

CPC USE ONLY:	
Application #	<u>FY23-03</u>
Qualifies:	_____
Does not qualify:	_____

INITIAL ELIGIBILITY PROJECT APPLICATION FORM

DUE BY DECEMBER 3, 2021

**TOWN OF NEEDHAM
COMMUNITY PRESERVATION COMMITTEE**

www.needhamma.gov/CPC

Email Applications to:

Cecilia Simchak and Kristen Wright:

csimchak@needhamma.gov & kwright@needhamma.gov

1. **Applicant:** Needham Housing Authority (NHA) **Submission Date:** 11/30/2021

2. **Applicant's Address, Phone Number and Email:**

28 Capt. Robert Cook Drive, Needham MA 02494
Chair@NeedhamHousing.org; (339) 222-6187
amedeiros@NeedhamHousing.org; (781) 444-3011

Contact Name:
Reg Foster, Chair; Angie Medeiros, Exec. Dir.
3. **Purpose:** (Please select all that apply)
 - Open Space
 - Community Housing
 - Historic Preservation
 - Recreation

4. **Project Name:** NHA #3 – Purchase of East Militia Heights Drive Property

5. **Project Location/Address/Ownership (Control):**
Formerly part of the overall Nike property, currently owned by the U.S. Army:
 - Surplus property for sale
 - 3.5 acres
 - Twelve 3-bedroom single-family homes
 - Located off of East Militia Heights Drive, across from the Charles River Center.

6. **Amount Requested:** \$ 1.5 million (to be confirmed with an appraisal)

7. **Estimated Total Project Cost (If Different):** \$ 1.5 million (to be confirmed)

8. **Critical Dates:** (If Applicable)

N/A

- continued -

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

Project Name: NHA #3 – Purchase of East Militia Heights Drive Property

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

Funding is sought for the purchase of twelve 3-bedroom bungalows situated on 3.5 acres of land owned by the U.S. Army. The U.S. Army expects to issue a RFP for the disposition of the land in 2022. If successful, NHA will utilize federal or local subsidies so units could provide deeply affordable housing (<50% AMI) for families. One or more of the units may be used as a group home for the Charles River Center.

Background

In 1957 the Army acquired land in Needham in connection with the installation of a Nike anti-aircraft missile battery. They built 12 single-family residences on 3.5 acres to house military personnel operating the Nike site and their families.

After the Nike system was decommissioned in 1963, Needham acquired most of the missile base portion of the land. However the Army continued to use the 3.5 acres and twelve units to house military families until November 2018.

In 2019 a preliminary notice of surplus property was issued. On July 7, 2020, the Army approved a Final Finding of Suitability to Transfer (FOST). Based on disclosure documents, the 12 units seem to be in good shape, and bungalows are similar in design to the 60 High Rock Homes single-family units already operated by the NHA.

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 deeply affordable housing in Needham as a critical problem. The NUARI Report to Spring 2021 Town meeting recommended developing more affordable rental housing in Needham, and Town Meeting unanimously adopted the NUARI Vision Statement.

NHA is the largest provider and operator of deeply affordable housing in Needham. The purchase of the East Militia Heights property would prevent market-rate developers from converting the property to luxury housing. NHA would add the 12 units to its inventory of deeply affordable housing.

The 12 units may also serve as critically needed relocation space, helping to minimize existing NHA resident inconvenience/disruption as the Capt. Robert Cook Drive, Seabeds Way, and High Rock Estates developments are modernized and redeveloped.

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.