



CPC USE ONLY:	
Application #	_____
Qualifies:	_____
Does not qualify:	_____

**Project Name:** NHA #1 - Property Existing Conditions Reports; Property Survey

**9. Project Summary: In 100 words or less provide a brief summary of the project:**

Funding is sought for the completion of three **Property Conditions Reports** for the NHA's federally subsidized deeply low-income housing developments. The reports are a prerequisite for applying to the U.S. Department of Housing and Urban Development for the approval of the repositioning of NHA's federal housing developments, which would substantially increase the properties' operating incomes and allow for a future:

- Renovation and modernization of the 4 buildings at Seabeds Way and 6 buildings at Capt. Robert Cook Dr.; and
- Redevelopment of the 60 High Rock Estates bungalows into 60 duplexes.

Scopes of Work have been prepared and put out for bid. They specify that the reports should assess: building envelopes, HVAC systems, interior finishes and fixtures, accessibility compliance, electrical, lighting, & plumbing systems, fire protection, site deficiencies (including underground utilities), code upgrade requirements, etc., etc. The estimated cost of renovation will be calculated for each property and provided in the final reports.

Funding is also sought to complete a **Site Survey** of the 10.2 acre Seabeds Way/Capt. Robert Cook site. (A 2013 CPA-funded land survey already exists for High Rock Estates site.)

**10. Community Need: In 100 words or less provide a brief statement of the need for and the benefits to the community.**

The Planning Board and other Town leaders have identified the shortage of affordable housing in Needham as a critical problem. NHA is the largest provider of deeply affordable housing in Needham. However, NHA's buildings and infrastructure are outdated and suffer from years of low funding and deferred capital improvements.

In 2019, the NHA completed a CPA-funded Facilities Master Plan laying out a vision for the complete overhaul of our 296 oldest units, and the construction of approximately 121 new units of deeply affordable housing. In mid-2021, NHA engaged the Cambridge Housing Authority to serve the roles of development consultant and partner, and launched the 5-10 year Modernization & Redevelopment Initiative (MRI). When the MRI is completed, it is anticipated that:

- The lifespan of existed units will be extended by 40+ years;
- The NHA's inventory of deeply affordable units will increase by a third or more;
- Needham CPA funding will have helped leverage approximately \$120+ million outside funding investment to complete the MRI;
- All existing units will continue to be deeply affordable in perpetuity (income <50% AMI).

**Note:** This application enables the Community Preservation Committee to review the request to assess eligibility. You shall be notified by January 1 of your eligibility. If eligible you will be requested to supply additional information by February 1.