



21 Highland Circle, Suite 10 • Needham, MA 02494

Goals for Redevelopment of Linden and Chambers

- Preserve the 152 units of deeply affordable senior/disabled units that currently exist on site.
- Increase the number of affordable units on site by approximately 95, for a total of 247 affordable units.
- Better quality of life for residents by providing appropriately sized units, elevators, centralized air-conditioning & heating and better indoor environmental quality.
- Improve the site's energy efficiency and resiliency to climate change.
- Build attractive buildings with improved and increased outdoor spaces for residents.
- Provide enhanced common spaces and services for NHA residents.

Key Zoning-related Elements of the proposed Schematic Design that would require 2024 Town Meeting Zoning relief include:

- Replacement of 152 obsolete studio apartments with 152 replacement units and 95 additional new units (247 total).
- Density increasing from 13.8 units/acre to 22.4 units/acre.
- All units continuing to be affordable and accessible for seniors and disabled individuals.
- Front setback from Linden Street: 80 feet (or more).
- Rear setback from Maple Street property line: 35 feet.
- Maximum height: 4.5 stories or 53 feet.

Dec/Jan/Feb 2024



The BH+A team held another meeting in October to present the updated design to residents about the Linden/Chambers redevelopment. Phase 1A is estimated to begin in 2025.

Building 1A and 1B will be connected by a lobby and amenity space. In total, there will be 136 units spread over 4 stories. The new buildings will also have 2 elevators, 3 egress stairs and 130 parking spaces. We are currently working on the relocation plan for the residents. Construction will not begin until we have the relocation plan in place. The residents who are being asked to move will get first choice of the new units.



Happy Anniversary

Needham Housing Authority celebrated its 75th Anniversary this year with a special celebration in October. Thank you to all NHA residents and community partners who celebrated this important milestone with us.



Activities



Arts & Crafts with Laurie

- Linden/Chambers Community Room, every Wednesday between 1-2pm

Board Games with Laurie

- Linden/Chambers Community Room, every Thursday between 1-2pm

Coffee Hour with the CATH

- Linden/Chambers Community Room on the second Tuesday of the month at 10am

- Seabeds Way Community Room on the second Thursday of the month at 11am

Tech & Tablets with Stacy Fallon from the Needham Community Council

- Linden/Chambers Community Room on the first Wednesday of the month between 11-12pm
- Seabeds Way Community Room on the second Wednesday of the month between 11-12pm



What's New?

Tea Parties at Seabeds and Linden/Chambers with Laurie. More details to follow.



Health & Fitness



Blood Pressure Clinics:

- Linden/Chambers Community Room, every first Thursday of the month at 11:30am

- Seabeds Community Room, every third Thursday of the month at 11am

Chair Yoga with Nicole:

- Linden/Chambers Community Room, every Friday between 12-1pm

- Seabeds Way Community Room, every Friday between 1:30-2:30pm

Walking Club with Laurie:

- Linden/Chambers Community Room, every Tuesday between 11-12pm

Save the Date



Christmas Party at Seabeds has been scheduled for Wednesday, December 20th.

Christmas Party at Linden/Chambers has been scheduled for Thursday, December 21st.

We are also organizing another Giving Tree this year. More details to follow.

HAPPY
Holidays!

Mug Mix-Ins

A mug of hot cocoa is a cold-weather favorite. While marshmallows and whipped cream are go-to additions, tickle your taste buds with other flavorful add-ins. Stir in some maple syrup, a sprinkle of cinnamon, a spoonful of peanut butter or caramel sauce, a crushed peppermint stick, or a scoop of ice cream.



welcome TO THE TEAM

Margarita Morales, Acting
Assistant Executive Director
Elizabeth Fay, Resident
Opportunity Self-Sufficiency
Service Coordinator (ROSS-SC)
Susan Young, Cook's
After-School Program Director
Ryan Chastanet, Maintenance
Department



Staff Directory

Main Office (781) 444-3011
Fax (781) 444-1089
Cheryl Gosmon Ext. 212
Margarita Morales Ext. 211
Salim Pillai Ext. 215
Blair Fetzer Ext. 213
Curtis Rush Ext. 216
Laurie Blake Ext. 219
Elena Choy Ext. 218
Elizabeth Fay Ext. 214
Marie Celestin Ext. 210

Office Hours

Monday 7:30am - 4:00pm
Tuesday 7:30am - 4:00pm
Wednesday 7:30am - 4:00pm
Thursday 7:30am - 4:00pm
Friday 7:30am - 1:00pm
Saturday CLOSED
Sunday CLOSED

Resources at a Glance

Center at the Heights:

- The Center at the Heights promotes health and wellness by providing a place to socialize and offering a variety of ongoing recreational, health, educational and informational programs and activities. Contact 781-455-7555 for a list of resources available to residents.

Food Pantry:

- Contact 781-444-2415 for more information.

New Life Furniture Bank:

- Contact Blair at 781-444-3011 if you need a referral for free, gently used furniture.

Equipment:

- They are a durable medical equipment (DME) re-use program offering free refurbished wheelchairs, scooters and shower chairs. <https://dmerequipment.org/>

Springwell:

- Springwell is a private, non-profit organization that provides a wide range of elder services. Please contact their office at 617-926-4100 for more information.

YMCA:

- Contact Jill Barber at 781-675-3169 to receive a scholarship form.

Manager's Corner

Needham Housing Authority is currently looking for individuals to assist residents with removing snow off of residents' cars. If you would like to help out your neighbors this winter season for a minimal charge to be determined by the resident in need, please contact the office.

If you are a resident who needs help removing snow from your car, please also contact the office.

December 2023						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- 7 Hanukkah
National Pearl Harbor Remembrance Day
NHA Budget Meeting. SBW Community 7:30 PM
- 14 NHA Monthly Board Meeting.
Location - SBW Community Room 7:30 PM
- 20 Christmas Party SBW Community Room
- 21 Linden Chambers Christmas Party
- 25 Christmas Day (Office Is Closed)

January 2024						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

- 1 New Year's Day
- 11 NHA Monthly Board Meeting, 7:30 PM
Location TBD
- 15 Martin Luther King Jr. Day
- 21 Steel Band Event 3 pm - 4 pm.
Location TBD.

February 2024						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

- 8 NHA Monthly Board Meeting, 7:30 PM
- Location TBD
- 19 Presidents Day (Office Closed)

NEEDHAM HOUSING AUTHORITY
21 HIGHLAND CIRCLE
NEEDHAM, MA 02494

