a validated instrument from the National Institute on Out of School Time (NIOST) at Wellesley University.

Connect resources.
Share knowledge.
Enrich youth.

As part of the proposed project BASB will commit a total of 20 staff hours per year for five years to the Learning Center at Bromley Heath, which is valued at \$10,000 (████/hr. x 40 hours x 5 years= ████████) to do the following:

- Advise the after-school staff at the Learning Center at Bromley Heath on how best to **align its after-school curriculum** with the Academic Achievement Framework of the Boston Public Schools and to **coordinate with other after-school programs** within the Circle of Promise, including DSNI Promise Neighborhood strategy;
- Advise staff at the Learning Center on the **evaluation of its after-school programs**, the tracking of student achievement, and the engagement of families in supporting their children's after-school choices.
- Provide the family support team at the Learning Center with orientation and technical help in **using its BOSTONavigator web** site, which includes detailed information on over 1,700 programs offered by 675 organizations. BOSTONavigator will allow Learning Center staff to provide families with a customized selection of after-school, summer, and other enrichment opportunities by neighborhood, age appropriateness, and content – and to track referrals.

We are enthusiastic about working with BHA in this integrated, placed-based strategy because we believe that it will have measurable impact on the lives of Boston's young residents.

Please feel free to contact me directly for additional information, 617-345-5322 x180 or csmith@bostonbeyond.org.

Sincerely,



Christopher J. Smith
President & Executive Director



December 10, 2010

Bill McGonagle, Administrator
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111-2375

Dear Mr. McGonagle,

As the Executive Director of Jumpstart's Northeast Region, a former teacher, and someone actively involved in the issues of early childhood education, I am writing to express Jumpstart's commitment in support of the Boston Housing Authorities (BHA) application to the U.S. Department of Housing & Urban Development for the Capital Fund Education and Training Community Facilities Program. For over fifteen years, Jumpstart has paired motivated college students and community volunteers with preschool students for an entire school year to foster community collaboration and school success and **we are eager to expand our programming at the Bromley Heath Center to be developed and managed by Associated Early Care and Education.**

Jumpstart is a national program that recruits and trains thousands of college students and community volunteers to work with preschool children in low-income neighborhoods, helping them to develop the language, literacy, and social skills they need to succeed in school and in life. Since 1993, more than 70,000 preschool children across America have benefited from millions of hours of Jumpstart service. During the 2010-2011 school year, 3,450 college student and community volunteers are serving 9,000 children, in partnership with more than 250 early learning centers and 62 universities and colleges throughout the country. In order to reach the children and families who need us most, we rely on successful collaborations with community organizations, **including Associated Early Care and Education, the lead community partner on this project, who will provide the physical class space and recruit appropriate teachers, families, and children.**

1) Jumpstart commits to offering Jumpstart sessions for 4 classrooms, with two sessions per classroom per week (for 16-20 weeks) at the new Bromley-Heath Center.

2) Jumpstart commits to providing well trained and supported volunteers from a local university or community to serve each classroom for 12 hours per week for 20 weeks every year.

3) Jumpstart commits to providing evaluation support for the Jumpstart program at Bromley Heath, with the possibility of participation in a longitudinal study (partnered with Boston Public Schools).

The total value of these services is as follows and does not include many in-kind donations to the project:

Materials and support to implement literacy sessions in 4 classrooms at [REDACTED]/classroom	=	[REDACTED]
Training for volunteers in four classroom (30 hrs/semester) at [REDACTED]/classroom	=	[REDACTED]
Admin/Evaluation Support 80 hrs/yr x \$50/Hr	=	[REDACTED]
Total		[REDACTED]

Jumpstart commits to sustaining this partnership for five years, therefore providing a total of 5 x [REDACTED]

Jumpstart's evaluation data has shown that children who participate in Jumpstart programs build skill levels at a greater rate than non-participating children in language, literacy and social skills. A 5-year trend shows that Jumpstart preschoolers have consistently achieved excellent gains while the program has increased the number of Corps members working with children. (For more information on evaluation, please visit www.jstart.org.) Jumpstart uses a defined set of quality standards and ongoing, strategic processes for quality assurance to reinforce a common set of expectations among site, regional, and national staff. The quality assurance approach is designed to foster an organizational culture of continuous appraisal, learning, and improvement by integrating a series of quality assurance activities into the site management schedule.

The Bromley-Heath project directly aligns with Jumpstart's mission of ensuring that every child enters school prepared to succeed. Therefore, we would like to offer strong support and our commitment to the BHA and Association Early Care and Education to continue working with children in the Bromley-Heath community to build language, literacy and social skills.

If I can be of further assistance, please feel free to contact me at susan.werley@jstart.org or by phone at (857) 413-4625.

Sincerely,

A handwritten signature in cursive script that reads "Susan A. Werley".

Susan Werley Slater
Executive Director
Jumpstart, Greater Boston Market

 **Action for Boston
Community Development
Inc.**

178 TREMONT STREET, BOSTON, MASSACHUSETTS 02111-1093
TELEPHONE: (617) 357-6041 TTY: (617) 357-9215 FAX: (617) 357-6041

RECEIVED
JAN 11 2011

January 7, 2010

Bill McGonagle, Administrator
Boston Housing Authority
58 Chauncy St.
Boston, MA 02111

BY:

Dear Mr. McGonagle:

On behalf of Action for Boston Community Development, the city's anti-poverty agency and the Head Start grantee, I am pleased to provide this letter supporting your application to HUD for the Capital Fund Education and Training Community Facilities Program.

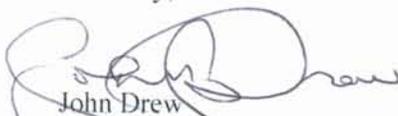
Associated Early Care and Education is one of this agency's valued partners. Together, we serve the majority of the city's lowest-income and at-risk children. We have worked cooperatively on many initiatives, including the planning for the new Learning Center at Bromley Heath that Associated is developing. The Center will provide the opportunity to dramatically impact the lives of Bromley Heath's children and their parents because of its strategic location in the heart of the Bromley Heath public housing development,

ABCD Head Start currently contracts with Associated to operate two Head Start classrooms which provides comprehensive early childhood services to those children and their families. We provide training and technical assistance, as well as staffing such as: health manager, nutritionist, disability specialist and other services needed for delivery of comprehensive services. There is training for staff in areas such as facilitation of disability, health, nutrition, parent relations, mental health & social services to families. We also provide support services to the children, families and the program through monitoring, evaluating, guiding and directing Associated in the conduct of Head Start activities. This has been a highly successful collaboration.

ABCD is committed to providing high quality early childhood comprehensive services for all of Boston's low income families, and by partnering with Associated, we are expanding the reach of Head Start to children and families. We are committed to continuing our collaborative efforts with Associated.

ABCD has joined the BHA in supporting low income families on a number of initiatives over many years, particularly in the Bromley Heath community. We applaud this most recent proposed investment and are pleased to be part of the partnership.

Sincerely,


John Drew
President/CEO

**Syvalia Hyman III, Chair; Yvonne Jones, Vice Chair; John P. McGahan, Vice Chair;
Ruth Ann Moriarty, Vice Chair; Heather Perez, Vice Chair; Edna Smallwood, Vice Chair;
Jean M. Babcock, Treasurer; Mark V. Nuccio, Esq., Clerk; John J. Drew, President/CEO**

Boston Public Schools

December 17, 2010

On behalf of the Boston Public School Department of Early Childhood and Countdown for Kindergarten, I would like to express support and commitment to Associated Early Care and Education's application to Boston Housing Authorities (BHA) U.S. Department of Housing & Urban Development for the Capital Fund Education and Training Community Facilities Program. BPS is committed to supporting high quality educational programming for children birth to five and we believe that this application will help prepare children in the Bromley Heath Housing Development to enter our kindergarten programs prepared and ready to learn.

To demonstrate our commitment to the project the Department of Early Childhood and Countdown for Kindergarten will:

- Work with the Learning Center at Bromley Heath to include BH children in the Play to Learn Group at the nearby West Zone Early Learning Center in which parents and their children meet as a play group as part of the Countdown to Kindergarten program.
- Provide professional development workshops to Associated staff on BPS' preschool curriculum, the OWL/Building Blocks, and other academic and socio/emotional supports that specifically relate to preparing BH children for success in Boston Public Schools. (This effort would be dependent on additional funding to compensate teachers)
- Work with Countdown to Kindergarten, BPS early childhood transition team, will work together to design the most effective and efficient supports for helping BH parents and children make the transition to Boston Public schools (see www.countdowntokindergarten.org).
- BPS would join with Jumpstart and Associated to conduct a longitudinal evaluation of the children that transition from the Learning Center at Bromley Heath to the Boston Public Schools. (Pending additional funding, the study would evaluate the school readiness and school success of Bromley Heath children against control groups from a similar socioeconomic demographic).

These estimated in-kind resources for this work is [REDACTED] based on administrative time materials, and training.

Once again, it is with great pleasure that we support this important project,



Dr. Jason Sachs
Director of the Department of Early Childhood
Boston Public Schools

Department of Early Childhood
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Hardin L.K. Coleman, Ph.D.
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**BOSTON
UNIVERSITY**

(617) 353-3213 (w)
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Malia Hill, Administrative Assistant
mahill@bu.edu

December 29, 2010

Bill McGonagle, Administrator
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111-2375

Dear Mr. McGonagle,

The School of Education at Boston University is excited to work with Associated Early Care and Education to design and implement high quality pre-school and after school programming in the Learning Center at Bromley Heath. One asset we bring to this project are the faculty and students in our early childhood and elementary teacher preparation programs, as well as faculty and students who are focused on early literacy, numeracy, and science who are eager to consult with and serve this project. Another asset that we bring to the project is our history of collaboration with the Boston University Schools of Medicine, Social Work, Theology, and Health and Rehabilitative Sciences who have faculty who are willing to share their service and expertise on this project.

Boston University and its School of Education have a long history of being an effective partner with community agencies such as Associated Early Care and Education. Our 20 year relationship with the Chelsea Public Schools is one example of our efforts to use our resources to effectively support children within public schools. More recently we are working in partnership with the Mayor's Office, Boston Public Schools and 4 other universities (Tufts, Boston College, Northeastern, and Harvard) to provide resources in support of 10 struggling schools in the district (mostly in the Circle of Promise). Boston University alone has contributed over 7000 hours of service to the Trotter Elementary School and English High School this past year. These efforts include tutoring and other academic services for students, professional development for faculty, technical support for academic program directors and leadership support and training for the principals. Our School of Dental Medicine has also provided direct services to students across all of the schools in this collaborative project. (Here is the link to the Step Up Boston Annual Report on these efforts <http://stepupboston.webnode.com/news/annual-report-2009-2010/>).

Another example of Boston University and its School of Education success in serving high needs children is our long running Upward Bound Program which has produced successful outcomes for low-income and potential first-generation college students. Since 1989, BU has

hosted an Upward Bound program which works with 75 students from Brighton High, The English High, Snowden International High, and the three schools within the Hyde Park Educational Complex. Since 2008, the University has also run an Upward Bound Math/Science program, which focuses on college preparation for STEM fields. BU Upward Bound Math/Science works with 50 students from Charlestown High, Brighton High or Chelsea High. The programs have had successful outcomes in participants' MCAS scores, as well as college going and college completion rates. Most notably, the programs have had a dramatic impact on postsecondary completion when compared to Boston Public Schools outcomes, as highlighted in the recent study *Getting to the Finish Line*. 74% of Boston University Upward Bound graduates in the Class of 2000 completed college within 7 years of finishing high school compared to 35.5% of all district graduates.

There are four areas in which we are committed to work with Associated Early Care and Education from the start of the project. The first is in an advisory capacity. We intend to create an interdisciplinary team drawn from various schools and colleges within Boston University. This team would bring together faculty, coordinated by the School of Education, from the Schools of Medicine, Social Work, Theology, Health and Rehabilitative Sciences, as well as the College of Arts and Sciences to:

- advise and contribute to general development of the project
- undertake the development and implementation of specific program elements that serve the needs of the Learning Center

The School of Education has recently partnered with the Public Broadcasting System to successfully acquire a "ready to learn" grant from the US Department of Education which is focused on examining the use of media rich materials to support early literacy and numeracy. As part of this grant, we are creating a local advisory board to support the effective integration of these materials into early childhood learning environments. It is our intent to include the Learning Center at Bromley Heath into this collaborative as our second area of involvement.

The third area of cooperation with the Learning Center will be to integrate this project as a third element of our Circle of Promise commitment. We currently have active programs at the elementary and secondary education levels with the Trotter and English High School. With our work with the Learning Center we would include a focus on early childhood education. Two key elements of this would be:

- support for after school programming to enrich the curriculum, especially around science education, and to provide sustained engagement through our service learning program; foci would be at both the early childhood and elementary levels
- support for wellness programming through the development of physical education and nutrition programs, dental screening, and hearing and vision testing

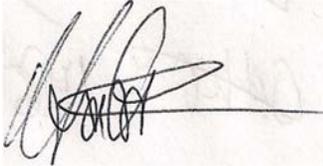
The third area of involvement would be to contribute to direct services that support families through connections with the schools of Social Work and Theology, with the potential for field work and internship placements.

We are looking forward to partnering with Associated Early Care and Education on this very exciting project. Our initial commitment to this project will involve staff time (██████████),

and faculty time ([REDACTED]). This would be [REDACTED] a year for five years for a total commitment of [REDACTED] . Other funds can be made available on a project by project basis.

Please do not hesitate to get in touch with me if you have any questions.

Sincerely,

A handwritten signature in black ink on a light-colored background. The signature is stylized and appears to read 'Hardin Coleman'. It is written over a horizontal line.

Hardin Coleman



December 10, 2010

William McGonagle, Administrator
Boston Housing Authority
52 Chauncy Street
Boston, MA 02111-2375

Dear Mr. McGonagle:

The Bromley Heath Tenant Management Corporation (TMC) is writing to express its commitment in support of the Boston Housing Authority (BHA) application to the U.S. Department of Housing & Urban Development for the Capital Fund Education and Training Community Facilities Program. As a partner with Associated Early Care and Education for nearly 50 years, we enthusiastically commit our support to a strategic partnership to help build, program and operate the new **Learning Center at Bromley Heath**. This new Center will, first, replace the badly deteriorating current Center housed in one of our buildings since the 1950's; and, second, become a new standard for excellence in early learning that will ensure that hundreds of Bromley Heath children and their families are truly ready for school and lifelong learning.

Specifically, the TMC commits to the following:

---Continuing the monthly meetings between Associated and the TMC. The TMC and Associated will continue to discuss every aspect of this new early education and family development center, including design development, program integration, operations, and the training and hiring of Bromley Heath residents for jobs during construction and in the new Center itself.

---Continuous Engagement of Bromley Heath residents in the Planning of the new Learning Center. As we have in the past, TMC will work with Associated to engage residents in the planning process. We will continue to support Associated's surveys of families to determine their needs and interests, we will use our newsletter, building meetings, and other forums, to share information and collect feedback from families on the project.

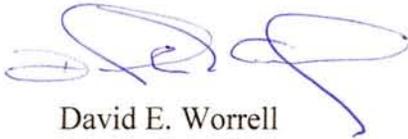
--Adult Education Coordination. The TMC will work closely with Associated and the other strategic partners, such as Urban College to coordinate our existing GED and adult literacy programs with the Associated/Urban College partnership to create a satellite adult learning program at the new Learning Center.

--Recruiting, Training and Hiring of Bromley Heath Residents. The TMC will work with Associated, Youth Build and other partners to recruit and train residents for construction jobs at the Learning Center site, as well as work with Associated on hiring residents for the teaching assistant, after school, cook, and administrative assistant jobs that will be available once the Center opens. We share Associated's commitment to having 30% of the staff at the new Center be Bromley Heath residents.

--After School/Summer Programs. Working with Associated and its partners, such as Boston Nature Center and Boston After School and Beyond, the TMC is committed to coordinating the work of its existing drop in center for 7-14 year-olds with the after school program at the new Center for 5-8 year-olds. Specifically, there are many potential synergies in the areas of staffing, professional development, curriculum and evaluation, environmental and cultural enrichment activities.

We are excited about working with the BHA, Associated, and all the other partners in making the new Learning Center a success. We are committed to meeting the Section 3 goals, to ensuring that all our children are ready for school, and to ensuring that the new **Learning Center at Bromley Heath** becomes a true benefit for all the residents of our community.

Sincerely,



David E. Worrell
Deputy Director



December 20, 2010

Bill McGonagle, Administrator
Boston Housing Authority
58 Chauncy Street
Boston, MA 02111

Dear Mr. McGonagle:

As Commissioner of the Massachusetts Department of Early Education and Care (EEC), I am pleased to provide this letter, on behalf of the Department, in support of your application to HUD for the Capital Fund Education and Training Community Facilities Program. EEC encourages your efforts to secure federal funding to support this much needed community based, public resource.

Associated Early Care and Education (Associated) is one of the oldest child care organizations in the country and the largest nonprofit early education provider in the Commonwealth. Moreover, Associated cares for the children most at-risk – very low-income and minority children, while maintaining high standards for quality care.

Associated is currently participating in some of the Department's highest priorities, including, as an organization where every center is NAEYC Accredited, the state's new Quality Rating Improvement System, academic credentialing for care givers, coordination with the K-12 public education system and school readiness. For all these reasons, Associated is a valuable community asset and a dependable partner of the Department.

It is my understanding that Associated's proposed new center at the Bromley Heath Public Housing Development is designed physically and programmatically to raise the bar in family and community orientation and in positive outcomes for the children of Bromley Heath. EEC is committed to supporting the project as follows:

1. EEC has contracted with Associated for nearly 300 slots for child care and related support services for low income children. Seventy-six (76) of the slots funded are at an increased level via a grant which requires and rewards integration and coordination with Boston's Public School. These slots are part of the Department's Preschool Child Care Education (PSCCE) initiative. In addition the Department provides Associated with a Universal Preschool (UPK) grant of [REDACTED] to fund their classrooms that meet the Commonwealth's Universal Preschool standard., EEC expects to continue supporting Associated at or above these current levels, subject to appropriation, and we further expect the center to meet or exceed the highest level of Massachusetts' developing Quality Rating and Improvement (QRIS) system.



**Department of
Early Education and Care**

THE COMMONWEALTH OF MASSACHUSETTS



SHERRI KILLINS, COMMISSIONER

2. The department also supports the expansion of After-School programming in Associated's new Jamaica Plain center, as research shows that extended learning time is critical to not only supporting working families, but to helping to improve positive outcomes in children and closing the achievement gap.
3. Bromley Health residents may access child care vouchers to enable their children to attend the center.
4. To ensure continuity of care, Bromley Heath parents who lose their voucher eligibility because of changes in their employment or education status can continue to receive financial assistance to attend the center while the parents reestablish their voucher eligibility, in accordance with our policies.

The Department sees these measures as an important investment in the Commonwealth's goal of providing low-income and at-risk children and their families with services that will make measureable improvements in child outcomes and demonstrate transferrable best practices that can be applied to all programs in state.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sherri Killins', written over the word 'Sincerely,'.

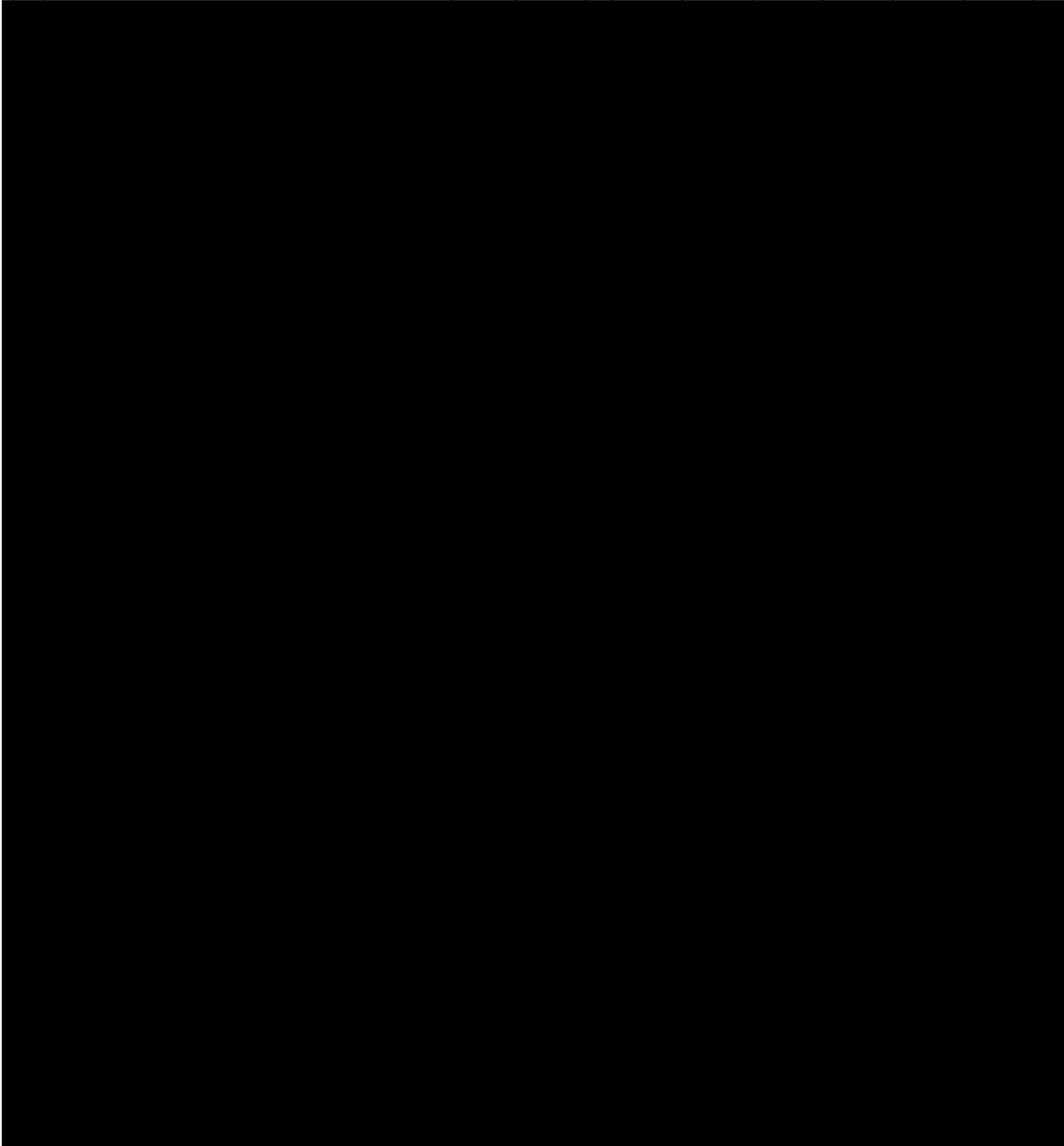
Sherri Killins Ed.D
Commissioner

Associated Early Care and Education, Inc.
The Learning Center at Bromley Heath
OPERATING PROFORMA - Year 1

Line #	Line-Item Description	Service Days	EEC FY2010 Daily Fee	Year 1 OPERATING BUDGET	Comments

Associated Early Care and Education, Inc.
The Learning Center at Bromley Heath
OPERATING PROFORMA - 5 Years

Line #	Line-Item Description	Service Days	EEC FY2010 Daily Fee	Year 1 OPERATING BUDGET	Year 2 OPERATING BUDGET	Year 3 OPERATING BUDGET	Year 4 OPERATING BUDGET	Year 5 OPERATING BUDGET	5-Year TOTAL BUDGET
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Operating Budget: Notes

The Learning Center at Bromley-Heath

AECE currently serves over 1,200 infants, toddlers, and preschoolers, at its 6 centers (523 slots) and roughly 150 family child care homes. It maintains an enrollment of between 95% and 100%, due to historical demand and the quality of AECE's programs. Enrollment at AECE's existing 85-slot Bromley-Heath center is close to 100%. The children AECE serves are nearly all (98%) low-income and their care is funded by the MA Department of Early Education and Care (DEEC). Parent fees average about 12% of revenues, with 88% paid for by DEEC.

DEEC fees: infant/toddler, preschool, and after-school: The basic fee-for-service is covered through contracts and vouchers at the regional rates established by DEEC and indicated on the pro forma.

Preschool child care education initiative: In the pursuit of higher quality early education and care, DEEC has established an add-on of \$17.22 per child per day to the basic daily fee for certain high-quality early education providers, including AECE. AECE currently has 76 of these contracted slots at the higher rate, and projects that 50% of them (38) will be used at the Learning Center. It is expected that funding for this initiative will increase, consistent with the research on early brain development and the critical importance of high quality early education and care.

Priority populations: DEEC also pays a quality add-on fee of \$17.22 per child per day for "priority populations:" (1) children in abusive environments who are referred by the Department of Children and Families (AECE currently has a contract for 126 slots with an open limit); (2) children of teen parents (AECE currently has a contract for 40 slots); (3) homeless children (AECE currently has a contract for 40 slots). There are 22 children from priority populations at AECE's existing Bromley-Heath center. AECE projects 34 in the new Learning Center.

Head Start supplemental: The Head Start supplemental funding represents an existing agreement with ABCD (Boston's Head Start provider) for 38 preschoolers in 2 classrooms. ABCD hopes to secure additional funding for this program to serve additional children.

Grants and Gifts:

- *United Way.* AECE has for decades been one of the top five recipients of annual grant awards from the United Way of Massachusetts Bay and Merrimack Valley. The awards are generally unrestricted but allocated internally in ways that are consistent with United Way goals. AECE's current annual award from United Way is [REDACTED], with a notable emphasis on (and potential additional funding in the future for) family support. The Learning Center at Bromley Heath will be the focal point of much of this activity, hence the allocation of [REDACTED] of the grant to activities there.
- *Other Grants and Gifts.* Over the last five years AECE has brought in an average of over \$ [REDACTED] in annual grants and gifts. These funds are for various elements of quality improvement in early education and care and are allocated across the agency including the current center at Bromley Heath. With this signature, high visibility project, the

Learning Center at Bromley Heath, AECE projects a significant increase in grants for quality enhancements in its various program activities (e.g., outdoor play space, nutrition, after school, etc.). An amount of \$[REDACTED] – the center’s proportionate share based on historical levels of grant receipts -- will be allocated to the new center in year one.

Debt Service: The pro forma includes full repayment on the [REDACTED], 6.18%, 25-year loan from Citizens Bank, demonstrating the capacity of the new center to service this debt. Moreover, AECE has the financial capacity organizationally to service the debt and is not exclusively reliant on project cash flow to do so. In addition, AECE has launched a [REDACTED] capital campaign to support this and its other centers, and intends to pay down the Citizens loan in an accelerated fashion with capital campaign receipts, which will result in stronger cash flow for the Learning Center than now shown in the operating budget.

2010 eLogic Model® Information Coversheet



Instructions

When completing this section there are "mandatory" fields that must be completed. These fields are highlighted in yellow. The required data must be entered correctly to complete an eLogic Model®. After completing all mandatory fields on the coversheet click on the "Check Errors" button at the top of this page. Applicant Legal Name must match box 8a in the SF-424 in your application. Enter the legal name by which you are incorporated and pay taxes. CCR Doing Business is new for 2010 eLogic Model®. Only complete this field if your registration at CCR includes an entry in Doing Business as: (dba). Enter the DUNS # as entered into box 8c of the SF-424 Application for Federal Assistance form. Enter the City where your organization is located, this information must match the SF-424 data in your application. Use the dropdown to enter the State where your organization is located, this information must match the SF-424 data in your application. This information must match the SF-424 data in your application. Enter the Grantee Contact Name and email address in the field provided. Enter the name of the person that completed the eLogic Model® and their email address in the field provided. When completing the Project Information Section, applicants except Indian Trib

Program Information

HUD Program	Capital Fund Education and Training Community Facilities
Program CFDA #	14.880
	Program Component

Grantee Information

Applicant Legal Name	Boston Housing Authority		
CCR Doing Business As Name			
DUNS Number	046978730	-	
City	Boston		
State	MASSACHUSETTS		
Zip Code	02111	-	2325
Grantee Contact Name	Kathryn Bennett		
Grantee Contact email	kate.bennett@bostonhousing.org		
Logic Model Contact Name	Kathy Carton		
Logic Model Contact email	kathy.carton@bostonhousing.org		

Project Information

Project Name	The Learning Center at Bromley-Heath		
Project Location City/County/Parish	Boston		
Project Location State	MASSACHUSETTS		
Zip Code	02130	-	1401
Project Type	Community Facility		
Construction Type	New Construction		

Additional Information for Reporting (Leave Blank At the Time of Application)

Grants.gov Application Number	
HUD Award Number	
Logic Model Amendment Number	

	B	C	D	E	G	H	I	J	K	L	M	N	O			
1	eLogic Model®		Year 1										OMB Approval 2535-0114 exp. 2/28/2011			
2	Applicant Legal Name			Boston Housing Authority										 2010		
3	CCR Doing Business As Name			0												
4	HUD Program			Capital Fund Education and Training Community Facilities			Reporting Period			DUNS No. 046978730 - 0						
5	Program Component			The Learning Center at Bromley-Heath			Reporting Start Date									
6	Project Name						Reporting End Date									
7	HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools				
8	1		2	3	4			5	6			7				
9	Policy		Planning	Programming			Pre	Post	YTD	Impact			Pre	Post	YTD	Accountability
10			There is a need to provide construct, purchase or rehabilitate education and community facilities for the purpose of offering comprehensive early childhood education, adult education and/or job training programs.	Community Facilities-New Construction-Detailed design and construction plans developed Date Completed			Date Completed			Community Facilities-New Construction-Certificate of Occupancy Issued Date			Date			A. Tools for Measurement
11	4B	2c					1/5/2012						0			
12				Community Facilities-New Construction-inspections- Final Date Completed			Date Completed			Community Facilities-New construction- square feet Square feet			Square feet			Construction log Plans
13		2g					0						0			
14				#VALUE!						Community Facilities-New construction-number of classroom spaces Classrooms			Classrooms			Mgt. Info. System-manual Pre-post tests
15		5b											0			
16				#VALUE!						Community Facilities-New construction-Percent Reduction in Energy Utilization rates as compared to nearby buildings of similar size Percentage			Percentage			B. Where Data Maintained
17		5d											0			
18				#VALUE!						Policy Priority-Sustainability-100% of the facility receives Green certification Square feet			Square feet			Agency database Individual case records
19													0			
20			#VALUE!						Policy Priority-Sustainability-Facilities incorporate universal design standards-classrooms-square feet Square feet			Square feet			School	
21												0				
22			#VALUE!						Policy Priority-Sustainability-Facilities incorporate universal design standards -Public spaces -square feet Square feet			Square feet			C. Source of Data	
23												0				
24			#VALUE!						#VALUE!			Certificate of Occupancy Employment records				
25												0				
26			#VALUE!						Policy Priority-Sustainability- Facility incorporates Livability Principles in the siting and Placement consistent metropolitan regional plans/or local plans Buildings			Buildings			GED certification/diploma Placements	
27												0				
28			#VALUE!						#VALUE!			Site reports				
29												D. Frequency of Collection				

	B	C	D	E	G	H	I	J	K	L	M	N	O		
1	eLogic Model®			Year 1								OMB Approval 2535-0114 exp. 2/28/2011			
2	Applicant Legal Name			Boston Housing Authority								 2010			
3	CCR Doing Business As Name			0											
4	HUD Program			Capital Fund Education and Training Community Facilities			Reporting Period			DUNS No. <input type="text" value="046978730"/> - <input type="text" value="0"/>					
5	Program Component						Reporting Start Date								
6	Project Name			The Learning Center at Bromley-Heath			Reporting End Date								
7	HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures						Evaluation Tools
8	1		2	3	4			5	6			7			
9	Policy		Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability			
30					#VALUE!				#VALUE!			Monthly			
31												Annually			
32					#VALUE!				#VALUE!						
33															
34			There is a need to offer comprehensive integrated services to help public housing residents achieve better educational and economic outcomes resulting in long term economic self-sufficiency.	Childcare-Childcare assistance-Children Children	Children			Early Childhood education-Partnerships Formed-Head Start/Early Headstart Partnerships	Partnerships			E. Processing of Data			
35	3A	5a		80					1						
36				Childcare-Childcare assistance-Households Households	Households			Early Childhood Education-Partnerships-Local programs accredited by nationally recognized agencies Partnerships	Partnerships			Computer spreadsheets			
37				70					1			Flat file database			
38					#VALUE!			Early Childhood Education-Partnerships-Local programs accredited/licensed by the appropriate state body Partnerships	Partnerships			Relational database			
39									1						
40					#VALUE!			Early Childhood Education- Partnerships-Local educational systems/K-12 systems/Charter schools Partnerships	Partnerships						
41									1						
42					#VALUE!			new- Children school ready Children	Children						
43									10						
44				#VALUE!			new- Children performing at grade level - grades K-3 Children	Children							
45								0							
46				Education-ESL classes-Enrolled Persons	Persons			Education-ESL classes-Completed Persons	Persons						
47	3B	1a		0				0							
48				Education-GED program-Enrolled Persons	Persons			Education-GED obtained Persons	Persons						
49	3C	1b		10				0							

	B	C	D	E	G	H	I	J	K	L	M	N	O				
1	eLogic Model®			Year 1								OMB Approval 2535-0114 exp. 2/28/2011					
2	Applicant Legal Name			Boston Housing Authority								 2010					
3	CCR Doing Business As Name			0													
4	HUD Program			Capital Fund Education and Training Community Facilities			Reporting Period			DUNS No. 046978730 - 0							
5	Program Component						Reporting Start Date										
6	Project Name			The Learning Center at Bromley-Heath			Reporting End Date										
7	HUD Goals	Policy Priority	Needs	Services/Activities			Measures			Outcomes					Measures		
8	1		2		3			4			5			6			7
9	Policy		Planning		Programming			Pre	Post	YTD	Impact			Pre	Post	YTD	Accountability
50				new- Enrolled in a certificate or associates degree program Persons			Persons			Education-Certification from post-secondary school Persons			Persons				
51	3D	1c					3						0				
52				Education-Financial management education-Enrolled Persons			Persons			Education-Associates degree obtained Persons			Persons				
53	3E	4b					12						0				
54				Employment-Job training Courses enrolled Persons			Persons			Training-Job training-Completed Persons			Persons				
55	4A	4c					20						15				
56				Employment Opportunities-Section 3-Persons Persons			Persons			Employment-Job placement Persons			Persons				
57	4E	5c					0						0				
58				Outreach-Outreach to PHA residents to inform them of CFCF opportunities Households			Households			Employment-job retention rate-Percentage Percent			Percent				
59		6a					1494						0				
60				Outreach-Outreach to Social Service Agencies to Partner with the CFCF for provision of services Agencies			Agencies			Policy Priority-Job Creation/employment-Section 3-Partnership with local Workforce investment boards to focus on Section 3 hiring/job training Partnerships			Partnerships				
61							10						1				
62				Outreach-Outreach to Training Providers to Partner with the CFCF for provision of training services Training Partners			Training Partners			Self-Sufficiency-Increase score of self-sufficiency matrix Persons			Persons				
63							6						10				
64				Outreach-Outreach to local colleges and universities to partner and bring in courses/instructors to the facility Colleges/Universities			Colleges/Universities						#VALUE!				
65							5										
66				Outreach-Outreach to State and local workforce investment Boards to partner with the CFCF Investment boards			Investment boards						#VALUE!				
67							1										
68				Outreach-Outreach to One-Stop Career Centers and their Partners to partner with the CFCF One-Stop Career Centers/Partners			One-Stop Career Centers/Partners						#VALUE!				
69							3										



2010

Applicant Legal Name Boston Housing Authority

CCR Doing Business As Name 0

HUD Program Capital Fund Education and Training Community Facilities

Program Component

Project Name The Learning Center at Bromley-Heath

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
4B	2c	There is a need to provide construct, purchase or rehabilitate education and community facilities for the purpose of offering comprehensive early childhood education, adult education and/or job training programs.	Community Facilities-New Construction-Detailed design and construction plans developed Date Completed	Date Completed			Community Facilities-New Construction-Certificate of Occupancy Issued Date	Date			A. Tools for Measurement
			Community Facilities-New Construction-inspections- Final Date Completed	Date Completed			Community Facilities-New construction- square feet Square feet	Square feet			
	5b		#VALUE!	Community Facilities-New construction-number of classroom spaces Classrooms	Classrooms			Classrooms	Mgt. Info. System-manual Pre-post tests		
			#VALUE!	Community Facilities-New construction-Percent Reduction in Energy Utilization rates as compared to nearby buildings of similar size Percentage	Percentage			Percentage	Interviews		
			#VALUE!	Policy Priority-Sustainability-100% of the facility receives Green certification Square feet	Square feet			Square feet	Agency database School		
	5d		#VALUE!	Policy Priority-Sustainability-Facilities incorporate universal design standards-classrooms-square feet Square feet	Square feet			Square feet	C. Source of Data		
			#VALUE!	Policy Priority-Sustainability-Facilities incorporate universal design standards -Public spaces -square feet Square feet	Square feet			Square feet	Certificate of Occupancy Employment records		
			#VALUE!	Policy Priority-Sustainability- Facility incorporates Livability Principles in the siting and Placement consistent metropolitan regional plans/or local plans Buildings	Buildings			Buildings	GED certification/diploma Placements		
			#VALUE!		#VALUE!			#VALUE!	Site reports		
			#VALUE!		#VALUE!			#VALUE!			



2010



Applicant Legal Name	Boston Housing Authority		
CCR Doing Business As Name	0		
HUD Program	Capital Fund Education and Training Community Facilities	Reporting Period	
Program Component		Reporting Start Date	
Project Name	The Learning Center at Bromley-Heath	Reporting End Date	

DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	Policy	2 Planning	3 Programming	4			5 Impact	6			7 Accountability
											D. Frequency of Collection
				#VALUE!				#VALUE!			Monthly
											Annually
				#VALUE!				#VALUE!			
3A	5a	There is a need to offer comprehensive integrated services to help public housing residents achieve better educational and economic outcomes resulting in long-term economic self-sufficiency.	Childcare-Childcare assistance-Children Children	Children			Early Childhood education-Partnerships Formed-Head Start/Early Headstart Partnerships	Partnerships			E. Processing of Data
			80				0				
			Childcare-Childcare assistance-Households Households	Households			Early Childhood Education-Partnerships-Local programs accredited by nationally recognized agencies Partnerships	Partnerships			Computer spreadsheets
			70				0				Fiat file database
				#VALUE!			Early Childhood Education-Partnerships-Local programs accredited/licensed by the appropriate state body Partnerships	Partnerships			Relational database
							0				
				#VALUE!			Early Childhood Education- Partnerships-Local educational systems/K-12 systems/Charter schools Partnerships	Partnerships			
							0				
			#VALUE!			new- Children school ready Children	Children				
						13					
			#VALUE!			new- Children performing at grade level - grades K-3 Children	Children				
						8					
3B	1a		Education-ESL classes-Enrolled Persons	Persons			Education-ESL classes-Completed Persons	Persons			
			0				0				



2010

Applicant Legal Name Boston Housing Authority

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HUD Program Capital Fund Education and Training Community Facilities

Program Component

Project Name The Learning Center at Bromley-Heath

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
3C	1b	Education-GED program-Enrolled Persons	10			Education-GED obtained Persons	2				
3D	1c	new- Enrolled in a certificate or associates degree program Persons	44			Education-Certification from post-secondary school Persons	0				
3E	4b	Education-Financial management education-Enrolled Persons	27			Education-Associates degree obtained Persons	0				
4A	4c	Employment-Job training Courses enrolled Persons	0			Training-Job training-Completed Persons	0				
4E	5c	Employment Opportunities-Section 3-Persons Persons	30			Employment-Job placement Persons	30				
	6a	Outreach-Outreach to PHA residents to inform them of CFCF opportunities Households	150			Employment-job retention rate-Percentage Percent	0				
		Outreach-Outreach to Social Service Agencies to Partner with the CFCF for provision of services Agencies	0			Policy Priority-Job Creation/employment-Section 3-Partnership with local Workforce investment boards to focus on Section 3 hiring/job training Partnerships	0				
		Outreach-Outreach to Training Providers to Partner with the CFCF for provision of training services Training Partners	0			Self-Sufficiency-Increase score of self-sufficiency matrix Persons	15				
		Outreach-Outreach to local colleges and universities to partner and bring in courses/instructors to the facility Colleges/Universities	0				#VALUE!				
		Outreach-Outreach to State and local				Investment boards	#VALUE!				



2010



Applicant Legal Name	Boston Housing Authority		
CCR Doing Business As Name	0		
HUD Program	Capital Fund Education and Training Community Facilities	Reporting Period	
Program Component		Reporting Start Date	
Project Name	The Learning Center at Bromley-Heath	Reporting End Date	

DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
4B	2c	There is a need to provide construct, purchase or rehabilitate education and community facilities for the purpose of offering comprehensive early childhood education, adult education and/or job training programs.	Community Facilities-New Construction-Detailed design and construction plans developed Date Completed	Date Completed			Community Facilities-Rehabilitation-Certificate of Occupancy Issued Date	Date			A. Tools for Measurement
			0			7/15/2013					
	2g		Community Facilities-New Construction-inspections- Final Date Completed	Date Completed			Community Facilities-New construction- square feet Square feet	Square feet			Construction log Plans
			7/15/2013			19500					
	5b		#VALUE!	#VALUE!			Community Facilities-New construction-number of classroom spaces Classrooms	Classrooms			Mgt. Info. System-automated Pre-post tests
						12					
	5d		#VALUE!	#VALUE!			Community Facilities-New construction-Percent Reduction in Energy Utilization rates as compared to nearby buildings of similar size Percentage	Percentage			Interviews
						25					
			#VALUE!	#VALUE!			Policy Priority-Sustainability-100% of the facility receives Green certification Square feet	Square feet			Agency database Individual case records
						19500					
	#VALUE!	#VALUE!			Policy Priority-Sustainability-Facilities incorporate universal design standards- classrooms-square feet Square feet	Square feet			School		
				8545							
	#VALUE!	#VALUE!			Policy Priority-Sustainability-Facilities incorporate universal design standards -Public spaces -square feet Square feet	Square feet			C. Source of Data		
				7333							
	#VALUE!	#VALUE!				#VALUE!			Certificate of Occupancy Employment records		
	#VALUE!	#VALUE!			Policy Priority-Sustainability- Facility incorporates Livability Principles in the siting and Placement consistent metropolitan regional plans/or local plans Buildings	Buildings			GED certification/diploma Placements		
				1							
			#VALUE!				#VALUE!			Site reports	



2010

Applicant Legal Name Boston Housing Authority

CCR Doing Business As Name 0

HUD Program Capital Fund Education and Training
Community Facilities

Program Component

Project Name The Learning Center at Bromley-Heath

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	2	3	4	5			6	7			
Policy	Planning	Programming	Pre	Post	YTD	Impact	Pre	Post	YTD	Accountability	
3C	1b	Education-GED program-Enrolled Persons	10			Education-GED obtained Persons	6				
3D	1c	new- Enrolled in a certificate or associates degree program Persons	73			Education-Certification from post-secondary school Persons	34				
3E	4b	Education-Financial management education-Enrolled Persons	94			Education-Associates degree obtained Persons	10				
4A	4c	Employment-Job training Courses enrolled Persons	0			Training-Job training-Completed Persons	0				
4E	5c	Employment Opportunities-Section 3-Persons Persons	7			Employment-Job placement Persons	7				
	6a	Outreach-Outreach to PHA residents to inform them of CFCF opportunities Households	150			Employment-job retention rate-Percentage Percent	0				
		Outreach-Outreach to Social Service Agencies to Partner with the CFCF for provision of services Agencies	0			Policy Priority-Job Creation/employment-Section 3-Partnership with local Workforce investment boards to focus on Section 3 hiring/job training Partnerships	0				
		Outreach-Outreach to Training Providers to Partner with the CFCF for provision of training services Training Partners	0			Self-Sufficiency-Increase score of self-sufficiency matrix Persons	50				
		Outreach-Outreach to local colleges and universities to partner and bring in courses/instructors to the facility Colleges/Universities	0				#VALUE!				
		Outreach-Outreach to State and local				Investment boards	#VALUE!				



2010

Applicant Legal Name Boston Housing Authority

CCR Doing Business As Name 0

HUD Program Capital Fund Education and Training Community Facilities

Program Component

Project Name The Learning Center at Bromley-Heath

Reporting Period

Reporting Start Date

Reporting End Date

DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	2	3	4	5			6	7			
Policy	Planning	Programming	Date Completed	Impact			Date	Accountability			
4B	2c	There is a need to provide construct, purchase or rehabilitate education and community facilities for the purpose of offering comprehensive early childhood education, adult education and/or job training programs.	Community Facilities-New Construction-Detailed design and construction plans developed Date Completed	Date Completed			Community Facilities-New Construction-Certificate of Occupancy Issued Date	Date			A. Tools for Measurement
			1/5/2012			7/15/2013					
2g	Community Facilities-New Construction-inspections- Final Date Completed		Date Completed			Community Facilities-New construction- square feet Square feet	Square feet			Construction log	
	7/15/2013				19500			Plans			
5b	#VALUE!		Community Facilities-New construction-number of classroom spaces Classrooms	Classrooms			Classrooms			Mgt. Info. System-manual	
					12			Pre-post tests			
5d	#VALUE!		Community Facilities-New construction-Percent Reduction in Energy Utilization rates as compared to nearby buildings of similar size Percentage	Percentage			Percentage			Interviews	
					25			B. Where Data Maintained			
	#VALUE!		Policy Priority-Sustainability-100% of the facility receives Green certification Square feet	Square feet			Square feet			Agency database	
					19500			Individual case records			
	#VALUE!	Policy Priority-Sustainability-Facilities incorporate universal design standards-classrooms-square feet Square feet	Square feet			Square feet			School		
				8545							
	#VALUE!	Policy Priority-Sustainability-Facilities incorporate universal design standards -Public spaces -square feet Square feet	Square feet			Square feet			C. Source of Data		
				7333							
	#VALUE!		#VALUE!			#VALUE!			Certificate of Occupancy		
								Employment records			
	#VALUE!	Policy Priority-Sustainability- Facility incorporates Livability Principles in the siting and Placement consistent metropolitan regional plans/or local plans Buildings	Buildings			Buildings			GED certification/diploma		
				1			Placements				
			#VALUE!			#VALUE!			Site reports		



2010



Applicant Legal Name	Boston Housing Authority		
CCR Doing Business As Name	0		
HUD Program	Capital Fund Education and Training Community Facilities	Reporting Period	
Program Component		Reporting Start Date	
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DUNS No. 046978730 - 0

HUD Goals	Policy Priority	Needs	Services/Activities	Measures			Outcomes	Measures			Evaluation Tools
				Pre	Post	YTD		Pre	Post	YTD	
1	2	3	4	5	6	7					
Policy	Planning	Programming	Pre Post YTD	Impact	Pre Post YTD	Accountability					
3C	1b	Education-GED program-Enrolled Persons	Persons 40	Education-GED obtained Persons Persons 16							
3D	1c	new- Enrolled in a certificate or associates degree program Persons	Persons 213	Education-Certification from post-secondary school Persons Persons 84							
3E	4b	Education-Financial management education-Enrolled Persons	Persons 244	Education-Associates degree obtained Persons Persons 26							
4A	4c	Employment-Job training Courses enrolled Persons	Persons 20	Training-Job training-Completed Persons Persons 15							
4E	5c	Employment Opportunities-Section 3-Persons Persons	Persons 45	Employment-Job placement Persons Persons 45							
	6a	Outreach-Outreach to PHA residents to inform them of CFCF opportunities Households	Households 1944	Employment-job retention rate-Percentage Percent Percent 80							
		Outreach-Outreach to Social Service Agencies to Partner with the CFCF for provision of services Agencies	Agencies 10	Policy Priority-Job Creation/employment-Section 3-Partnership with local Workforce investment boards to focus on Section 3 hiring/job training Partnerships Partnerships 1							
		Outreach-Outreach to Training Providers to Partner with the CFCF for provision of training services Training Partners	Training Partners 6	Self-Sufficiency-Increase score of self-sufficiency matrix Persons Persons 165							
		Outreach-Outreach to local colleges and universities to partner and bring in courses/instructors to the facility Colleges/Universities	Colleges/Universities 5	#VALUE!							
		Outreach-Outreach to State and local	Investment boards	#VALUE!							

Logic Model: Notes

The Learning Center at Bromley-Heath

General assumptions and overall approach in completing Logic Model:

- The numbers of persons or households shown for each year include all those served or enrolled or worked with during that year. Typically, the total column includes the sum of the numbers in years 1-4. In some cases, where the program is of one year's duration or shorter, the total will therefore equal the total number of different people worked with over the 4-year period. In other cases, where people can remain enrolled for longer than one year, like children in AECE's early education program, the total does not reflect the total number of *different* children worked with over 4 years, but rather the total child-years of service provided (i.e., a child enrolled during all four years would show up in each column in years 1-4, and would be reflected as 4 out of the 475 shown in the total column).
- In some cases, particularly in the outreach and partnership categories, numbers are included for the first year of the partnership or outreach only, even though the work with these groups will be ongoing during the four year period. If new numbers are reflected in subsequent years (such as for outreach to PHA residents), these numbers reflect additional people worked with, beyond those in the initial year.
- Each of the years is currently slated to run from April 15 in one year through April 14 the following year, dates which do not match the academic year. In certain outcome categories, like associate's degrees obtained, with May or June program completion dates, the numbers shown reflect those who have been in the program all year and are slated to graduate within a month or two of the Logic Model's April year-end date.

Services/Activities	Yr 1	Yr 2	Yr 3	Yr 4	Total	Comments
Community facilities-new construction-detailed design and construction plans developed: Date completed	1/5/12	-	-	-	1/5/12	
Community facilities-new construction-inspections-final: Date completed	-	-	7/15/13	-	7/15/13	
Childcare-childcare assistance-	80	80	150	165	475	Years 1 and 2 include children at existing AECE

children: Children						Bromley-Heath center. Learning Center is built in year 3 and reaches full (roughly 95%) enrollment in year 4.
Childcare-childcare assistance-households: Households	70	70	110	124	374	See comments above. Numbers are smaller because some households have more than one child at the center.
Education-ESL classes-enrolled: Persons	0	0	18	18	36	Includes enrollees in Urban College's transitional bilingual program, offered to annual cohorts of 18 once Learning Center is built.
Education-GED program-enrolled: Persons	10	10	10	10	40	Includes enrollees in Tenant Management Corporation's existing and ongoing GED program at Bromley-Heath.
New-Enrolled in a certificate or associates degree program: Persons	3	44	73	93	213	Year 1 reflects only AECE staff at the existing Bromley-Heath center who are enrolled in certificate or associate's degree programs. Year 2 will be a ramp-up year for Urban College, with programs being offered at Bromley-Heath in TMC space. By year 3, when Learning Center is complete, all Urban College programs will be offered, reaching full enrollment in year 4. Cohorts in year 4 and beyond will be as follows: 66 in certificate programs (12 in health/nutrition, 12 in youth program, 12 in early childhood, 15 in home-based child care, and 15 in computer literacy) and 27 in associate's degree programs (15 in early education and 12 in human services).
Education-financial management education-enrolled: Persons	12	27	94	111	244	Reflects enrollees in three different types of class: (1) Cooking Matters classes, which include food economics – 12 enrollees in years 1 and 2, via existing classes at AECE's Bromley-Heath center, expanding to a total of 50/year in years 3 and 4 once Learning Center is built; (2) financial education classes offered

						by Urban College, with two annual cohorts of 12 (or total of 24) in year 3 and three cohorts of 12 (or 36) in year 4; and (3) financial literacy classes offered by United Way and AECE as part of self-sufficiency trainings, with cohorts of 15 in year 2, 20 in year 3, and 25 in year 4.
Employment-job training courses-enrolled: Persons	20	0	0	0	20	Includes persons enrolling in Boston Housing Authority's new pre-apprenticeship job training program for Section 3 persons interested in construction work.
Employment opportunities-Section 3-persons: Persons	0	30	7	8	45	Year 2 includes 30 Section 3 construction workers. Years 3 and 4 include total of 15 Section 3 AECE employees at the Learning Center.
Outreach-outreach to PHA residents to inform them of CFCF opportunities: Households	1,494	150	150	150	1,944	Includes outreach primarily to 4 BHA properties: Bromley-Heath, Whittier Street, Alice Taylor, and Lenox Street. Year 1 includes the total households at the four developments, and years 2, 3, and 4 include new families at the developments, assuming a 10% annual turnover rate.
Outreach-outreach to social service agencies to partner with the CFCF for provision of services: Agencies	10	0	0	0	10	Includes ongoing work with existing partner agencies AECE, Jumpstart, Mass Audubon, Family Services of Greater Boston, Children's Hospital of Boston (Martha Eliot Center), Share our Strength-Cooking Matters, and Tenant Management Corporation, as well as outreach to three other agencies (Jewish Community Services, Black Ministerial Alliance, and JP Adult Literacy Alliance), for additional adult education.
Outreach-outreach to training providers to partner with the CFCF for provision of training services: Training	6	0	0	0	6	Includes ongoing work with Boston Housing Authority partner agencies Mayor's Office of Jobs and Community Services, Asian American Civic

partners						Association, Jobs For Youth Network, Youthbuild, ABCD, and Urban League of Eastern MA.
Outreach-outreach to local colleges and universities to partner and bring in courses/instructors to the facility: Colleges/universities	5	0	0	0	5	Includes ongoing work with partners Urban College and Boston University, as well as outreach to U Mass-Boston, Wheelock College, and Roxbury Community College, all of which offer early education courses.
Outreach-outreach to state and local workforce investment boards to partner with the CFCF: Investment boards	1	0	0	0	1	Ongoing work with Boston's Private Industry Council (PIC), the local workforce investment board
Outreach-Outreach to one-stop career centers and their partners to partner with the CFCF: One stop career centers/partners	3	0	0	0	3	Ongoing work with the PIC's 3 one-stop career centers
Outcomes	Yr 1	Yr 2	Yr 3	Yr 4	Total	Comments
Community facilities-new construction-certificate of occupancy issued: Date	-	-	7/15/13	-	7/15/13	
Community facilities-new construction-square feet: Square feet	0	0	19,500	0	19,500	
Community facilities-new construction-number of classroom spaces: Classrooms	0	0	12	0	12	
Community facilities-new construction-percent reduction in energy utilization rates as compared to nearby buildings of similar size:	0	0	25	-	25	

Percentage						
Policy priority-sustainability-100% of the facility receives green certification: Square feet	0	0	19,500	0	19,500	Target of LEED Gold certification
Policy priority-sustainability-facilities incorporate universal design standards-classrooms: Square feet	0	0	8,545	0	8,545	
Policy priority-sustainability-facilities incorporate universal design standards-public spaces: Square feet	0	0	7,333	0	7,333	
Policy priority-sustainability-facility incorporates livability principles in the siting and placement consistent with regional/local plans: Buildings	0	0	1	0	1	Addresses several livability principles: enhancing economic competitiveness, supporting existing communities, and valuing communities and neighborhoods.
Early childhood education-partnerships formed-Head Start/Early Head Start: Partnerships	1	0	0	0	1	Ongoing partnership with Action for Boston Community Development (ABCD) Head Start
Early childhood education-partnerships-local programs accredited by nationally recognized agencies: Partnerships	1	0	0	0	1	Ongoing partnership with Associated Early Care and Education (AECE), accredited by NAEYC
Early childhood education-partnerships-local programs accredited/licensed by the appropriate state body: Partnerships	1	0	0	0	1	Ongoing partnership with AECE, licensed by the Massachusetts Department of Early Education and Care
Early childhood education-partnerships-local educational	1	0	0	0	1	Ongoing partnership with the Boston Public Schools

systems/K-12 systems/charter schools: Partnerships						
New-Children school-ready: Children	10	13	23	25	71	Annual cohorts of children leaving AECE's Bromley-Heath center (existing center in years 1 and 2, Learning Center in years 3 and 4) and formally assessed as ready for kindergarten. In year 4, 83% of graduating preschoolers (25 of 30) will be school-ready.
New-Children performing at grade level grades K-3: Children	0	8	19	37	64	Number of children, starting with those who leave AECE's Bromley-Heath center for kindergarten at the end of year 1, who are formally assessed as performing at grade level each year as they progress through grades K-3. The total figure of 64 represents an 81% success rate of children remaining at grade level (64 divided by 79, where 79 equals first cohort of 10 in school for 3 years, second cohort of 13 in school for 2, and third cohort of 23 in school for 1, or $(10 \times 3) + (13 \times 2) + (23 \times 1) = 79$).
Education-ESL classes-completed: Persons	0	0	6	12	18	Number of persons completing Urban College's transitional bilingual program each year.
Education-GED obtained: Persons	0	2	6	8	16	Number of persons completing Tenant Management Corporation's GED program each year.
Education-certification from post-secondary school: Persons	0	0	34	50	84	Projected total of persons completing Urban College's five certificate programs annually, based on Urban College's historic retention rates and length of time students take to complete these programs. Year 4 total of 50 includes 8 in youth program, 10 in health/nutrition, 12 in home-based child care, 8 in early childhood, and 12 in computer literacy.

Education-associates degree obtained: Persons	0	0	10	16	26	Similarly, projected total of persons completing Urban College's two associate's degree programs annually. Year 4 total of 16 includes 10 in early education and 6 in human services program.
Training-job training-completed: Persons	15	0	0	0	15	Includes persons completing Boston Housing Authority's new pre-apprenticeship job training program for Section 3 persons interested in construction work.
Employment-job placement: Persons	0	30	7	8	45	Year 2 Includes 30 Section 3 construction workers at Learning Center facility. Years 3 and 4 include total of 15 Section 3 hires at Learning Center by AECE.
Employment-job retention rate-percentage: Percent	0	0	0	80	80	Job retention rate refers to all AECE employees, including new hires at Learning Center, and reflects current AECE retention rate.
Policy priority-job creation/employment-Section 3-partnerships with local workforce investment boards to focus on Section 3 hiring/job training: Partnerships	1	0	0	0	1	Ongoing partnership with Boston Private Industry Council (PIC), the local workforce investment board
Self-sufficiency-increase score of self-sufficiency matrix: Persons	10	15	50	90	165	Reflects numbers of parents of children enrolled in AECE center (existing Bromley-Heath center in years 1 and 2, Learning Center in years 3 and 4) who make annual progress in self-sufficiency as measured by self-sufficiency matrix tool. By year 4, 90 of that year's cohort of 124 households with enrolled children (or 73%) will show increased levels of self-sufficiency that year.

Associated Early Care and Education, Inc.
The Learning Center at Bromley Heath
SOURCES AND USES OF FUNDS

SOURCES OF FUNDS:

HUD grant		\$	5,000,000
Company Cash and Contributions			
Foundation Grant - United Way			
Bank loan			
TOTAL SOURCES		\$	

USES OF FUNDS:

CONSTRUCTION		\$/SF	\$	6,469,085
Site Enablement / Prep	27,925	\$ 28.86	\$	806,000
Haz-Mat / Asbestos Abatement				166,000
Building / Site Demo				391,000
Site / Environmental Remediation				37,000
Soil Bearing				167,000
Underslab Venting				45,000
Outdoor Playspace / STEM deck			\$	456,000
Building Construction	19,500	\$ 267.03	\$	5,207,085
INSPECTION AND TESTING				15,000
Materials Testing (Construction Phase)				5,000
Lenders' Inspections				10,000
FF&E				320,000
Security System				20,000
Computer Equipment				25,000
Tel / Data				25,000
Kitchen Allowance				100,000
Furniture				150,000
SUB-TOTAL HARD COSTS				6,804,085
DESIGN FEES				815,941
Design (Architects/Engineers)				625,941
Design - Sustainability / LEED				80,000
Site Services - Geotechnical				100,000
Site Services - Civil / Survey				10,000
OWNER CONSULTANTS				518,000
Project Dev. Management & Permitting				410,000
Haz-Mat Survey				15,000
Pre Con Services / Estimating				15,000
Peer Review				10,000
Commissioning				18,000
Acquisition and Due Diligence Costs				50,000
BUSINESS AFFAIRS				386,050
Legal fees				161,000
Builder's Risk Insurance				25,000
Licenses / Permit Fees				50,050
Utility Company Back Charges				35,000
Reimbursables / Other				65,000
Insurance - Environmental remediation				50,000
OTHER EXPENSES				10,000
Moving / Relocation				10,000
SUB-TOTAL SOFT COSTS				1,729,991
SUB-TOTAL (SOFT+HARD COSTS)				8,534,076
CONTINGENCY		7.0%		597,385
SUB-TOTAL (SOFT+HARD COSTS+ CONTINGENCY)				9,131,461
FINANCING FEES				50,000
PHA OVERHEAD				300,000
TOTAL COSTS				\$

Map I: Bromley Heath Tier I, Tier II, and Tier III

