

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

**Minutes of Meeting
April 10, 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, Jim Rosenbaum, Dave Herer

REMOTE: Maureen Callahan

ABSENT: Keith LaFace

STAFF: Lauren Spinney, Cecilia Simchak

J. Barnes called the meeting to order at 7:01 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 provided a brief report regarding the March 27, 2024 Finance Committee meeting. L. Dorfman, R. Foster, C. Simchak, L. Spinney, and consultant Emily Achtenberg also attended. The Finance Committee voted to approve the Needham High School Tennis Court Article, the DeFazio Complex Fencing Article, and the CPA Reserve Article. The bulk of the meeting was committed to a discussion of the Linden Street Redevelopment project. The Finance Committee did not vote on Linden Street as they had additional questions for the Needham Housing Authority (NHA).

ARTICLE 22: NHA LINDEN STREET REDEVELOPMENT (CONSTRUCTION)

R. Foster provided an update on the Seabeds Cook portion of the financing strategy for the Linden Street project. Due to an advantageous regulatory change by HUD allowing a streamlined voluntary conversion under Section 22, the NHA can now retain all 76 Faircloth units in the Seabeds Cook repositioning and transfer them over to Linden Street. This can be accomplished by the end of the year, triggering additional cash flow sooner, and obviating the need for the NHA to submit a competing OneStop application for low-income tax credit financing this Fall.

The Needham Housing Coalition is sponsoring three meetings with Town Meeting Members to provide information on the project.

The NHA's developer negotiations with the Cambridge Housing Authority (CHA) have been suspended. The NHA and CHA were going to proceed under a c. 30(b) exception that allowed housing authorities to work together pursuant to an intergovernmental agreement. However, upon the advice of counsel, the NHA will instead undertake a c. 30(b) compliant procurement process for developer selection. The NHA intends to hire a 30(b) consultant and expects the process will be complete in time to submit the OneStop application in the Fall without any associated delay.

Under the proposed financing plan when CHA was the presumptive developer, CHA was going to provide a number of Faircloth units to the project. L. Dorfman asked how the potential loss of those Faircloth units will impact financing of the project. R. Foster explained that the final financing plan is unclear at this point and will depend on the developer proposals received via the 30(b)(b) process.

For more information, the NHA website for this project is updated regularly: www.lindenchambers-needham.com.

The preliminary CPC grant agreement language includes an affordability restriction which seeks to keep the whole project on average at no more than 60% of area median income (AMI). The zoning allows up to 80% AMI which is necessary for income averaging to work. The intent is to continue to rent most of the units to tenants at deeply affordable levels. Additionally, if the overall financing of the project is not final by September 30, 2027, the NHA will provide the CPC with a grant funding status update and there will be a meeting to discuss next steps. C. Simchak will work with Town Counsel to finalize the language of the grant agreement.

ARTICLE 21: NEEDHAM HIGH SCHOOL TENNIS COURTS (CONSTRUCTION)

Abutters and community members expressed concerns about this project at a recent Planning Board meeting. One of the concerns is that pickleball will be played at these courts. J. McKnight shared that the high school property is subject to a modified special permit, and a condition of that permit will prohibit pickleball at the courts. The Park and Recreation Department and the school are in agreement. Residents also had questions regarding the design of the project, the orientation of the courts, the loss of the open field, and options for mitigating stray balls from entering their properties. Additionally, the Planning Board would like further explanation as to why eight courts are needed. This matter will return to the Planning Board for further discussion.

The CPC may consider changing the language of the warrant article to say “up to eight courts” to allow for changes to the design between now and Town Meeting.

ARTICLE 23: DEFAZIO COMPLEX FENCING IMPROVEMENTS

No updates.

LEAGUE OF WOMEN VOTERS WARRANT NIGHT

CPC members have their precinct assignments and will attend.

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).

COMMITTEE MEMBER TERMS

J. McKnight, J. Barnes and L. Dorfman will end their terms with the CPC this June. The Historical Commission has appointed Marshall Davis to the Committee. We await new appointments from the Planning Board and Select Board.

MEETING SCHEDULE:

The next meeting is tentatively scheduled for June 12, 2024 at 7:00 p.m. The date of this meeting may change.

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

The Committee discussed ways to spread the word about the Community Preservation Act in Needham and the availability of funding.

ADJOURNMENT

J. Barnes moved to adjourn the meeting at 8:28 p.m. The motion was seconded by D. Herer. The vote was as follows: **J. Rosenbaum** (aye); **J. McKnight** (aye); **R. Foster** (aye); **P. Dawson** (aye); **D. Herer** (aye); **L. Dorfman** (aye); **M. Callahan** (aye); **J. Barnes** (aye); Motion carries 8-0.

For more information, the meeting materials are available at:

<https://needhamma.gov/Archive.aspx?AMID=&Type=&ADID=12820>

Respectfully submitted,
Lauren Spinney
Administrative Coordinator