

To: Antonio Barletta
Project/File: Nahant 40B

From: Nels Nelson and Sarabrent McCoy
Date: December 16, 2022

Reference: 40B 1.5% GLAM

1 1.5% Safe Harbor regulations and guidelines overview

The General Land Area Minimum (GLAM) 1.5% Safe Harbor is a method for measuring progress toward local housing goals. DHCD established standard methods, data sources, and formats for determining GLAM 1.5% Safe Harbor in the “Guidelines for Calculating General Land Area Minimum” and related appendixes (referred to in this memo as the Guidelines). The Guidelines intend to increase fairness, improve the efficiency of the application review process, and to ensure consistency with the intent of the regulations.

Simply stated, 1.5% Safe Harbor is determined by dividing Subsidized Housing Inventory (SHI) parcel area directly associated with the SHI housing (the numerator) by the municipality’s total land area (the denominator). The total land area is generally the sum of private land area (excluding water) that could potentially have residential, commercial, or industrial use. Dividing the numerator by the denominator will calculate the General Land Area percentage, which must be at least 1.5% to achieve Safe Harbor.

This analysis demonstrates how appropriate application of the Guidelines results in a community calculation of 0.64%. This memo’s analysis starts with the numerator (Table 1), then the denominator (Table 2), and finally the determination of General Land Area percentage for 1.5% Safe Harbor (Table 3).

2 Numerator calculation

Table 1: Numerator

DHCD ID	Project	Address	Owner	Parcel Area	Eligible Area	Percent Eligible	LOC ID
2052	n/a	39-41 Spring Rd	NAHANT HOUSING AUTHORITY	0.89	0.76	100%	M_247009_908476
2052	n/a	75-77 Spring Rd	NAHANT HOUSING AUTHORITY	0.65	0.61	100%	M_247255_908484
2053, 2054	Spindrift; n/a	194 Nahant Rd; 22-30 Greystone Road	NAHANT HOUSING AUTHORITY	1.43	1.12	100%	M_247159_908770
Total SHI Eligible Area (Numerator acres)					2.49		

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2.1 Notes on SHI Inventory

The Nahant SHI inventory identifies three properties with a total of 48 SHI units, organized below by DHCD ID:

- 2052: Includes seven duplexes on two nearby but not adjacent parcels, for a total unit count of 14.
- 2053: Shares a parcel with 2054, single building with 29 SHI units.
- 2054: Shares a parcel with 2053, single building with 5 SHI units.
- 4361: The fourth row of the SHI inventory, for DDS Group Homes, has an associated SHI unit count of zero, and therefore does not contribute to the numerator of this calculation. Town staff confirmed that there are no Group Homes in Nahant.

2.2 Notes on Directly Associated Areas

Per Guidelines, the analysis excluded portions of parcels that are not directly associated with the housing structures or on-site facilities, excluding: publicly accessible areas as well as wooded areas that were outside of (1) a 50-foot buffer from the SHI property building footprints and (2) the required front, side, and rear setbacks of 20' (side and rear) and 25' (front) per the dimensional requirements for non-single-family housing featured in Nahant's zoning ordinance. The analysis defined areas as Directly Associated if they fell within the required setback.

The parcel that includes SHIs 2053 and 2054 is a two-part parcel, with one portion of the parcel largely to the east of Greystone Road and one portion of the parcel entirely to the west of Greystone Road. The portion of the parcel on the west side of Greystone Road is excluded, as it only includes woodlands associated with other properties.

There is a portion of wooded area in the parcel that includes SHIs 2053 and 2054 that falls within the 50 foot building buffer of SHI 2053 that is, per the Guidelines, Directly Associated Area, but it is separated from the majority of the Directly Associated Area by a public right-of-way that serves more properties than the SHIs alone, which is per the Guidelines never Directly Associated Area.

The analysis used the MassGIS Wetlands layer (1:12,000) and excluded portions of the SHI parcels that overlapped with nearby Wetlands. This led to exclusion of an area otherwise included as Directly Associated of .02 acres for DHCD ID #2052.

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2.3 Numerator result

The sum of all SHI directly associated areas is 2.49 acres. See Map 7.

3 Denominator calculation

Table 2: Denominator

Layer	Acres
GLAM_Nahant_Dissolve	772.27
Water and Parcel Types	162.25
Public Land	210.60
Exclusions Total	372.85
Total Land (denominator acres)	399.42

3.1 Notes on Public Land

Excluded manually, where OWNER1 =

- COMMONWEALTH OF MASSACHUSETTS %
- TOWN OF NAHANT %
- UNITED STATES GOVERNMENT %
- MASSACHUSETTS, COMMONWEALTH OF %

Per guidelines, the analysis kept in parcels with the listed owner Nahant Housing Authority, which were the same as the SHI parcels. There were no overlaps between SHI parcels and any of the excluded areas.

3.2 Notes on Conservation Restrictions

This analysis excluded 1, 6, and 8 polygon codes from the water layer specified in the Guidelines. Previously registered inland wetlands were not applicable in Nahant.

3.3 Notes on Zoning Uses and Parcel Types

No areas were excluded based on zoning uses, as there are no zones where all commercial, residential, and/or industrial uses are prohibited. The Town's NR Conservation/Passive Recreation zone allows for golf courses and other commercial uses and therefore was not excluded. That said, areas where parcel types were ROW or WATER were excluded. The impact of keeping the NR zoned areas in the denominator is limited to those areas that are not excluded on other grounds (public or water), which is only two major

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areas, the Mass Audubon Thicket and the Northeastern University Marine Center, as shown on Map 4.

4 Determination of General Land Area Minimum

Table 3: Determination of General Land Area Minimum

Total SHI Eligible Area (Numerator)	2.49
Total land area (Denominator)	399.42
GLAM	0.62%
Total acres to meet 1.5%	5.99
Total additional acres to meet 1.5%	3.50

The General Land Area percentage of 0.62% is calculated based on the adjusted numerator and denominator. Nahant does not qualify for Safe Harbor under the 1.5% rule.

The potential redevelopment site at Goddard Street is a total of 3.35 acres, some of which is forested. The parcel does not include dead-end Goddard Street, which could be added to the overall acreage (0.317) if vacated for the exclusive use of the redevelopment and therefore exceed the total acreage needed for achieving 1.5%.

Sincerely,

Nels Nelson

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Attachments:

Map 1 - SHI 2052, Part 1: Directly Associated Area

Map 2 - SHI 2052, Part 2: Directly Associated Area

Map 3 - SHI 2053 and 2054: Directly Associated Area

Map 4 - Public Lands and NR Zoning

Map 5 - SHI Parcels

Map 6 - Excluded Areas

Map 7 - Total Land Area