

Nahant Housing Plan Production (HPP) Sub-committee

Thursday, April 13, 2023

via Zoom for MAPC

Nahant Town Hall, 334 Nahant Road, Nahant, MA

Lower Conference Room

Meeting Minutes

Committee Members

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| <ul style="list-style-type: none">• Patrick O'Reilly, Planning Board• Patty Karas, School Committee• Michael Rauworth, Zoning Board of Appeals | <ul style="list-style-type: none">• Michelle Capano, Resident Member• Antonio (Tony) Barletta, Town Administrator (joined at 7:45 PM)• John Cruz, Senior Housing Planner, MAPC• Alex Koppleman, Senior Housing Planner, MAPC• Christian Brandt, Community Engagement Director, MAPC |
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Agenda

1. Call meeting to order
2. Approve meeting minutes
 - Meeting minutes 2023-03-02
 - Meeting minutes 2023-03-09
3. MAPC
 - Community Forum 1 Recap
 - Announcements and updates
 - Process for moving forward
4. Discussion on affordable housing options
5. Old business/New Business
6. Adjournment
 - Confirm next meeting

1. Call Meeting to Order

The Chair of the Housing Production Plan Sub-committee ("HPP") called the meeting to order at 7:10 PM.

2. Approval of meeting minutes

Approval of the meeting minutes deferred to the next meeting as additional members are needed to approve the minutes to ensure an appropriate level of review.

3. MAPC

The Chair move to the next agenda item of the meeting to Mr. Cruz of MAPC who began with a summary of topics for the meeting and the opportunity to areas for development and move into a review of the housing goals so that work can continue recommendations for the draft of the Housing Production Plan (HPP).

a) Community Forum 1 Recap (Mr. Brandt).

Mr. Brandt began with an overview of participants at the community engagement.

- Approximately 36 people attended at Nahant Town Hall
- Attendees tended to be more senior citizens.
- Event broadcast recording was reviewed 141 times
- Most participants came from Big Nahant, further outreach needed to Little Nahant

Mr. Brandt reviewed the key takeaways from the community event.

- Meeting the needs of Nahant's aging population was the top feedback.
- Small houses for the elderly such as bungalows to address aging in place
- Multi-family suitable for seniors
- Assisted living options
- Long-time residents facing housing instability.

Mr. Brandt reviewed the interest provided in different housing types such as accessory apartments or small multi-family or mixed use. Accessory apartments was a leading interest among attendees. Mr. Rauworth

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asked that we clarify what is meant by “mixed use development” in the context of Nahant. Mr. Brandt stated this would be something the committee should refine as the process of the HPP moves forward.

Mr. Brandt read from the presentation board that “mixed use” varies in size where the ground floor is reserved for commercial activity and the other floors for residential homes. Ms. Capano elaborated on the need for mixed use and items that would benefit the community, including coffee shop and laundromat. Mr. O’Reilly mentioned that mixed use is available in Nahant today but not zoned for it. This would be an area that needs further review. Mr. Rauworth suggested reviewing the zoning more closely including a recommendation for a new category in zoning.

Another area discussed was housing options that support young families. There is a need for more starter homes, existing housing options that are affordable for young families, and allow Nahant residents to stay and raise their families in town.

Mr. Brand also reviewed feedback about Nahant’s future where three key areas were inclusive and diverse, diversity age and race, and neighborly for affordable housing appropriate for all ages, family sizes, income levels, and ethnicities.

Mr. Rauworth agreed with the feedback; however, did mention the opposite viewpoints of citizens which tend to be related to persons outside of the community (such as over the causeway).

Mr. Brandt moved to the feedback the committee heard from attendees. Mr. Rauworth was encouraged by the attendance and were favorable to the effort. Ms. Capano mentioned that the event was well publicized including an article in the Lynn Item and the use of social media. Ms. Capano stated she asked the committee to also reach out to their own network of neighbors and/or family members to invite them to the community event. Ms. Capano also stated that the biggest feedback she heard from the community event was more senior housing. Mr. Rauworth added his concern about elderly housing if our designation of 1.5% of the real estate toward elderly housing would cause any complications. Mr. Brandt deferred this question to Mr. Cruz who is better positioned to answer. There could be options where housing can be defined for seniors and developed in a manner that supports this category of residents.

Mr. Brand asked the committee if there were any other takeaways or participants’ feedback from the community event to that needs to be added. Ms. Capano recapped the takeaways from the community event with the committee.

Mr. Brandt moved onto the next topic regarding what went well and what we can improve for the next time.

- Mr. Rauworth mentioned the use of the electronic signboard for the next community event.
- Email alerts or text messaging from Town on community events or emergencies such as reverse 911.
- Any town newsletter that are being used and posting to the town website nahant.org
- Outreach efforts: ready-made digital content to push through Nahant’s Facebook pages or from MAPC’s Facebook page.
- MAPC has generated social media content that can be shared, and the Town or committee can be distributed.

Ms. Capano also asked if some type of post-mortem survey following the second community forum to participants who provided their email address may be helpful to gauge further feedback. Mr. Brandt mentioned the opportunity of some type of virtual or on-line component to help gather resident feedback and support the development of the HPP.

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Ms. Karras moved onto the last topic ‘what we can improve for the next time.’ More communication to gain community feedback and input. Mr. O’Reilly also mentioned asynchronous feedback as well. Discussed also was ensuring the communication is publicized earlier. Ms. Karras suggested something be put in the Town Meeting Warrant. Mr. Rauworth suggested a presentation at Town Meeting. Mr. Barletta joined the meeting and recommended having promotional materials prepared to have available at Town Meeting.

b) HPP Goals (Mr. Cruz).

Mr. Cruz presented draft goals for the committee for consideration.

- Address the aging population
- Create greater housing choices
- Lower high housing costs
- Advance equity

The discussion moved into the public forum takeaways

- Meeting the needs of Nahant’s aging population
- Interest in different housing types
- Needs for housing options to support young families
- Participants see Nahant’s future as family-friendly, welcoming, and inclusive

Mr. Cruz reviewed the HPP goals and structure comprising of goals, recommendations for each goal and actions to be followed under each recommendation. Ms. Capano shared concerns about the cost to buy a home in Nahant and the market rate. Mr. Cruz did point out references to “Affordable Housing” is deed restricted housing options. There are several needs for housing in Nahant across the types of housing options. Mr. Koppleman provide further feedback related to the key takeaways and housing options that can be further developed.

Mr. Cruz moved into the HPP goals for consideration:

- 1) Expand “little to middle” housing options
- 2) Produce deed-restricted affordable housing
- 3) Reduce housing instability for seniors and vulnerable households
- 4) Support first-time homeownership
- 5) Harmonize housing needs with sustainability goals

Mr. Rauworth asked what is meant by “housing instability for seniors.” Mr. Cruz responded this means that people should be able to stay where they and could be related to people want to downsize and stay in their community or be able to afford their home with rising expenses. Mr. Rauworth followed up with what are the measures MAPS has experience with other communities that would serve goal #3. Mr. Koppleman responded that the downsizing optioned would be further covered in goal #1. For goal #3, the housing data showed that this is led by seniors and seniors living alone and was identified in the Housing Needs Assessment and supported by participants who attended the first community engagement. Mr. Koppleman also stated this could be furthered by connecting seniors with programs offered from the State or creating local programs such as home modifications. Assisting senior households transition to a fixed income and obtain financial support to cover utility costs or weatherize their homes to lower utility costs.

Mr. Barletta added there are two other groups that could be added, such as workforce and Veteran housing, which should be considered. Both groups have come up in discussion and should be added to the housing plan. Mr. Rauworth stated he was not clear to what extent the committee could expand

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beyond Ms. Capano's concerns about market rate and Affordability Housing and limited availability to certain groups and how this can be done legally. Mr. Koppleman shared his thoughts regarding affordable housing for workforce which is the middle class and the cost of housing in Nahant and Greater Boston is limited and housing options could consider income restricted housing for people in workforce income range. Mr. Koppleman reviewed the types of income ranges that may qualify such as 80% of the area median income and low income and target the AMI to 100% or 120% or target other programs like covering utility costs. This will lead to the final recommendations. Ms. Capano shared these are topics that have been previously covered, and Mr. Cruz added the sustainability goal as being new for the committee. Ms. Capano mentioned Mr. Walsh not presented would be pleased to see the sustainability goal included.

c) **Housing opportunity area discussion (Mr. Cruz)**

Mr. Cruz and Mr. Koppleman shared in framing the discussion and the requirements. Mr. Koppleman further qualified that this is a plan and a statute from the State and the first step in identifying certain areas for development and encouraging the development of Affordable Housing. Any site in this plan that is privately owned will be up to the property owner to decide and where the Town would have discussions to see if they are opened to development or purchase the site. Alternatively, discussions on town-owned land and developing a partnership with a developer to increase housing opportunities. Mr. Koppleman stated that the goal is not to develop parks, consider severely constrained, or environmentally challenging such as sea-level rise.

This is a preliminary discussion and will also discuss Nahant's requirements for 3A zoning to be included in the HPP. Mr. Koppleman also shared some of the requirements under 3A compliant districts zoning and where this would make sense for Nahant.

- Under the **adjacent small-town classification**, Nahant has broad flexibility to choose a location for 3A compliant district(s).
- Nahant can designate one or more multiple districts in varying levels of density allowing for 15 units per net acre in total.
- 3A district(s) must allow for development of **84 multi-family units**.
- 3A district **cannot** include areas with severe environmental constraints (e.g., wetlands), public or institutional land (e.g., Town Hall) or protected open space (e.g., parks)

4) **Discussion on affordable housing options**

Mr. Rauworth asked if there would be zoning changes that would conform with 3A and presented at Town Meeting. Mr. Cruz mention that the zoning can take place in several forms – new zoning, changes to existing zoning, creation of a zooming overlay keeping the base zooming in place. Mr. Rauworth further clarified that that zoning has to be something that is not permitted today. Mr. Rauworth followed up with a question that the areas used to confirm would be passed at to 3A may also be covered to the 1.5% GLAM and 40B, and Mr. Cruz confirmed this theory. Mr. Rauworth also stated that leaving the requirement in the hands of the property owners does not advance the Town's position on the GLAM and the 1.5% of the Town's land has to be deed restricted.

Mr. Koppleman provided the feedback that with 3A, most of the housing would be market-rate; however, the Town could require about 10% to be deed restricted/affordable housing. Along as there is deed restricted identified properties it would help with GLAM and SHI. Only deed-restricted owner-occupied properties under 3A development would account towards the GLAM, 40B and SHI. If a developer pursues a comprehensive permit process for a development of rentals, then 75% could be market rate and all the rental units would count towards SHI.

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Mr. Barletta recommended if we zoned an area in Town in accordance with 3A and then developed the property of 100 units where 25% was deed restricted affordable rentals then the entire property would count toward GLAM and SHI. Mr. Koppelman re-affirmed this would require a comprehensive permit and would override local zoning and follow a separate permitting process.

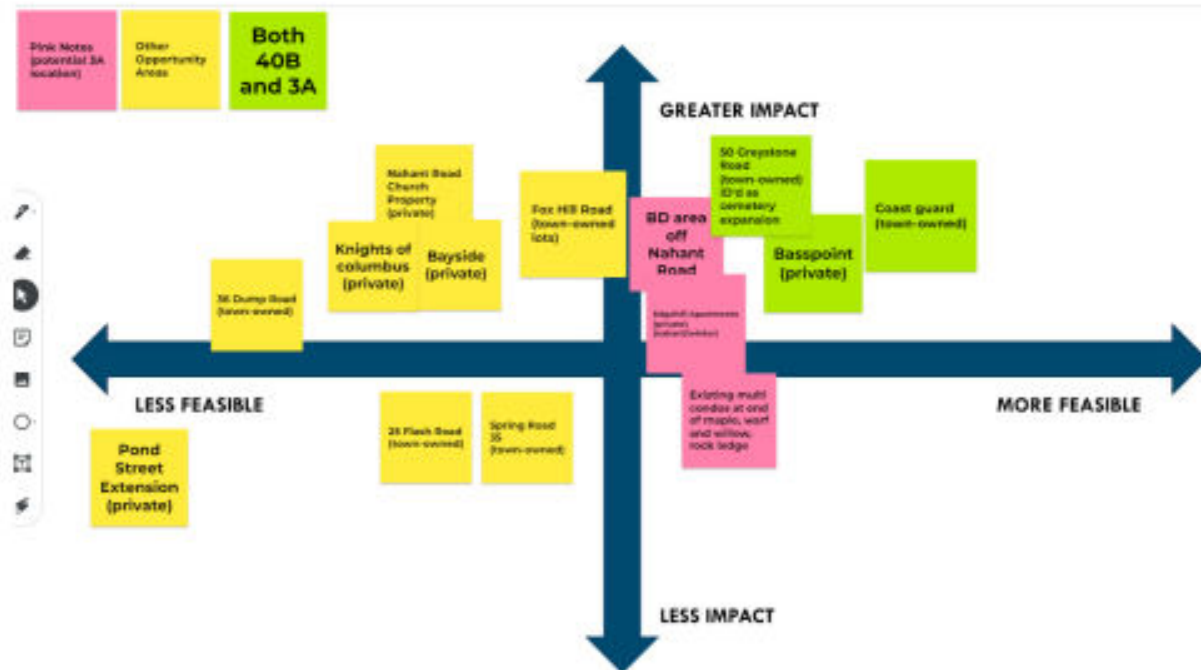
Mr. Barletta asked if MAPS has completed any land mapping to determine what area in Town is left when you remove areas with severe environmental constraints. This work is in process and MAPC will be reviewing the State data and will have this available to inform discussions with the HPP committee on 3A. This may be helpful to have in the housing production plan.

Mr. Koppelman moved the discussion to the Opportunity Area Discussion Framework where he covered how the discussion of the sites would proceed from overview, identification/location and then development constraints. Then, the HPP committee would assess which sites are most promising for recommendations through a mapping analysis. For 3A this would be a broader analysis of data provided by the State.

Mr. Barletta asked if there is a specific order that needs to be followed and stressed if the requirements could be achieved through one effort. Understanding what areas would meet the requirements of 3A with the housing plan. Mr. Koppelman affirmed that the analysis can be moved forward to the 3A review. For tonight, the HPP committee will identify and review proposed sites and their feasibility and impact using a Jamboard. MAPC will map the sites and consider 3A eligible locations.

The following proposed sites were discussed. These locations are not final and under review by the HPP committee.

Figure 1 April 13th Committee Meeting - Nahant Opportunity Site Evaluation Jamboard



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d) Announcements and updates

Mr. Koppleman reviewed the updated HPP Timeline with the committee. The HPP timeline has been adjusted due to administrative delays and late project start. The late start of 3 months will extend the project and have the housing plan completed late summer and presented to the Board of Selectmen in the Fall 2023.

MPAC will draft the HPP goals and will be provided in advance of the next meeting in order to review and provide feedback. The HPP committee will meet in May with MAPC to provide feedback and then present to the public for a planned second community engagement in June 2023. MAPC will also prepare materials for promoting the June event. Mr. Brandt is also exploring options for the use of online engagement as well to complement the work to date by the committee.

Mr. Koppleman also reviewed the updated 3A timeline and the shift accounting for the delayed start. Technical work will begin with MAPC and understand the overlaps and opportunities. The Town has expressed the support of MAPC in preparing the districts for 3A and proposed bylaw changes as well assisting in building support for the 2024 Annual Town meeting where proposed bylaw changes may be considered by the Nahant resident/voters.

Ms. Capano asked when the committee would like to meet in May and also when in June would the committee hold the next community engagement forum. MAPC needs approximately two weeks to draft the goals and recommendations and provide them to the committee to review. Mr. Koppleman suggested the next meeting with MAPC one month out. Mr. Barletta stated if you would like to use Town Meeting to give out handouts then the HPP committee should meet before and prepare.

- Proposed next HPP meeting May 4th and May 11th
- Proposed community engagement June 7th which will be virtual

The chair will provide an email update to the committee confirming the next meetings.

7. Old business/New Business

No old or new business of the HPP committee was reviewed.

8. Adjournment

The Chair asked for a motion to adjourn the meeting. So moved by Mr. O'Reilly and seconded by Mr. Rauworth.

Roll-call vote taken as follows:

Mr. Rauworth – Yes	Ms. Capano - Yes
Mr. O'Reilly - Yes	Ms. Karras – Yes

The meeting ended at 9:44 PM.

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Respectfully submitted as approved at the August 10, 2023, Housing Production Plan Advisory Sub-committee Meeting.

By: Michelle Capano, Chair