

Town of Needham, Massachusetts
Community Preservation Committee
Meeting Minutes
February 8, 2023

Place: Hybrid Meeting, Charles River Room, PSAB, 500 Dedham Avenue, Needham
The Board will attend in person or remotely. The public may attend in person or via Zoom.

Present: Chair, Peter Pingitore; Vice-Chair, Robert Dermody; Dave Herer, Reg Foster, Jeanne McKnight, Rick Zimbone

Remote: Laura Dorfman, Dina Hannigan

Absent: Joe Barnes

Staff: Cecilia Simchak

Guests: Margaret Moran, Needham Housing Authority

Remote Natalie Janson, Cambridge Housing Authority

Guests:

Call to Order

At 7:00 p.m., Chair Pingitore called the meeting to order, read the Open Meeting Law statement and disclosed the meeting is being video recorded.

Chair's Updates

Meetings: February 15, CPC to hear Housing Authority presentation, Cook Seabeds Way
February 15, 5:30-7:00 pm, Joint meeting
March 1, possible Claxton Field presentation
March 8, CPC meeting

FY2024-01: NHA Linden/Chambers Presentation

Margaret Moran, Development Consultant for Needham Housing Authority, presented the redevelopment plan and pre-development funding for the Linden/Chambers State Public Housing deeply affordable project for senior and disabled households. She discussed the reasons why the project is a redevelopment rather than a modernization plan. Major issues include undersized units, original systems and finishes, poor physical condition of units, lack of accessibility, and units are extremely energy inefficient.

Needham Housing Authority has developed two Phase 1 Construction scenarios for Linden (smaller or larger). The State has access to ARPA (American Rescue Plan Act of 2021) funds which may make funding for affordable housing more readily available as well as State Modernization funding. The NHA public housing conversion may provide 108 units of federal subsidy to meet operating expenses and support permanent debt.

The request this year is \$1,165,000. It is an eligible activity under the CPA rules under "creation of community housing." The request is to cover pre-development costs to make a Construction Phase 1 at Linden "shovel-ready." NHA will apply for MA DHCD funding in the fall/winter 2023-24. A CPA funding award will help strengthen the application demonstrating zoning approval and

local commitment. The FY2023-02 award was meant to cover pre-development costs to receiving zoning approvals. The FY2024-01 request covers pre-developing costs for zoning and to produce construction documents and complete construction bidding for Phase 1 Construction at Linden.

CPC members asked clarifying questions, expressed the need for conciseness where there is redundancy, and asked for a NHA's 2023 Town Meeting FAQ to compare last year's request to this year's request. M. Moran discussed tax credits, zoning, ground leases, and management agreements. Members questioned risks of timing/scheduling, zoning, financing and the potential use of Federal subsidies.

FY2024 CPC Applications – Updates and Discussion

- FY2024 - 01: NHA Linden Chambers Redevelopment
 - Members asked for clarification on relocation options for 62 units.
 - NHA confirmed the A&E firm is looking at the number of units that could be built when/if there are zoning changes.
 - The NHA project is a Tier 1 priority with a placeholder in the CPC Plan for Linden-Chambers Redevelopment.
 - Members discussed the volume of occupants and the wait list.
- FY2024 - 02: NHA Seabeds Cook Preservation
 - Members will hear from the Needham Housing Authority team next week.
- FY2024 - 03: DeFazio Playground
 - Due Diligence questions have been received. This will be discussed at a future meeting.
- FY2024 - 04: Claxton Field
 - The CPC will know more after meeting with various committees.
 - Members visited the site.

Follow Up on Due Diligence Questions

This will be discussed at a future meeting.

Updates to CPA Plan

This will be discussed at a future meeting.

IGR Documents

DOR issued a series of documents in 2020 that addresses the questions of eligibility in the Act. The documents can be used as a resource for CPC members to understand eligibility along with the CPC ByLaw, the CPC Statute, and the CPC Plan.

Matters not reasonably anticipated by the Chair 48 hours in advance - There were none.

Next Meeting: February 15, 2023

February 8, 2023

MOTION: P. Pingitore moved to adjourn the meeting at 9:43 pm.

SECONDED: D. Herer

VOTE: R. Dermody, aye; L. Dorfman, aye; R. Foster, aye; D. Hannigan, aye; D. Herer, aye; J. McKnight, aye; P. Pingitore, aye; R. Zimbone. Unanimously approved.

MOTION CARRIES: 8-0

Informational

The packet with meeting materials for this meeting is available at this link:

<https://www.needhamma.gov/Archive.aspx/>

- CPC Meeting Agenda 2.8.23
- CPA Public Hearing presentation 2.8.23, Needham Housing Authority
- Application FY2024 - 01: NHA Linden Chambers Redevelopment
- Follow-up Questions, FY2024-01: NHA Linden Chambers Redevelopment
- Summary of Projects Under Consideration and CPA Funding Needs.xlsx
- Application FY2024-04: Improvements to Claxton Field including Attachments
- Application FY2024 - 03: DeFazio Playground Renovation - Design including Attachments
- Property Tax Bureau IGR 00-209 (Informational Guideline Release), Community Preservation Fund
- Notification of Acceptance, Community Preservation Fund
- Community Preservation Surcharge, Low/Moderate Income Exemption Eligibility Requirements
- Form CP-4, Application for Community Preservation Act Exemption
- Form CP-1, Community Preservation Surcharge Report
- Form CP-2, Community Preservation Fund Report
- Form CP-3, Community Preservation Initiatives Report
- Massachusetts Department of Revenue, Bureau of Municipal Finance Law, IGR 19-14
- Property Tax Bureau, IGR 01-207
- Property Tax Bureau, IGR 00-209
- Property Tax Bureau, IGR 02-208

Respectfully submitted,

Dale Michaud

Recording Secretary