

Special Town Meeting

Needham, MA

October 21, 2024

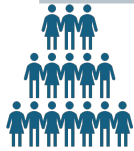
Finance Committee

Neighborhood Housing Plan

Key Concerns



Give Time For New Base Compliance Plan To Play Out; Walk Before You Run



Significant Increases In Town Resident And School Population That We Are Not Equipped To Handle At Present (Operating And Capital Costs)



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Models Used By Proponents Do Not Show How Well They Worked In The Past On Similar Zoning Change Analyses. What If The Assumptions Used In the Models Are Wrong?



McKibben, The Demographer Who The Town Has Used For Many Years, Has Not Completed His Work On The Effects Of The Neighborhood Housing Plan On School Enrollment. That Needs To Take Place Before Any Action Should Be Taken Place On The Neighborhood Housing Plan.

Neighborhood Housing Plan

	Likely Build	Full Build
Number of Units	1,288	3,296
Additional Number of Residents	1,996 - 3,864	5,109 - 9,888
Additional Number of NPS Students	164 - 234	415 – 593

Town Of Needham Population

2014 30,250

2024 32,117

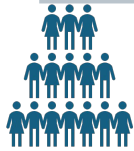
+6% in 10 years

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