

Nahant Housing Plan Production (HPP) Sub-committee

Wednesday, November 9, 2022

via Zoom, 6:30 PM – 8:30 PM

Meeting Minutes

Committee Members

- Mark Cullinan, Vice Chairman, Board of Selectmen
- Lynne Spencer, Community Preservation Committee (Joined at 7:05 PM)
- Patty Karas, School Committee
- Michael Rauworth, Zoning Board of Appeals
- David Wilson, Nahant Housing Authority
- Patrick O'Reilly, Planning Board (Joined at 8:20 PM)
- James Walsh, Resident Member
- Michelle Capano, Resident Member
- Heather Goodwin, Resident Member

Massachusetts Area Planning Council (MAPC)

- John Cruz, Senior Housing & Land Use Planner, MAPC
- Christian Brandt, Community Engagement, MAPC
- Alex Koppleman, Senior Housing & Land Use Planner MAPC

Town of Nahant

- Antonio Barletta, Town Administrator

Public Attendees

- Kathleen Marden
 - Nancy
 - Sue A
 - Kerry Collins
 - Susan Downs-Cripps
 - Josh Antrim
 - iPhone (3)
-

Agenda

- Introduce committee members and MAPC (“Metropolitan Area Planning Council”) staff
- Appoint committee roles: Chair, Vice Chair, and Recording Secretary
- Discuss process and future timeline!
- Public comments

Mr. Barletta opened the meeting thanking the citizen members for volunteering, MAPC joining and residents attending this first public meeting. Mr. Cullinan from the Board of Selectmen sponsoring the sub-committee encourages the public process and participation.

Mr. Barletta highlighted the process and intent of the sub-committee. For today’s meeting, Mr. Cullinan will be Recording Secretary; however, the sub-committee will need to select a Chair, Vice Chair and Recording Secretary for the sub-committee.

MAPC will create a website linked to Nahant.org and all committee meetings via Zoom will be hosted on Town’s YouTube channel where residents can view recordings of prior meetings.

Mr. Walsh asked questions regarding the website usage and the public participant using digital assets. Are there any limitations to the member discussions?

Mr. Barletta clarified that open meeting law that members cannot deliberate statements of opinions.

Mr. Rauworth stated that posting of documents should be able to share information for review and comments.

Expressions of valuations on the website in real-time are prohibited as they do not occur during a posted meeting.

Mr. Brandt for MAPC will be able host any public documents and recordings that support the Nahant HPP project. The website is not an inactive website where residents will be able to contact MAPC staff or the town of Nahant via the MAPC/HPP website for the Town. The website is not an inactive website where the public can leave comments.

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Mr. Walsh expressed his view of ensuring public involvement and participation. Is there a means to host open public conversations such as chatroom to capture comments and public feedback? Ms. Goodwin agrees with Mr. Walsh's statement on allowing the public access to leave comments and provide feedback to the sub-committee.

Mr. Barletta will be creating a centralized email account and committee members would receive any emails from the public. Open Meeting Law does not support public comment intake via websites, chatrooms or social media. Residents can attend HPP meetings or email the committee with questions or comments. Mr. Barletta stated the committee can explore different tools and techniques to obtain public feedback.

Mr. Barletta provided the background of this sub-committee where the Board of Selectmen applied for funds from to Nahant's Community Preservation Committee ("CPC") for \$75,000 to be used toward this process and hired MAPC to assist in creating a housing production plan. The Town also hired Stan-tek to complete a GLAM analysis.

Mr. Cruz reviewed the 40B process and GLAM process. Under 40B, cities and towns are required to meet an affordable housing requirement such 10% requirement. Under Chapter 40B all cities and towns are needed to meet minimum requirement, Nahant has 1365 housing units and the Town is required to have 136 units (10% of housing stock). The alternate is the 1.5% of developed land and is much more complicated under the GLAM requirements and it is unclear if Nahant meets this separate requirement.

Nahant applied to EEAC for a Planning Grant with MAPC assistance and using those funds to with MAPC to address Chapter 3A Multi-family Zoning under MBTA Communities Zoning requirements. This is a new law implemented. Different from Chapter 40B which is units, Chapter 3A address zoning. Nahant provided feedback and response to the State under Chapter 3A where Nahant is impacted. Nahant is now better position where the Town can accomplish both multi-family and affordable housing requirements.

Mr. Rauworth asked for clarification of Chapter 3A regarding zoning vs. 40B which could be impacted by private developers.

Mr. Cruz from MAPC introduced the MAPC team. Mr. Cruz shared the agenda and began introductions, about MAPC, review HPP schedule, Committee roles and expectations, next steps and questions/discussions.

Mr. Cruz introduced the MAPC team.

HPP Sub-committee's members introduced themselves.

- David Wilson, Nahant Housing Authority. Worked for Nahant for over 40 years. Many elderly residents who want to continue to live in Nahant
- Heather Goodwin. Small business owner and Nahanter. Freedom, father lobstermen. Loved watching fishermen and traditions – 4th of July and grandfather lived here and multigenerational, connection to nature, green spaces, seas.
- Jim Walsh. Lived in Nahant for 49 years and lived next door to Heather's family. Grew up in Connecticut. Lived in a diverse neighborhood and moved to Nahant. Nahant is not diverse racially and nationality. Got involved in community, served on the Board of Selectmen, Planning Board, Nahant Housing and Cultural Committee, and wants to help preserve what we can that is fair and just.
- Lynne Spencer. Chair of the Community Preservation Committee and Historical Commission. Part of the team that advocated for support of fundings. Grew up in the country with absent of close neighbors for miles and very different commentary and resides on Trimountain Road and neighbor to the military housing and strong feelings about providing affordable housing for all.

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- Mark Cullinan. Member of Board of Selectmen. Served 17 years as Town Administrator and grew up in Veteran Housing which was pre-cursor to affordable housing. Growing up you saw your friends and family oriented; Nahant is a small community. Housing is very important to me and the affordability and was part of my platform to be Selectmen and senior housing is important.
- Michael Rauworth. Member of Zoning Board of Appeals. Grew up in the suburbs of Chicago. Favorite memory was I could ride my bike to the creek to catch box turtles.
- Michelle Capano. Grew-up in Town also and about my background for some that do not know me, I work as Santander Bank in Risk Management and have had prior working experiences in areas in residential and commercial real estate from consulting background. Growing up in my neighborhood was that family feeling – you knew when the streetlights went on - there was always an extra seat at the dinner table. My mom was great was hosting a friend from a playdate, beach, or activity and it was a welcoming feeling.
- Patty Karras. Current chair of the Johnson Elementary School Nahant School Committee. Grew up in Arlington, MA, mystic valley parkway and trails. Had a family-oriented neighborhood and access Relocated to VA and Washington, DC for 12 years and the returned back to Nahant in 2018 with young son. Loves living in Nahant and was very important to become actively involved. I strongly believe in affordable housing in particular for the elderly.
- Patrick O'Reilly. Member of the Nahant Planning Board and resident. Has been involved in other groups in Town and supportive of efforts of the new committee.
- Antonio Barletta. Town Administrator. Not an official member of the sub-committee Raised in Nahant also. Has the best job working for the Town and giving back. Echoes same sentiment as committee members growing up in Nahant. Driving over the causeway is constant and there is a very special feeling. There is a special feeling that is very special about the community.

About MAPC (Christian Brandt).

- Regional planning agency
- Nahant is part of sub-region of the North Shore task force
- Recently worked on Open Space Planning
- Works on urban planning tasks
- Key services – Policy Advocacy, Share Services (technical assistance), Policy Planning
- Several Topic areas such as Public Health, Housing, Legal, etc.

HPP 101 (John Cruz).

Overview of HPP

- Supported by team of experts to support the committee.
- Highlighted the housing needs that impact Nahant's plans
 - Housing needs assessment
 - Influence development – location, amount, type
 - Comply with 40B and 3A
 - Eligibility for housing choice and other grants – help Nahant tap into State financial resources to support HPP goals.
- Reviewed MAPC region and HPP completed in other communities where similar work was performed.
- HPP Elements were highlighted including the deliverables, process and goals for HPP.

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Mr. Walsh asked for clarification on subsidized housing and affordable housing Mr. Koppleman stated this is a certain percentage and deed restricted and may include market rate units and be include in the affordable housing inventory.

Mr. Barletta highlighted key properties in Nahant – Greystone Road, Spring Road, Nahant Road.

Mr. Rauworth asked for clarification on deed restrictions on for-sale housing. Mr. Cruz state the HPP is focused on rental housing that will make it more complicated. Mr. Koppleman stated this the sale prices is 30% of income. Mr. Koppleman also highlighted there will be doing efforts to make sure terminology is understood.

Mr. Barletta stated that the Nahant may want to consider for-sale development as well if opportunities are available. Mr. Koppleman that all affordable in HSI is rental in Nahant. With future analysis and engagement, this will become part of the process.

Mr. Cullinan raised questions about new development and accessory development (ADU – accessory dwelling unit). Mr. Cruz highlighted the State requirements, and this may be more about policy and programming and not necessarily new build housing. This allows for more inter-generational community living. This could work towards Nahant's HSI but should occur toward the end of the HPP process.

Ms. Goodwin stated that the lack of rental proprieties in Nahant is a crisis and needs to be addressed.

Mr. Rauworth asked when is not up to speed on the program and terminology will this be practically useful. Mr. Brand responded that the next meeting will focus on the housing needs assessment and more review of terminology. Mr. Koppelman explained on the community engagement no matter how widespread such as focus groups that it is done under shared understanding. Mr. Cruz stressed that the value of adding to this process to allow citizen participation. Mr. Rauworth stated that MAPC that members of the community will provide input and feedback are going to need familiarity with the vocabulary. How will this happen? Mr. Koppleman highlighted how MAPC will use simple concepts to explain difference in housing types and types of affordable classifications. Mr. Koppleman stressed importance of informed conversations.

Mr. Walsh previously owned an affordable co-op and are those included. Mr. Kopplemen state this is a means to organize to breakdown housing as a strategies and makes existing housing stock more affordable.

Chapter 3A Overview Multi-families Zoning Requirements for MBTA Communities

- New zoning requirements to allow multi-family zoning
- Nahant's requirement is 86 units
- No age restrictions
- Must be suitable for families with children
- Final guidelines issued in August 2022
- Zoning options are not pre-determined and could be overlay districts.
- Nahant is considered an "Adjacent Small Town" due to size and population through neighboring community only.

MAPC Engagement Efforts (Christian Brandt).

- Mr. Brandt reviewed the strategies that have been used in their projects.
- Stakeholder analysis and resource mapping

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- Messaging and brand development
- Facilitation guides and plans for public meetings and focus groups.
- Understanding that not everyone will understand 40B and 3A and these forums will help clarify level of understanding
- For Nahant, MAPC plans the following:
 - Two public forums, several focus groups, and community survey
 - Review and analyze data
 - Efforts will be designed to gather pieces of information, learn about resident experiences, and provide information and educational materials to stakeholders

Mr. Cullinan asked if the focus groups and public forums will be via Zoom. Hybrid events could be offered and Mr. Brandt shared that virtual and in person can be supported. Ms. Capano shared experiences where the MBTA Communities meetings have hosted over 100 participants and were well executed. Mr. Brandt also expressed that focused groups will be supported for the intended audiences.

Mr. Walsh shared that in 2008 Coast Guard Housing with Mr. Cullinan required much community engagement but did achieve the outcome of community support. Mr. Walsh is concerned over the controversy that may come with affordable housing.

Mr. Brandt highlighted a “show your support” training to help the committee gain support and help educate the community on the benefits of HPP and is part of the MAPC process. Mr. Cruz shared that no one does not want any community to be done to them by a State mandate given the activities and history of the town.

Mr. Rauworth asked if the duties of this committee will be assuming to influence the Coast Guard Housing (“CGH”). Mr. Cullinan does not want to get ahead of ourselves and let the process run and Coast Guard Housing will be part of the discussion. Mr. Cruz stated this is not a plan on one specific site. Mr. Rauworth commented on units to be available for social purposes and comes at a price. This can occur with a hostile 40B by a developer which impacts market rate units.

Mr. Rauworth asked if affordable housing projects can be developed with financing or funding through local and state levels and meet market rate and affordable requirements. Ms. Capano stated there have been existing projects where local involvement.

Ms. Goodwin wanted to go back to the community outreach in a positive way and does not have to be controversial. Ms. Goodwin is optimistic about who we bring in to help. There are residents and volunteers who have not been considered such as Council on Aging and Nahant Library when reaching out to the community. If we work on being inclusive this will be successful.

Mr. Barletta stated the direction and future has been decided by Town Meeting vote and any change would require a Town Meeting vote. Mr. Barletta participated in the Coast Guard Housing meetings as well as the 2008 friendly 40B proposal. The CGH property needs to move forward and is a difficult matter.

Mr. O'Reilly joined at 8:20 PM from the West Coast but did ask if meetings will continue via Zoom. Mr. introduced himself. He grew up in Woburn, MA in a resident community near open spaces.

Planning Effort Timeline (Christian Brandt).

- Public engagement will occur in the Winter starting as early as mid-November
- Community Outreach end of 2022, early 2023

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- DHDC deadline is Fall/Winter 2024/5
- Deliverables will be series of memos

Mr. Barletta offered feedback that typically between September – May town committees/boards are meeting, and community engagement is happening. Some residents go south for the winter so virtual engagement will be key and Summer is when residents spend most of their time at the beach. Mr. Barletta stated best if community engagement is completed by Summer for best opportunities.

Initial Discussion Questions (John Cruz).

- Will be tabled to the next meeting.
- Mr. Cruz stated if easier for members to email any

Advisory Committee Roles and Expectations (John Cruz).

- Up to six meeting a month
- Facilitate conversation for town-wide public events with support from MAPC
- Provide insight in HPP elements, content and activities.
- Review and feedback on HPP components
- Advocate HPP and 2A processes and recommendations
- Look to committee members to be the advocates to support vision of the process, plan and zoning. Help residents with understanding this effort.

Next Steps (John Cruz).

- Housing Needs Assessments
- Plan for first town-wide engagement event - target January 2023
- Establish regular meeting cadence
- Plan for focus group engagements
- Roles for committee members

Mr. Walsh wrote down three things that need to be considered: 1) Having some way online to community as a committee and community and no one feels excluded. 2) More personal – can we seek state relocation funding to assist in CGH now and see if there is ARPA funding of infrastructure, seeking assistance of Sen Markey, Moulton or Warren and if MAPC can assist. 3) Create a new kind of waiting list for occupancy that 9,700-state waiting list with current tenants at the top of this list.

Mr. Cullinan stated the positions are worthy and important but need to address the mandates of this committee. We should not get cross with CGH and the goals of HPP. Mr. Cullinan suggests as an individual to work with the Town Administrator on supporting the tenants of the CGH. Mr. Barletta commented have underlined importance of public engagement and need to be mindful of the Open Meeting Law and cannot risk getting off schedule to re-do meeting due to a violation. On the Housing Authority topic, process has changed and is online and complete one form and select multiple housing authorities for availability. Nahant residents due get a preference for Nahant location and preference for those that are homeless and who will become homeless allows for being moved up the list. There is also a minority preference in the Statue. Mr. Wilson has stated that there the Fair Program for Nahant residence, Veteran, Potential for Homelessness or Homeless. Only the Director of the Housing Authority can check the status where they are on the list.

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Mr. Walsh suggested if we can explore the possibility and for people for re-location list. This can be separate and supports the CGH and separate from Nahant Housing Authority. There are eight families and given them priority over the CGH development. Under the current direction of Town Meeting as individual lots and has to be done through procurement process and fair open market. Mr. Walsh would like to revisit the CGH disposition of the 12 house lots.

Mr. Barletta expressed the pressures of the financial issues upon the town need to be resolved. There will be a temporary displacement. Mr. Walsh is requesting approval to do research. Mr. Barletta stated as a private citizen and not a member of the committee.

Mr. Cruz stated that the representation of the committee would be the next item. Mr. Barletta stated the committee would address.

Public Comments

Kerry Alice Collins, Breezy Hill Terrace, Nahant. Mr. Cruz stated was Nahant every in compliance to this or subsidize housing. This is not new legislation. Nahant has never achieved to address a 40B developments. Are there other cities or town not in compliance Yes, some cities have no subsidizes to 0% to 16-17% and is all over the place. Many communities around 4%. Communities that are proactive and other development constraints and not equal comparison. Is there more pressure to get this done. It is more awareness and look at housing production from 1960 to 1990 and then 1990 to 2020, state is not keeping pace with housing production plan. Recommends zoning needs to be looked.

Mr. Walsh highlighted communities like Swampscott, Marblehead, and Manchester where developers look to override 40B developments. Mr. Walsh highlighted CGH where developer could

Ms. Collins highlighted that CGH should be considered under for this committee. We need something and we need it soon. CGH felt it was a lost opportunity.

Mr. Barletta if accepted by the State and some years of safe harbor for unfriendly 40B and look for those safe guards.

Ms. Collins did not believe the public process was followed for CGH.

Mr. O'Reilly stated the tone should be on how we can create affordable housing and not prevent 40B developments. What are the benefits to affordable housing to a community and where we want to be after 10, 20 years.

Mr. Cruz shared that the next meeting after December and will share supplement information on what was shared at the meeting.

Mr. Cullinan motioned to adjourn the meeting at 9:05 PM. Second by Mr. O'Reilly.

Roll-call Vote:

- Yes - Mark Cullinan, Vice Chairman, Board of Selectmen
- Yes - Lynne Spencer, Community Preservation Committee (Joined at 7:05 PM)
- Yes - Patty Karas, School Committee
- Yes - Michael Rauworth, Zoning Board of Appeals
- Yes - David Wilson, Nahant Housing Authority
- Yes - Patrick O'Reilly, Planning Board (Joined at 8:20 PM)

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- Not present - James Walsh, Resident Member
- Yes - Michelle Capano, Resident Member
- Yes - Heather Goodwin, Resident Member

Meeting ended at 9:10 PM.

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Respectfully submitted as approved at February 16, 2023 Housing Production Plan Advisory Sub-committee Meeting.

By: Michelle *Capano*, *Chair*.