

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF NEEDHAM, MASSACHUSETTS**

**Minutes of Meeting
March 20, 2024**

LOCATION: Hybrid Meeting, Charles River Room, PSAB, 500 Dedham Avenue, Needham and via Zoom

PRESENT: Joe Barnes (Co-Chair), Laura Dorfman (Co-Chair), Paul Dawson, Jeanne McKnight, Reginald Foster, Dave Herer, Maureen Callahan, Keith LaFace

REMOTE: Jim Rosenbaum

STAFF: Lauren Spinney, Cecilia Simchak

GUESTS: Emily Achtenberg, Margaret Moran

J. Barnes called the meeting to order at 7:00 p.m. and completed a roll call for members of the Committee and staff, the results of which are noted above.

COMMITTEE CHAIR UPDATES

J. Barnes and L. Dorfman reported that since the last CPC meeting on February 20, 2024, they along with town staff, attended several productive meetings with leadership of the Select Board, Finance Committee, Town Counsel and Dave Davison with respect to issues relating to the Linden Street Redevelopment Project. Emily Achtenberg and Margaret Moran also participated in some of these meetings.

ARTICLE 22: NHA LINDEN STREET REDEVELOPMENT (CONSTRUCTION)

J. Barnes introduced guests, Emily Achtenberg and Margaret Moran, and invited the committee to share any questions or concerns.

J. McKnight asked for clarification regarding the affordability restrictions referenced in M. Moran's email to Emily Achtenberg.

M. Moran explained that various entities will put use restrictions on the Linden Street property. The most prominent of those will be the Federal Rental Assistance Demonstration Program (RAD) use agreement that will come from the Needham Housing Authority's (NHA) transition from the state public housing program to the federal program. HUD has a longstanding tradition of putting use restrictions on properties that govern affordability and will survive foreclosure. 100 of the 136 units will be part of the RAD program. One of the requirements of the use agreement is that the NHA accept a 20-year Section 8 payment contract.

M. Moran explained that the ultimate goal is to ensure the long-term affordability of the property which can be done through a layering of protections, including use restrictions from other funding sources or from the NHA itself. As the owner of the land, the NHA will have a ground lease and can include its own use restriction on the property consistent with its mission to serve households up to 80% of area median income (AMI). Additionally, the state will place an affordability

restriction on the property through an extended low-income housing tax credit regulatory agreement.

L. Dorfman stated that the committee will not be discussing affordability restrictions at this meeting or language for a grant agreement, as that will be addressed after Town Meeting.

E. Achtenberg shared that as the affordable housing and finance consultant for the CPC, her job as she sees it, is to try to provide guidance on maximizing the public benefit in exchange for the very large amount of funding the Town is being asked to provide. Essentially, to have the affordability be as great as possible for the longest term possible with the strongest protection against catastrophic events, however unlikely. Foreclosure and/or an elimination of the Section 8 program would be two such catastrophic events. The project as presented will have an income averaged 60% AMI affordability restriction imposed by the low-income tax credit program for a minimum of 45 years. What has been proposed/discussed is to continue this restriction in perpetuity in a way that guards against those catastrophic events. The low-income tax credit restriction ends with foreclosure. The RAD restriction: (1) only applies to 100 of the 136 units, and (2) is only restricted at 80% AMI. She is suggesting we impose an affordability deed restriction at 60% AMI (or income averaged AMI at 60%) to continue in perpetuity.

J. Barnes moved to recommend funding of the NHA request for \$5,500,000 for the Linden Street Redevelopment Project under the Community Housing Designation which will be transferred from the Community Housing Reserve Fund and Free Cash and Receipts. The motion was seconded by D. Herer. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J. Rosenbaum** (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

R. Foster suggested revisions to the wording of the warrant article.

ARTICLE 21: NEEDHAM HIGH SCHOOL TENNIS COURTS (CONSTRUCTION)

J. McKnight, R. Foster and J. Rosenbaum suggested revisions to the wording of the warrant article.

R. Foster stated that he believes this is one of the best, if not the best, Park and Recreation project that he has seen. J. Barnes agreed that this is a high impact project that benefits many facets of the community from students to senior citizens.

R. Foster acknowledged the community feedback received at the Public Hearing. He felt the comments from the high school coaches regarding the orientation of the courts were well founded. However, his opinion is that it is not the role of the CPC to substitute its judgment for the judgment of the project applicant. M. Callahan agreed that it is not for the CPC weigh in on the design.

L. Dorfman moved to recommend funding of the Park and Recreation Department's request for \$1,440,000 for construction of the Needham High School Tennis Court Project under the Recreation Designation which will be transferred from Free Cash and Receipts. The motion was seconded by J. McKnight. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J.**

Rosenbaum (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

ARTICLE 23: DEFAZIO COMPLEX FENCING IMPROVEMENTS

J. McKnight suggested revisions to the wording of the warrant article.

L. Dorfman moved to recommend funding of the Needham Department of Public Works and the Needham Park and Recreation Department's joint request for \$417,000 for the DeFazio Complex Fencing project under the Recreation Designation which will be transferred from Free Cash and Receipts. The motion was seconded by K. LaFace. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J. Rosenbaum** (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

ARTICLE 24: FY2025 CPA RESERVES

J. McKnight and R. Foster suggested revisions to the wording of the warrant article.

J. Barnes moved to recommend that pursuant to M.G.L. c. 44(b) the estimated FY2025 Community Preservation Fund revenues be appropriated or set aside for future appropriations as follows:

A.	Administrative and Operating Expenses of the Community Preservation Committee Reserves:	\$ 82,000
B.	Community Preservation Fund Annual Reserve	\$ 1,187,215
C.	Community Housing Reserve	\$ 872,545
D.	Historic Resources Reserve	\$ 0
E.	Open Space Reserve	\$ 436,273

The motion was seconded by L. Dorfman. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J. Rosenbaum** (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

TOWN MEETING

The following Committee members will present at Town Meeting on May 6, 2024: Article 21 (M. Callahan); Article 22 (J. Barnes and L. Dorfman); Article 23 (J. McKnight); Article 24 (L. Dorfman).

MEETING SCHEDULE:

The Committee Co-Chairs will attend the Finance Committee Meeting on March 27, 2024.
The next CPC meeting will be April 10, 2024 at 7:00 p.m.

MINUTES

J. McKnight moved to approve the meeting minutes of February 7, 2024 with two revisions. The motion was seconded by L. Dorfman. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J. Rosenbaum** (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

J. McKnight moved to approve the meeting minutes of February 21, 2024 with two revisions. The motion was seconded by L. Dorfman. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J. Rosenbaum** (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

MATTERS NOT REASONABLY ANTICIPATED BY THE CHAIR 48 HOURS IN ADVANCE:

The League of Women Voters announced a Warrant Meeting to take place on April 29, 2024 and asked the Committee to identify which members would attend. Precinct assignments will be as follows: Precincts A/B/C (J. Barnes/L. Dorfman); Precincts D/E (K. LaFace); Precincts F/G (J. McKnight); Precincts H/I/J (P. Dawson); Zoom Option (M. Callahan); floater on Linden Chambers (R. Foster).

ADJOURNMENT

J. Barnes moved to adjourn the meeting at 8:23 p.m. The motion was seconded by J. McKnight. The vote was as follows: **M. Callahan** (aye); **R. Foster** (aye); **J. Rosenbaum** (aye); **D. Herer** (aye); **J. McKnight** (aye); **P. Dawson** (aye); **K. LaFace** (aye); **L. Dorfman** (aye); **J. Barnes** (aye); Motion carries 9-0.

For more information, the meeting materials are available at:

<https://needhamma.gov/Archive.aspx?AMID=&Type=&ADID=12504>

Respectfully submitted,
Lauren Spinney, Administrative Coordinator