

NAHANT

HOUSING PRODUCTION PLAN

Housing Subcommittee Meeting #1
November 9, 2022



Meeting Agenda



1. Welcome and Introductions

- Project Team: MAPC, Town Staff
- Housing Subcommittee Members

2. About MAPC

3. HPP Overview and Schedule

- HPP 101
- HPP Elements
- HPP Process
- 3A Zoning
- Estimated Project Schedule

4. Advisory Committee Role and Expectations

5. Next Steps

6. Questions/Discussion

The MAPC Project Team



John Cruz, AICP

Senior Housing and Land Use Planner



Alex Koppelman, AICP

Senior Housing and Land Use Planner



Christian Brandt, AICP

Community Engagement Manager

Committee Members

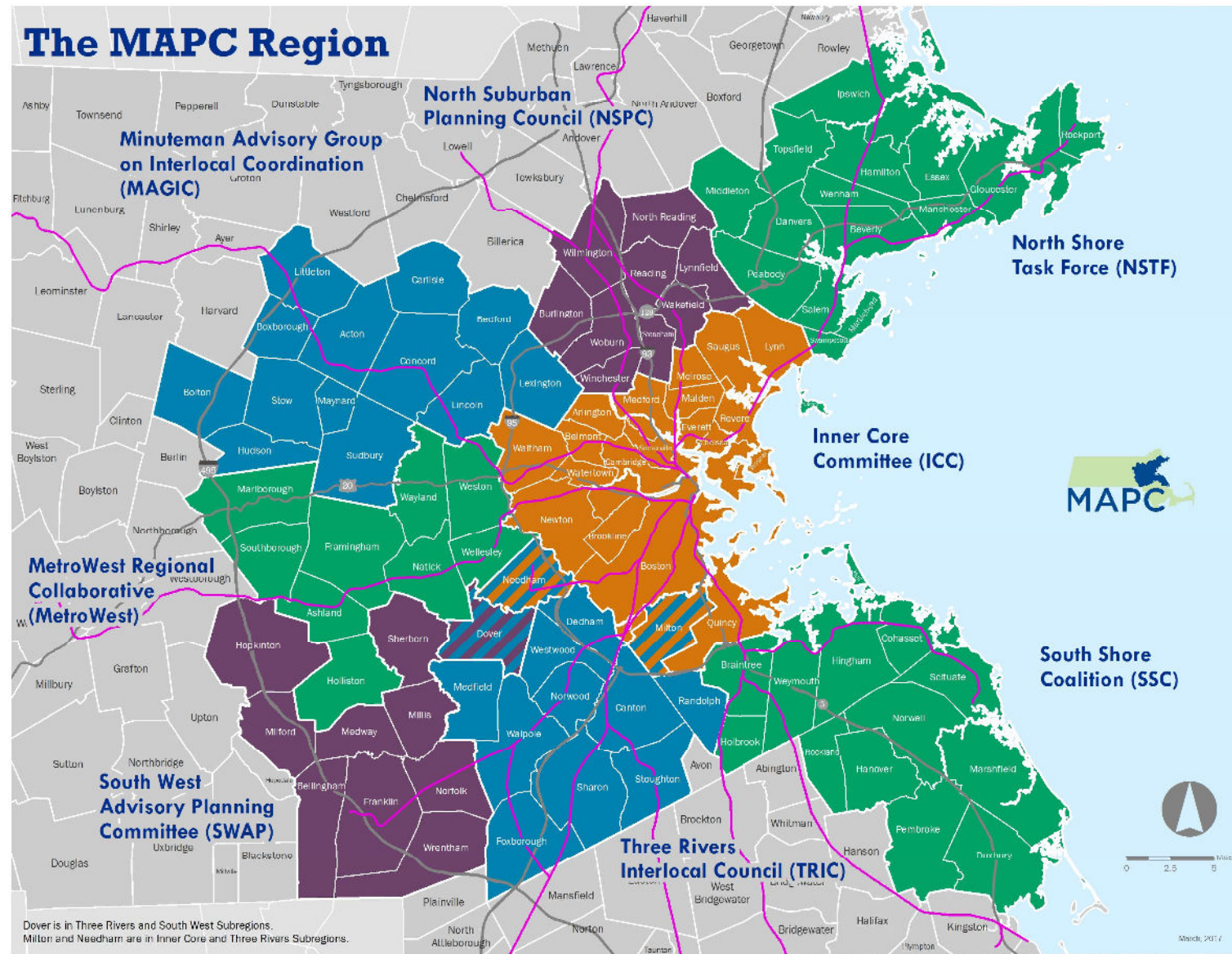


- Dave Wilson
- Heather Goodwin
- Jim Walsh
- Lynne Spencer
- Mark Cullinan
- Michael Rauworth
- Michelle Capano
- Patty Karras
- Patrick O'Reilly

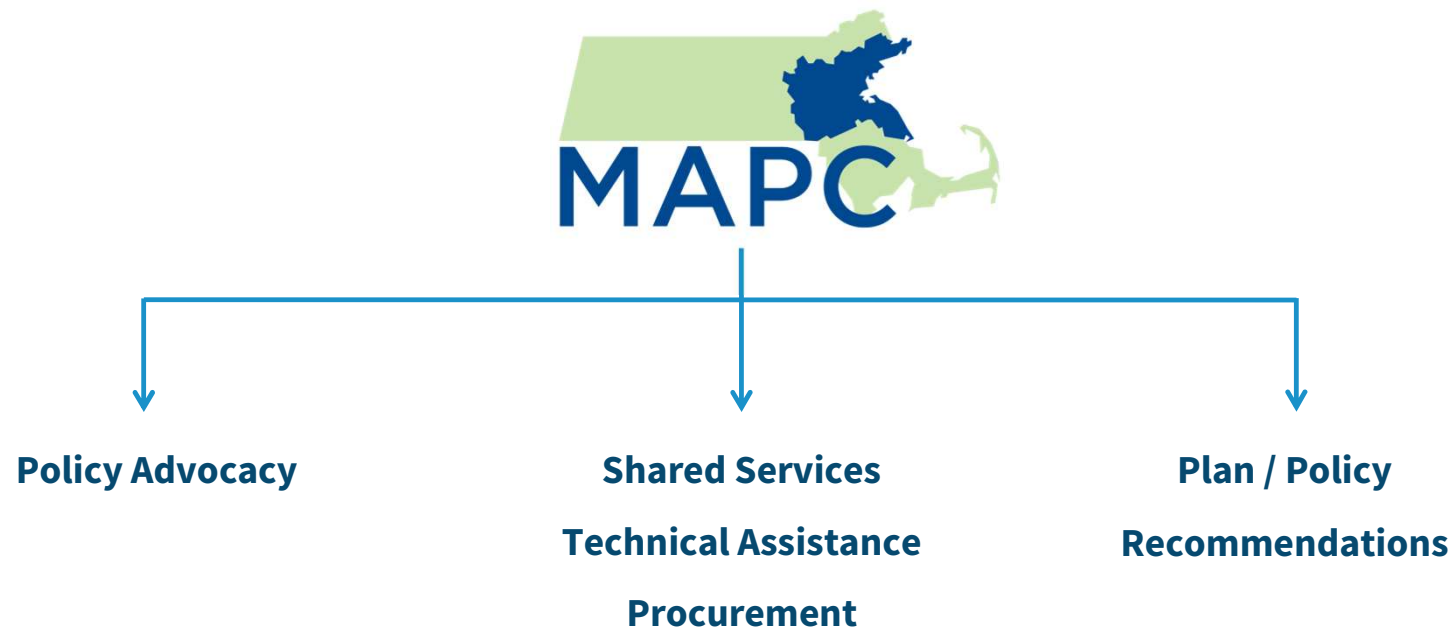
Introduction Questions:

Name, Affiliation, What was your favorite thing about the neighborhood where you grew up?

- This map shows the entire MAPC region.
- Nahant is part of the “North Shore Taskforce” subregion.



What Does MAPC Do



MAPC TOPIC AREAS



HPP 101



meet local housing need

Address a range of unmet housing needs in your community.



proactively influence development

Guide the type, amount, and location of housing.



comply with chapters 40B and 3A

Work to meet the State goal of 10% subsidized housing and the MBTA Communities Guidelines.

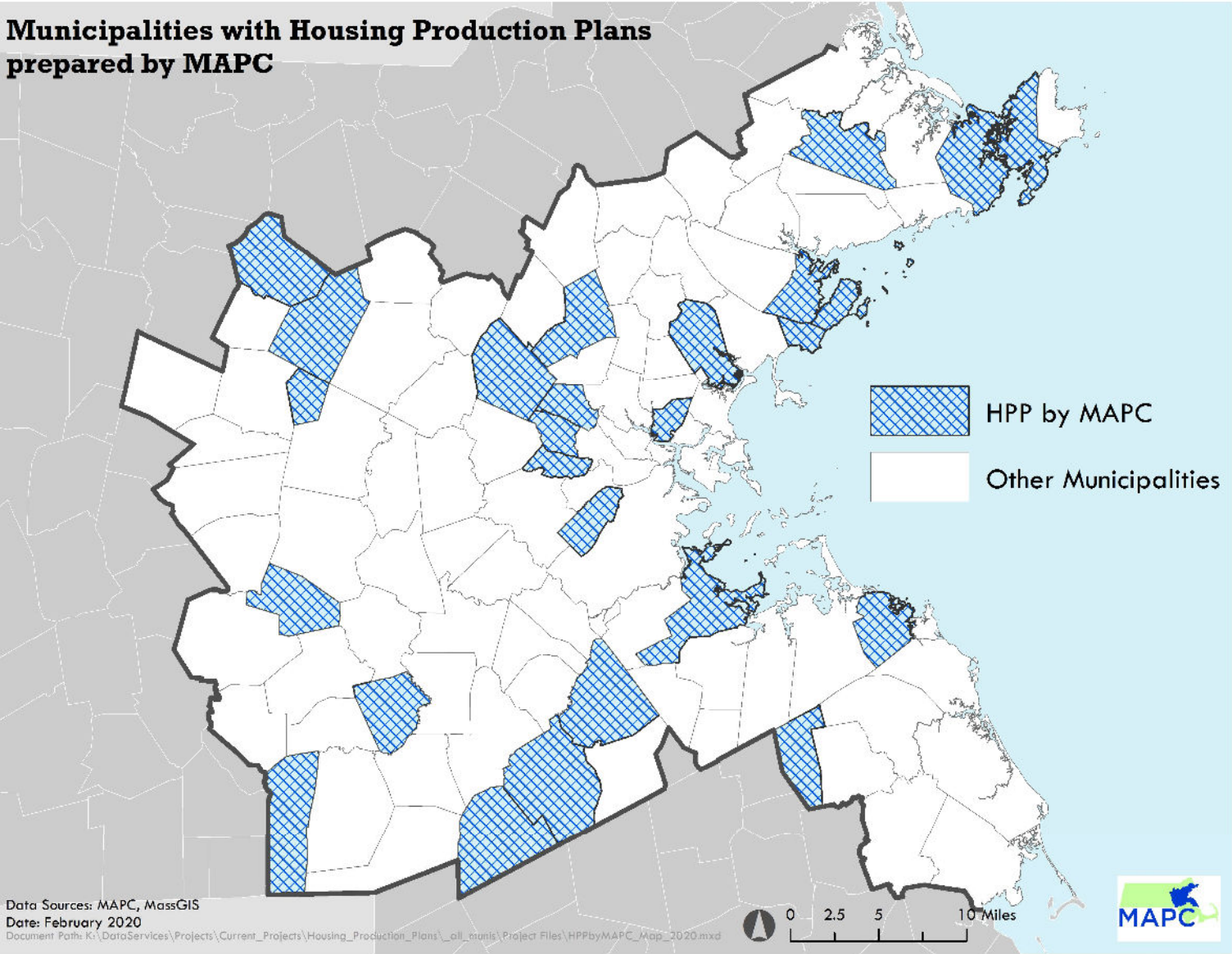


eligibility for housing choice and other grants

**Municipalities with Housing Production Plans
prepared by MAPC**



MAPC has completed HPPs for more than a quarter of the region's municipalities.



Data Sources: MAPC, MassGIS
Date: February 2020
Document Path: K:\DataServices\Projects\Current_Projects\Housing_Production_Plans\all_munis\Project Files\HPPbyMAPC_Map_2020.mxd



Housing Production Plan Elements

1

COMPREHENSIVE HOUSING NEEDS ASSESSMENT

- Most recent available census data of municipality's demographics + housing stock
- Future population and housing needs, specifically housing needs of low- and moderate-income households
- Development constraints

2

AFFORDABLE HOUSING GOALS

- Types of housing consistent with community and regional needs
- Numerical goal for annual housing production based on U.S. Census

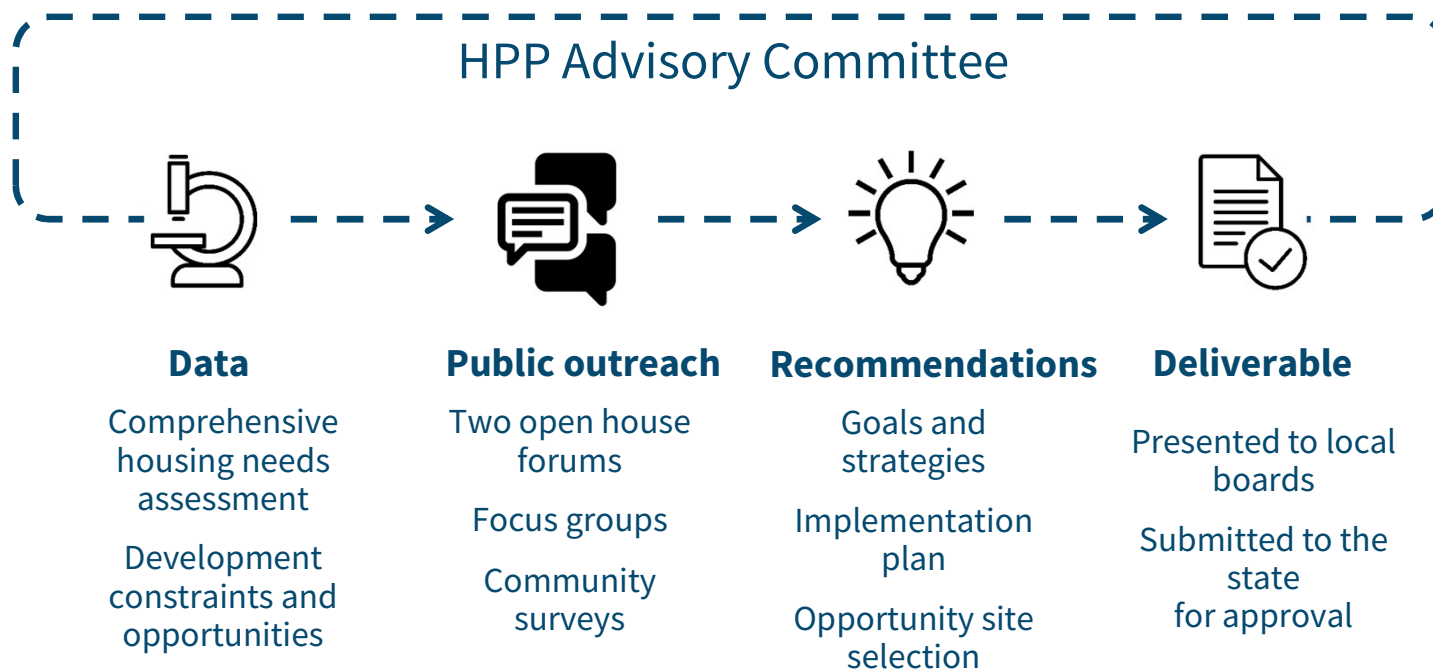
3

IMPLEMENTATION STRATEGIES

- Identifying sites for housing ("opportunity sites", required by DHCD)
- Zoning for housing
- Allocating resources and programs to housing
- Raising awareness of housing needs and opportunities

Housing Production Plan Process

Nahant and MAPC

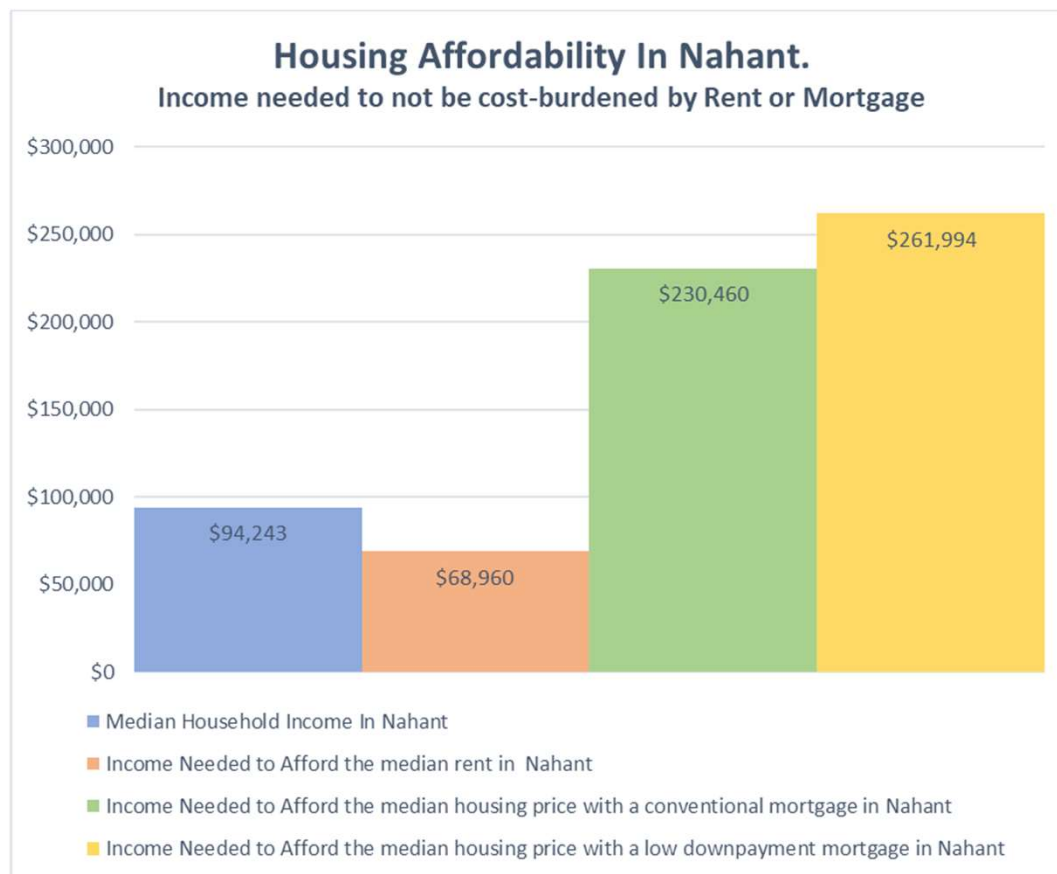


Will overlap with community visioning effort for the 3A MBTA Communities Zoning

(Fall and Winter 2022 / 2023)

Nahant HPP – Key Context

- **Steady and aging population:** Nahant's population decreased 2% from 2010 to 2020 (from 3,410 to 3,334). 13% of Nahant residents are under 18. 28% are over 65.
- **And rising prices:** Over the same time, median home sale prices increased 46% for single family homes, up to \$709,000.
- **Unmet housing need continues:**
 - 40% of Nahant households are low-income, earning 80% or less of Area Median Income (AMI).
 - Nahant has less than 4% of the town housing stock in the Subsidized Housing Inventory (SHI), far below the 10% goal established by the Commonwealth under MGL Chapter 40B.



Multi-Family Zoning Requirement for MBTA Communities (3A Zoning)



- New zoning requirements from the legislature require most communities in the region to adopt new zoning requirements.
 - Multifamily (MF) By Right.
 - Zoning must be amended to allow for MF for 86 units (in Nahant).
 - No age restrictions.
 - Must be suitable for families with children.
 - Final Guidelines were released by the Department of Housing and Community Development (DHCD) in August of 2022.
 - Final zoning options are not pre-determined. The outcome could be a change to existing zoning districts, a new zoning district, a new overlay district.

MBTA Communities

Community Category

- Rapid Transit
- Commuter Rail
- Adjacent Community
- Adjacent Small Town

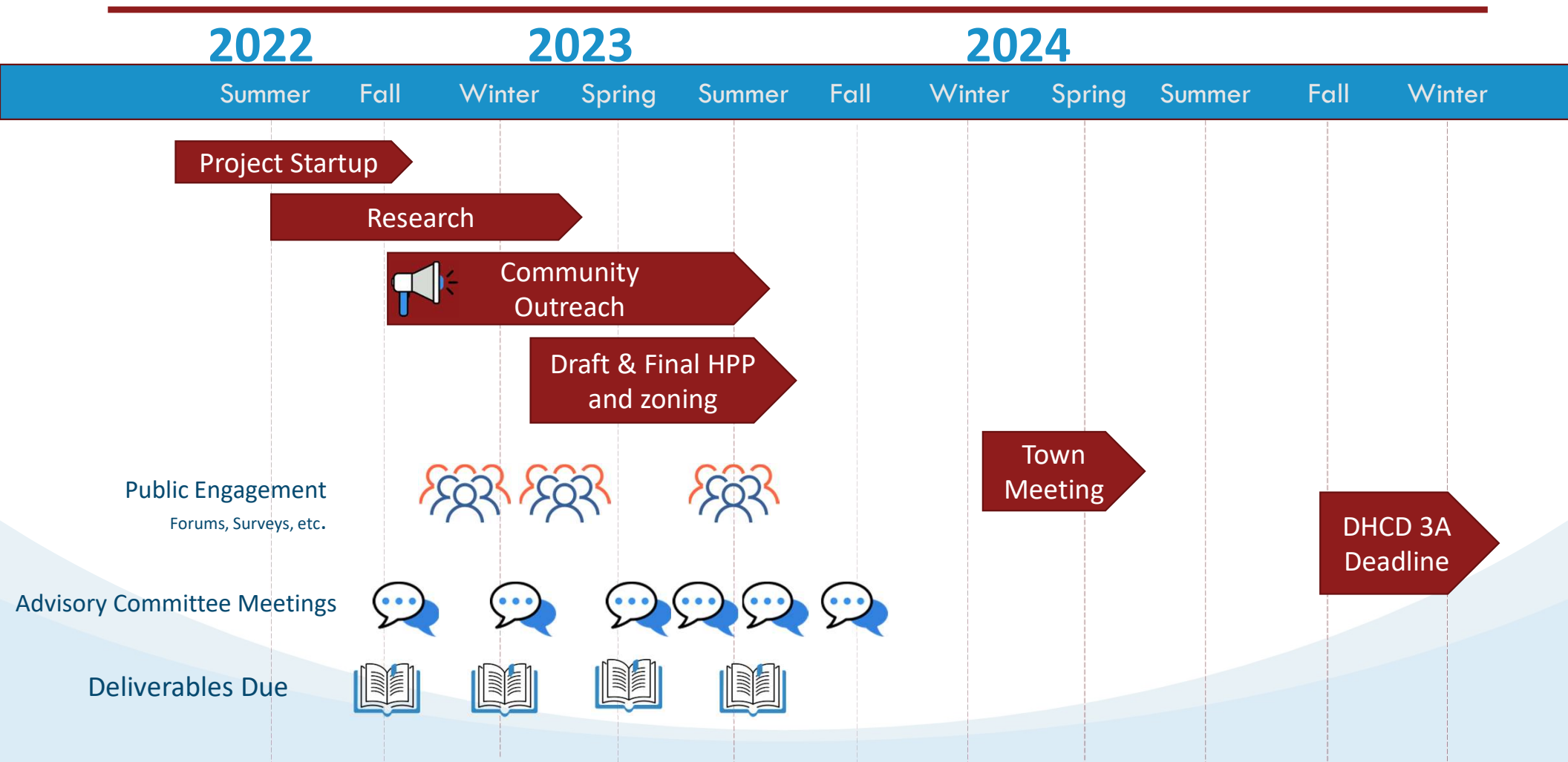
Nahant is classified as an “Adjacent Small Town” due to the size, population, rail access through a neighboring community only.

Key Community Engagement Efforts



- MAPC develops detailed Community Engagement strategies for our projects. These strategies include:
 - Comprehensive stakeholder analysis and resource mapping
 - Messaging and branding development
 - Facilitation guides and plans for public meetings and focus groups
- For Nahant, we are planning the following:
 - Two public forums, several focus groups with key stakeholders, a community survey
 - All data gathered from these efforts will be synthesized and incorporated into the final deliverables
 - All engagement efforts will be designed to gather key pieces of information, learn about lived experience from residents, and provide needed information and educational materials to stakeholders

Planning Effort Timeline



Initial Discussion Questions

- What are some of the sentiments and feelings committee members have about Affordable Housing in Nahant?
- What do you see as the barriers to creating affordable housing in Nahant?



Advisory Committee Roles and Expectations



- Participate in up to 6 committee meetings.
- Facilitate conversations during town-wide public events, with support from MAPC and town staff.
- Provide insight and guidance on the HPP elements, content, and activities.
- Review and offer feedback on draft HPP components.
- Generally advocate for the HPP and 3A processes and recommendations.

Next Steps



- Housing Needs Assessment key findings: MAPC to share at next committee meeting; will be primary material for first town-wide engagement event.
- Plan for first town-wide engagement event this fall.
- Establish regular advisory committee meeting dates.
- Plan for focus group engagement.

An aerial photograph of a coastal town, likely in New England, showing a dense cluster of houses with grey roofs and white siding, interspersed with lush green trees. The town is situated on a peninsula or near a body of water, with a rocky shoreline visible in the upper left. The overall scene is captured in a cool, blue-toned aesthetic. The text "Questions & Discussion" is overlaid in the center in a white, serif font.

Questions & Discussion