

## **SOLDIERS' HOME IN CHELSEA BIDDERS' CONFERENCE-JANUARY 7, 2021**

### **WEBINAR Q&A SESSION**

Abby Goldenfarb

Q1: Could you please let us know what parking requirements are?

A1: This question was answered live by John DePriest, Director, Chelsea Permitting and Land Use Planning, who responded that parking requirements for apartment buildings are generally 1.5 spaces per unit; however, the overall number of parking spaces for a redevelopment project in a Planned Development would be part of a special permit process and, if relief is granted, the project may not participate in the on-street parking sticker program.

Added: For additional information, you are invited to contact:

**John DePriest | Director/Conservation Agent**

Department of Permitting and Land Use Planning  
City Hall, Rm 106  
500 Broadway  
Chelsea, MA 02150  
617-466-4182  
617-466-4195 (fax)  
[jdepriest@chelseama.gov](mailto:jdepriest@chelseama.gov)

Ileen Gladstone

Q2: Will the list of today's attendees be made available?

A2: This question was answered live by Loryn Sheffner who said she believed the list would be made available.

Added: The list has been posted on the RFP web site.

Josh Cohen

Q3: Page 60 of the RFP refers to VASH vouchers and the Boston Housing Authority (BHA)?

A3: This question was answered live by Loryn Sheffner who responded that she would check the RFP. Secretary Poppe added that in the past, VASH vouchers may have been issued by the BHA or the New Bedford VA and she would clarify this.

Added: The BHA is one of the sources for VASH vouchers that the SHC domiciliary project would be eligible to pursue.

Kyle Ofori

Q4: It's on page 60.

A4: This comment was made live.

Howard Cohen

Q5: Have there been any discussions with the BHA? Is DHCD prepared to make project-based vouchers?

A5: This question was answered live by Loryn Sheffner who responded that there have not been discussions with the BHA. Kate Racer, Associate Director, Massachusetts Department of Housing and Community Development, responded that DHCD is prepared to make project-based vouchers; however, she could not give a firm answer, as the budget is not within her purview. Ms. Racer stated she would confer with the Undersecretary about the project.

Abby Goldenfarb

Q6: It would be helpful to understand what the current parking utilization is on site for the existing residents, if possible.

A6: This question was answered live by Loryn Sheffner who responded that she would confer with the Soldiers' Home staff and respond in writing on the website.

Added: Domiciliary residents currently park along the street and many also utilize the parking lots between the Williams building and the Laundry Building as well as the lot between the Keville Building and St. Michael's Chapel. Parking usage and ratios have not been formally assessed.

Andy Waxman

Q7: A question on historic preservation-on other historic campuses, if any buildings are demolished, then the remaining buildings are no longer eligible for historic tax credits. Do you know if that will be the case here if only some buildings are demolished?

A7: This question was answered live by Elizabeth Sherva, Director of Architectural Review, Massachusetts Historical Commission, who responded by saying each case is handled differently and the cumulative effect of the project would be evaluated. Some buildings may be selectively demolished and historic tax credits may still be available.

Abby Goldenfarb

Q8: Thanks

A8: This comment was made live.

Josh Cohen

Q9: Could we eventually get some information about the income levels of the existing 150 residents?

A9: This question was answered live by Loryn Sheffner who said she would respond in writing on the website.

Added: The Soldiers' Home in Chelsea does not require income verification from its residents. Based on informal information-gathering and assessment as of 2019, it was estimated that roughly 75% of residents would qualify as low-income at a 60% of AMI standard and up to 50% of residents would qualify as extremely low income.

Aaron Horne

Q10: Are other housing types (i.e. non veterans-low income, workforce housing) excluded from consideration in a proposal?

A10: This question was answered live by Loryn Sheffner who responded that all housing on site must be veterans' preference. Workforce housing has different income levels. Proposers may propose additional program elements and affordability levels beyond baseline, but all housing must be provided with a veterans' preference.

Howard Cohen

Q11: Is DHCD prepared to make project- based vouchers?

A11: See A5 above.

Steve Laferriere

Q12: Secretary Poppe provided a nice summary of the services currently offered on site. Does the VA have any intention or ability to continue providing funding for any of these services?

A12: This question was answered live by Loryn Sheffner who said she would respond in writing on the website.

Added: The VA currently offers financial support for services through a few different mechanisms. We expect the project to be eligible for VASH (Veterans Affairs Supportive Housing) rental vouchers which provide services support as well as rent support. Certain other VA funding sources are limited to State-operated Soldiers' Homes and we do not expect those would be available. The above description is not exhaustive as to VA resources that may be available.

Josh Cohen

Q13: Are there any plans and elevations for the CLC that we could see, to think about campus architecture?

A13: Loryn Sheffner responded that she would post available plans on the website.

Added: Floorplans and renderings of the CLC are available here:

<https://chelseasoldiershome.weebly.com/>