Brookline Housing Authority

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The Brookline Housing Authority (BHA) intends to non-competitively select 96 units for Project-Based Voucher (PBV) assistance at its 10 Walnut Project. 10 Walnut is the first phase of the planned redevelopment of the BHA's Walnut High public housing site and will remain BHA-owned. The redevelopment was approved for Section 18 Demolition/Disposition and will receive an allocation of 100 Tenant Protection Vouchers (TPVs). The BHA intends to project-base 92 of these TPVs and four VASH vouchers for homeless veteran households into 10 Walnut.

According to Chapter 17-II.C. of the BHA's Administrative Plan, the BHA may non-competitively select units for PBV assistance under the following circumstances:

- The BHA may select existing, newly constructed, or rehabilitated public housing projects where the BHA has an ownership interest or over which the BHA has control, when the BHA is engaged in an initiative to improve, develop, or replace a public housing property or site.
- The BHA may select for future PBV assistance a project currently under the public housing program, or a project that is replacing the public housing project, in which a PHA has no ownership interest, or which a BHA has no control over, provided:
    - The public housing project is either still in the public housing inventory or had been removed from the public housing inventory through any available legal removal tool within five years of the project selection date;
    - The BHA that owned or owns the public housing project does not administer the HCV program;
    - The project selected for PBV assistance was specifically identified as replacement housing for impacted public housing residents as part of the public housing demolition/disposition application, voluntary conversion application, or any other application process submitted to and approved by HUD to remove the public housing project from the public housing inventory; and
    - With respect to replacement housing, the BHA does not have to replace the housing on the same site as the original public housing, but the number of contract units in the replacement project may not exceed the number of units in the original public housing project by more than a de minimis amount for this exception to apply.
- The BHA may select a project consisting of BHA-owned units as defined at 24 CFR 982.4.
- The BHA may select a project that underwent an eligibility event within five years of the project selection date, in which a family (or families) qualifies for enhanced voucher assistance and provided informed consent to relinquish its enhanced voucher for PBV assistance.
- The BHA may select one or more PBV projects with units made exclusively available to VASH families on the site of a VA facility [FR Notice 8/13/24].

The 10 Walnut Project meets the conditions for non-competitive PBV assistance under the first circumstance listed above.