

Nahant Housing Plan Production (HPP) Sub-committee

Thursday, March 9, 2023

via Zoom

Meeting Minutes

Committee Members

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| <ul style="list-style-type: none">• Mark Cullinan, Vice Chairman, Board of Selectmen• Lynne Spencer, Community Preservation Committee• Patty Karas, School Committee | <ul style="list-style-type: none">• Michelle Capano, Resident Member• Michael Rauworth, Zoning Board of Appeals• Jim Walsh, Resident Member (joined at 6:40 PM) |
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Agenda

1. Call meeting to order
2. Approve meeting minutes
 - Meeting minutes 2023-02-16
 - Meeting minutes 2023-02-23
3. Debrief community engagement event
4. Discussion on Housing Needs Assessment and HPP feedback
 - Review content and areas for proposed updates to MAPC
5. Discussion on Housing Needs Assessment executive summary and HPP feedback
 - Review content and areas for proposed updates to MAPC
6. Old business/New Business
7. Citizen's Forum
8. Adjournment

1. Call Meeting to Order

The Chair of the Housing Production Plan Sub-committee ("HPP") called the meeting to order at 6:30 PM.

2. Approval of meeting minutes

The Chair requested a motion to approve the meeting minutes for February 16th and February. Motion moved by Mr. Cullinan and second by Ms. Spencer.

Roll-call vote taken as follows:

Mr. Rauworth – Yes	Mr. O'Reilly – Yes
Ms. Karas - Yes	Ms. Capano - Yes
Mr. Cullinan – Yes	

3. Debrief community engagement event

The committee discussed the community engagement event on March 8th, 2023. Estimated approximately 30-35 citizens attended. The Chair mentioned that MAPC will be reviewing the budget to determine if a second community engagement event can be held in June 2023.

Mr. Rauworth felt the general atmosphere was good despite the acoustics in the main hall. Mr. Rauworth stated he felt the committee did not provide enough for those opposed to register an opposition because the committee is too early in the development process of gathering citizens' feedback.

Ms. Capano agreed that the committee is still gathering information and working toward understanding what it means. Mr. Cruz from MAPC did a good job presenting the data and the

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statistics that make up the housing needs in Nahant. Ms. Capano shared feedback from residents who desire to downsize their larger home to something smaller but do not want to leave Nahant. Mr. Rauworth agreed and stated that the next pivot is how accessory dwelling units will impact the Town that could help in this area.

Mr. Cullinan stated the event exceeded his expectations and was happy with the turnout. This was a great learning experience and remarked that his 94-year mother watched from home and had high marks for MAPC presentation. He managed one of the story boards and with Ms. Spencer and had productive conversations with residents.

The Chair asked the committee if there were any comments or feedback that the committee had not heard such as new information. Mr. Rauworth stated he had not seen the written feedback left by residents from the event. Ms. Capano stated MAPC had gathered the materials and would be going through it to provide further analysis and findings back to the committee.

Ms. Capano asked for follow-up on a new storyboard that was developed and added for the event that addressed the needs of the elderly, families and teens. Mr. Rauworth stated he managed that storyboard but did not have much feedback. He did have productive conversations with one resident and others did leave written feedback on the storyboard.

Ms. Karras provided feedback on an interesting comment on the missing segment of residents that are not in a starter home, in their 50's, and could be another tier in the overall analysis. This is feedback to bring back to MAPC.

Ms. Spencer shared that people shared their concerns on zoning implications and limiting the sizes of houses could be expanded and strong interests in multi-family options (2-or3-family options).

Mr. Walsh attended the meeting at 6:40 PM. Mr. Walsh shared his main concern is compliance with MGL Chapter 40B and address overdevelopment. The compliance is either by land area or number of units. He shared with the committee his discussion with Mr. Cruz from MAPC. The discussion moved to ADU's as none would qualify for 40B compliance and a deed restriction may not be possible. Mr. Rauworth mentioned that there could be a concern with the increased development of ADU which could impact the denominator for the 40B compliance.

Ms. Spencer recalled her comments from a prior HPP meeting where there needs to be a binary approach: a) proceed to assure 40B protection through GLAM analysis. and b) be strong advocates to identify more housing opportunities based on the feedback from the community. Increased housing needs to be dispersed throughout the time. The capital "A" affordable housing deed restriction may be attractive to residents as part of increasing housing opportunities and creativity on zoning should be considered.

Mr. Cullinan agreed with Ms. Spencer's comments. The Town is not under any threat of any 40B developments. The Town is looking at two or more years should it come up. Mr. Cullinan does not believe Nahant will achieve compliance through the housing units rather with the use of the GLAM analysis. The GLAM analysis cannot be directed to one place in Town as that will not work. Mr. Cullinan mentioned the 3A MBTA communities which may be a lesser concern than the 40B. Mr. Cullinan views this work as a housing needs assessment and possibly zooming changes can help address the housing needs of the Town.

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Mr. Walsh provided his feedback related to planning for the future of the Town and agrees with the feedback from Mr. Cullinan and Ms. Spencer. Ms. Spencer did clarify Mr. Walsh's comments with regard to subsidized housing – the housing requirements for the number of units toward affordable housing. Mr. Walsh asked how many units are required in order to comply, referencing the Housing Needs Assessment. Mr. Walsh will send the precise question to MAPC. Mr. Rauworth commented that terminology is still complicated.

Ms. Capano reviewed the Housing Needs Assessment and highlighted the requirements of the compliance with is a combination of housing elements such as subsidized housing and affordable housing to meet the 10% threshold.

The Chair reminded the committee how the agenda discussion has segway and should go back to feedback on the community event.

Mr. Cullinan would like to continue the discussion on the affordable housing requirements and does not believe the Town will meet the 10% compliance. The only threshold will be able to meet is the GLAM analysis and the 1.5% area and better to focus on this. The immediate need is to focus on the Town's housing needs. Mr. Rauworth stated that we are a Town with very limited area and coming together with a unique opportunity. Mr. Cullinan believes it would require finding another one acre of land to fulfill this need. Mr. Rauworth is uncertain about meeting the housing needs. Mr. Walsh asked how we can show the additional land and have someone develop or property owners change their deeds. Mr. Walsh believes that Nahant may be target based on its geography and location to greater Boston.

Mr. Cullinan agreed and highlighted for example a rental development with 25% as affordable units and all the rental count towards the GLAM as well as the property area. Mr. Rauworth asked about the distinction on the comprehensive plan recalling 2008 Coast Guard Housing. Ms. Capano stated only 25% was affordable owner-occupied and the rest was market rate owner-occupied units. None of this development was rentals. Mr. Rauworth asked if a comprehensive plan could be developed on 25% with deed restrictions and all the units would qualify. Ms. Capano made the point there is distinction of the 25% which is either owner-occupied or rentals and each has different elements towards 40B compliance.

Mr. Rauworth asked how we select which properties/locations in Town. Ms. Spencer stated about making any development diverse so someone can walk to the Library or the Town Hall. Ms. Spencer also mentioned opportunities, for example with some of the larger estate properties developed into condos or the Edgehill Condominiums such as purchasing condos and deed restricting them as affordable units. Another example would be the Nahant Country Club and rehab the apartments as affordable units. Mr. Walsh asked who would purchase these properties – the Town. Confirmed by Ms. Spencer. Mr. Rauworth asked about 40B requirements between number of units vs. land area. Mr. Cullinan also clarified that that the acquisition or development of units counts towards the GLAM. Mr. Rauworth stated that we may not be able to mix/match the number of units with area. Mr. Cullinan stated with the Coast Guard Housing we are close to meeting the GLAM and then possibly need another half-acre with about over 1% and the land area could be divided. Mr. Rauworth is concerned about individual units may not count toward the GLAM and focus on land area and the return to existing housing stock that could be fulfilled by statute.

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Mr. Walsh asked if there is a map that can be reviewed of potential land area. Ms. Spencer stated she did not believe so. Ms. Capano suggested a review of Town map and identify location for areas and shared examples of properties that could be acquired and developed but requires outside grants or funding. Mr. Cullinan suggested this would be where CPC can provide financial support in this area. Ms. Spencer suggested looking at rare locations that can be developed and are dispersed around Nahant. Mr. Cullinan highlighted the City of Lynn's ability to develop affordable housing in locations that were not considered desirable options.

Mr. Rauworth asked what would need to happen for proposed properties such that the Town acquiring through outright purchase or eminent domain. Each of these properties would have to be developed by a private developer through government agencies, non-profit organizations, or registered LLC for affordable housing. The committee continued discussion on options, requirements for developers such as number of units and other examples of smaller development that would be good comparisons for Nahant.

Ms. Spencer suggested that the committee review the map of Nahant and then look to identify all possible locations and work through a list of locations. Mr. Walsh suggested an in-person meeting to review the Town map.

The committee discussed options for the next meeting when members are available. The next meeting will be April 13th, 2023.

Mr. Cullinan how to use the event for the next community meeting. Mr. Cullinan asked if we obtained email addresses of participants to the first event. Ms. Capano stated if residents signed up through Eventbrite, email addresses were collected and if residents signed in at Town Hall, email addresses were also collected.

Mr. Rauworth asked how many people watch online. Ms. Capano confirmed 105 views on YouTube and does not include live views when the event aired. Mr. Cullinan asked about the next engagement and is concerned about re-visiting the information shared at the first community. Mr. Rauworth mentioned that the data shared goes to establishing credibility and does not believe that residents will look to go deeper on the data as the presentation and information is available to residents online. Mr. Rauworth mentioned that the committee's challenges are 40B compliance, 3A and ADU's if included and provide options for citizens' input. Mr. Cullinan views the participants as ambassadors who can share their views of the community engagement and assist in promoting further feedback. Ms. Spencer asked if any of the committee members saw any realtors who attended, and Ms. Capano confirmed she knew three who attended.

9. Discussion on Housing Needs Assessment and 10. Discussion on Housing Needs Assessment executive summary and HPP feedback

The Chair moved to the next agenda item.

The Chair offered to collect additional feedback on deliverables so that they can be finalized. Ms. Capano stated the committee should conclude its review. Committee members can send their feedback directly to Mr. Cruz at MAPC.

The contract with MAPC is under review and work is supposed to conclude in June but will be extended to October so that 3A MBTA communities work can be covered.

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The 3A MBTA communities will likely be a Zoning article(s) for the 2024 Annual Town Meeting. Mr. Rauworth asked what will be the role of the MAPC? MAPC will assist with drafting an Article, but the HPP committee will need dedicated meetings with the Planning Board to discuss the impact of any proposed zoning changes. Ms. Capano that the discussions on 3A will be similar to the housing production plan as the committee will discuss options and locations for the Town.

Mr. Cullinan asked if the committee and invite the Town Administrator to discuss 3A and how the Town wants to address the 3A issue. Some communities have decided they are not complying and what that impact may be for Nahant if that is a consideration. Ms. Capano mentioned the availability of a presentation on 3A Multi-Family Zoning Program Citizen Planner Training Collaborative offered in December that she would share with the committee. Mr. Walsh asked about the 3A MBTA communities' requirements. Mr. Rauworth would be interested in information on what non-compliance with 3A would mean for Nahant. Mr. Walsh also suggested reaching out to Senator Creighton's office for information as well.

Ms. Capano mentioned the committee would need to confirm what funding sources the Town has leveraged and any impact on non-compliance with 3A would mean. Ms. Spencer stated the Nahant Housing Authority leverages CPC funding for maintenance and has a difficult time obtaining funding from the State or Federal Government for these types of projects. However, larger capital projects, the Nahant Housing Authority has been able to quality and Mr. Long has been successful in this area.

11. Old business/New Business

The Chair moved to the next agenda and highlighted that much earlier discussions on 40B have bene covered.

The Chair opened to the committee any new business items for discussion.

The Chair shared the open and closed action items with the committee and confirmed the next meeting for April 13, 2023.

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12. Citizen's Forum

The Chair moved to the next agenda item. No citizen comments.

13. Adjournment

The Chair asked for a motion to adjourn the meeting. So moved by Mr. Walsh and seconded by Ms. Karras.

Roll-call vote taken as follows:

Mr. Cullinan – Yes	Mr. Walsh – Yes
Mr. Rauworth – Yes	Ms. Spencer - Yes
Ms. Capano - Yes	Ms. Karras – Yes

The meeting ended at 7:54 PM.

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Respectfully submitted as approved at the May 4, 2023, Housing Production Plan Advisory Sub-committee Meeting.

By: Michelle *Capano*, Chair