

Preservation & Redevelopment Initiative

The Road Ahead

MRI is now PRI

NHA Formation, Mission & Powers

- The Needham Housing Authority (NHA) was **formed on May 7, 1948**, by vote of Needham Special Town Meeting.
- NHA is organized under the provisions of Massachusetts General Laws, Chapter 121B, as amended.
- Chapter 121B enables the NHA, as a Local Housing Authority (LHA), to provide deeply affordable housing for low-income families, elderly persons, and disabled persons, **and to engage in preservation, modernization, redevelopment, and new construction projects.**
- NHA Mission:
“**To provide decent, safe, and affordable housing for low to moderate income families and individuals** and to offer programs and resources to improve the quality of life for residents, program participants and the broader Needham community while respecting the rights and privacy of all.”

November 3, 1948...



NHA on a Tear...

Housing Production -- 1951-1981

Family Housing Units

- 60 - High Rock Estates - 1951
 - 30 - Capt. Robert Cook - 1981
- 90 Units

Senior/Disabled Housing Units

- 32 - Linden St. I - 1959
 - 40 - Linden St. II - 1962
 - 80 - Chambers St. - 1971
 - 46 - Seabeds Way - 1981
 - 8 - Matthews House - 1988
- 206 Units

296 Units Total

1980's – 2010's...

Political Support & Funding Diminishes

- NHA managed the High Rock Homes redevelopment
 - ➔ 20 bungalows became 20 duplexes (40 units total)
 - ...but HRH II and HRH III did not happen!
- “Starvation” Funding
 - Operating expenses
 - Capital improvements
 - ~~New development~~
- NHA infrastructure continues to age **not-so-gracefully**
- Two new efforts fail to launch 2010 & 2014
- **Fall 2017 – RFP Issued for NHA Master Planning Effort**

2019 NHA Facilities Master Plan

-- Findings & Recommendations --

- High Rock Estates
 - Worn out
 - Redevelop with additional new units
- Linden Street & Chambers Street
 - Worn out
 - Redevelop with addition new units
- Seabeds Way & Capt. Robert Cook
 - Major renovations needed to preserve another 40+ years
- Possibility: new 61 unit building on Seabeds/Cook site
- **Provided Funding Roadmap**
- **Provided Implementation Strategy**

Mid-2021 – Launched

Preservation & Redevelopment Initiative

(formerly “MRI”)

- A. Hire Consultant and Development Partner: Cambridge Housing Authority
 - Project Manager Nathalie Jansen
 - Backed up by 25 person in-house planning & development team
- B. Timeframe: 5-10 years
- C. Goals (in order of funding availability):
 1. Preserve Seabeds & Cook developments
 2. Phase I of Linden/Chambers redevelopment
 3. High Rock Homes redevelopment (possibly in phases)
 4. Phase 2 of Linden/Chamber redevelopment
 5. New 61 unit building

Estimated Cost of Projects (2022 \$\$\$s)

1. \$30m. -- Preserve Seabeds & Cook developments
2. \$30m. -- Phase I of Linden/Chambers (28 units → ~60+ units)
3. \$34m. -- High Rock Homes I redevelopment (30 units → 60+ units)
4. ~\$34m.+ -- High Rock Homes II redevelopment (30 units → 60+ units)
5. ~\$100m.+ -- Phase II (& III?) of Linden/Chambers
6. \$??m. -- New ~61 unit building on Seabeds/Cook site

Biggest Challenges Ahead

1. Sustaining NHA & Town Commitment/Motivation
2. Skills, Talent & Experience
3. Funding, Funding, Funding!

Preservation & Redevelopment Initiative

FUNDING???

It Certainly is a Big Fluffy Bun!

<https://www.youtube.com/watch?v=Ug75diEyiA0>

Funding PRI – “Where’s the Beef?”

Path Clearly in View!

- ✓ Preservation of Seabeds Way & Capt. Cook Developments (76 units)
- ✓ Phase I -- High Rock Estates Redevelopment (60+ units)

Cautiously Optimistic

- ✓ Phase I – Linden/Chambers Redevelopment (60+ units)

Additional Heavy Lifting Needed

- ✓? Phase II – High Rock Redevelopment (60+ units)
- ? Phase II (& III) – Linden/Chambers Redevelopment (175+ units)
- ? New Building on Seabeds/Cook site (61+ units)

Support Needed from the Town of Needham & Housing Plan Working Group

1. Production goal for deeply affordable units
2. Zoning Relief at Linden-Chambers & Possibly High Rock
3. Home Rule petition for Procurement Relief
4. Reduced or Waived Permit Fees
5. Define Role/Deployment of Needham Housing Trust
6. Strong Support from Leading Needham Boards and Committees
7. Additional Needham CPA Funding Support (“skin in the game!”)
8. Regional Initiative to Increase Production of Deeply Affordable Housing

Thank You!

Q & A

Discussion