

# NAHANT

## HOUSING PRODUCTION PLAN

Housing Subcommittee Meeting  
August 17, 2023





# Tonight's Goals

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- **Discuss Engagement Results (Forum + OOH)**
- **Finalize HPP Strategies**
- **Finalize Development Opportunity Sites and Discuss 3A Study Areas**

# Planning Effort Timeline

2022

2023

Jul 22   Aug 22   Sept 22   Oct 22   Nov 22   Dec 22   Jan 23   Feb 23   Mar 23   Apr 23   May 23   June 23   Jul–Oct 23

Project Startup

Housing Need and Demand  
Assessment

Analysis of Constraints and  
Opportunities

Develop Housing Goals  
And Strategies

Draft & Final HPP  
Finalization Steps



Public Engagement



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Public Engagement



# August – October Timeline

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- **Remainder of August / Start of September** - MAPC drafts HPP report
- **Week of September 11th** - MAPC sends draft report to the Town and Committee
- **Week of September 18th** – MAPC and the Committee meet to finalize the report
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- **Week of October 16th or 23rd** - Joint Board Meeting of the Planning Board and the Nahant Board of Selectmen to consider HPP adoption vote

\*Committee members should plan to attend this meeting and advocate for the plan to be adopted!



An aerial photograph of a residential neighborhood, showing various houses and trees. The image is overlaid with a semi-transparent blue filter. A large, light-colored 'DRAFT' watermark is oriented diagonally across the center of the image. Centered over the image is the text 'SUMMARY OF PUBLIC INPUT' in a bold, white, sans-serif font.

# **SUMMARY OF PUBLIC INPUT**

# About the Participants

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Forum:

~60

Participants

Online Open House (OOH):

~250

Participants

Around

300

People Reached

~ 9% of Nahanters

# In-person Forum vs. Online Open House

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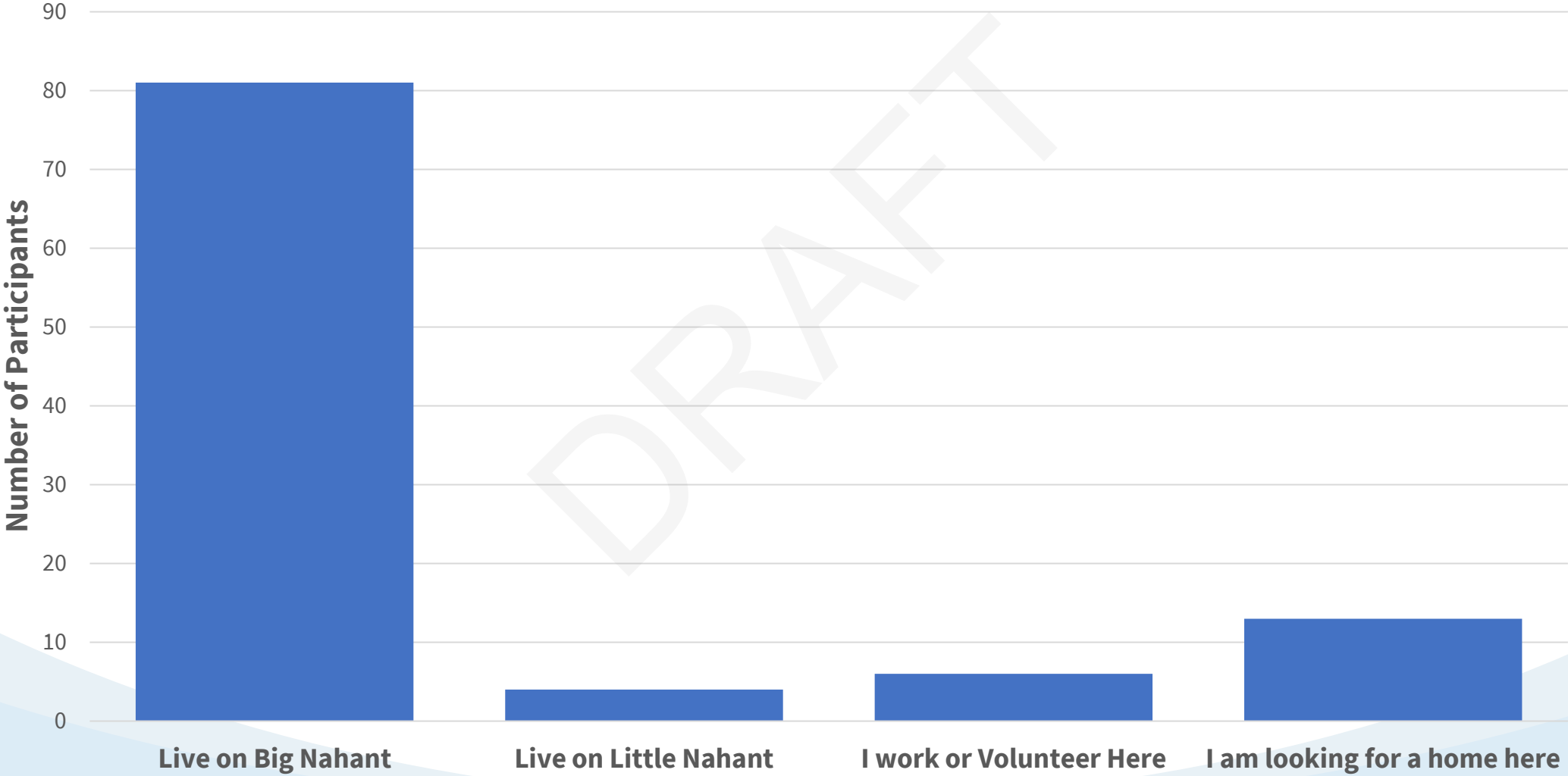
- Demographics don't vary
- Results don't vary significantly
- Slightly greater support for recommendations from OOH participants

**NOTE: The following slides show combined data for the forum and online open house (OOH) because demographics and results do not vary significantly.**



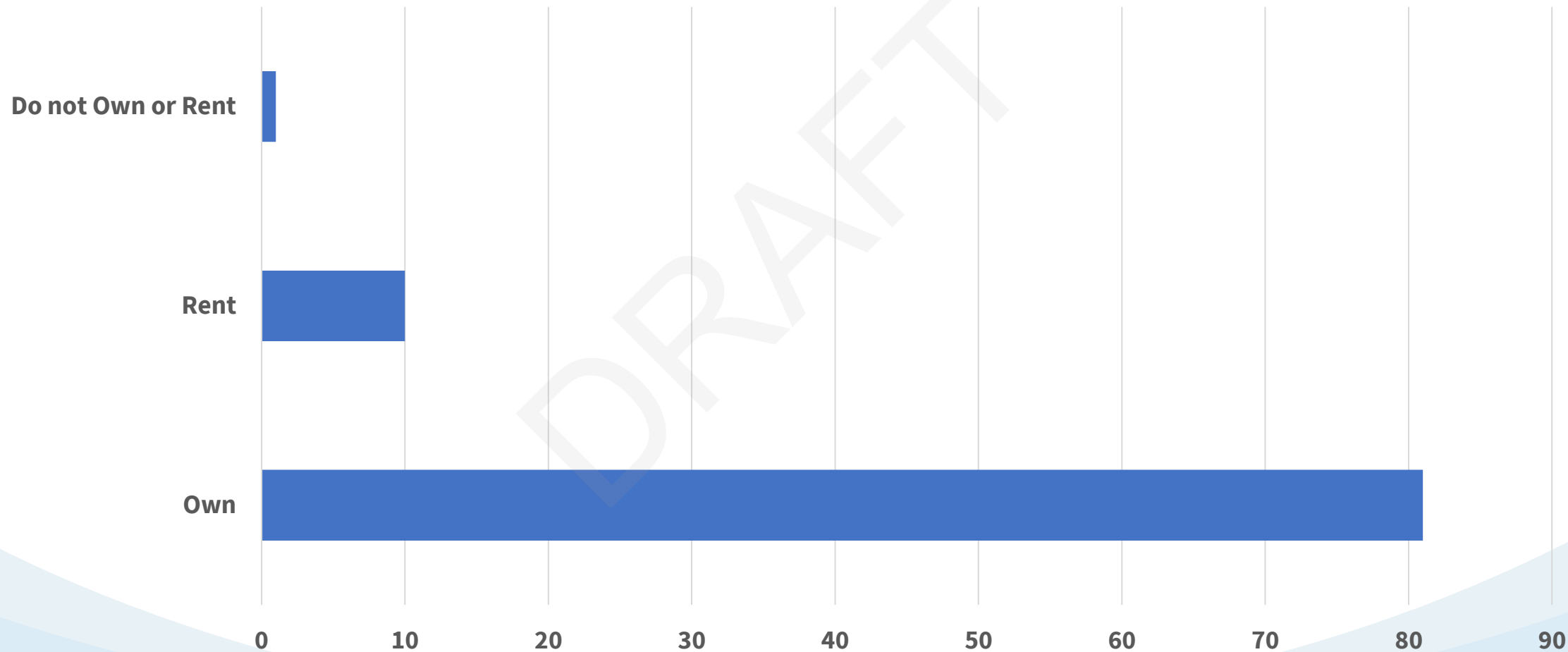
# About the Participants

Relationship to Nahant



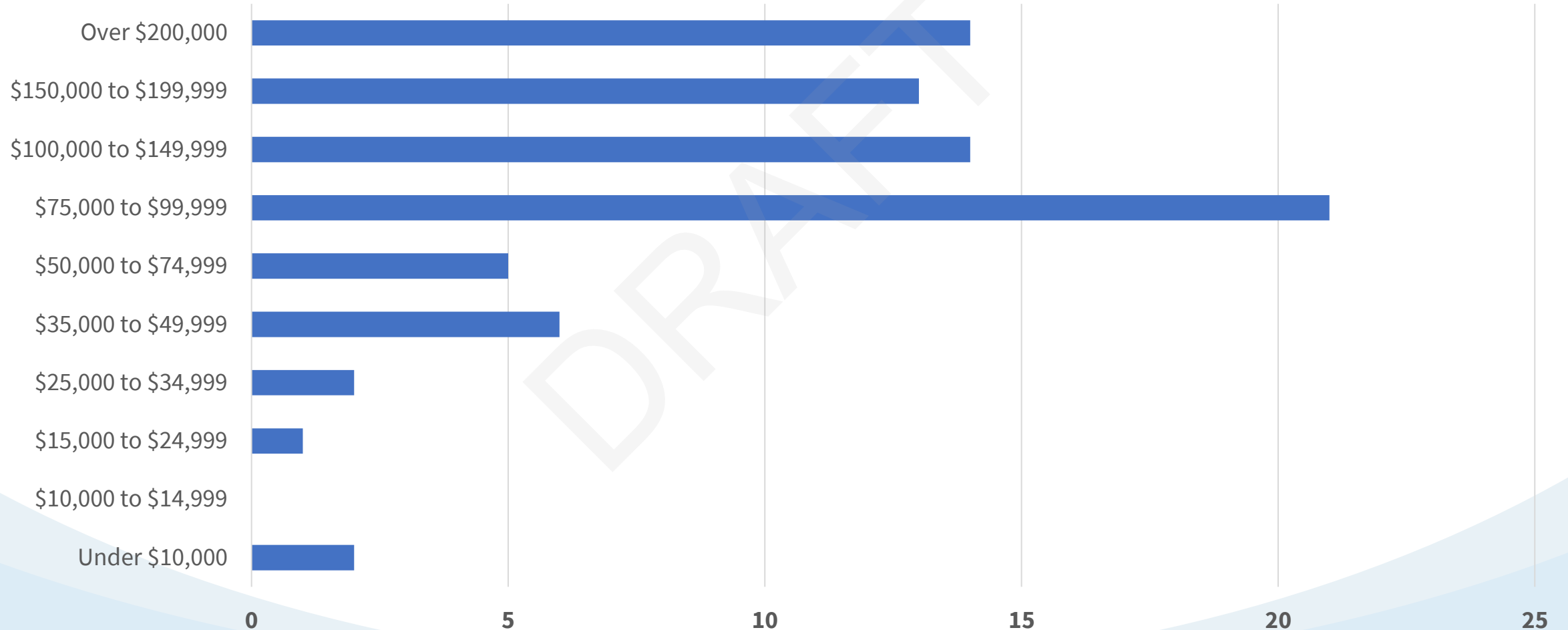
# About the Participants

## Housing Tenure



# About the Participants

## Household Income





# About the Participants

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## Race/ethnicity

Forum:

100%

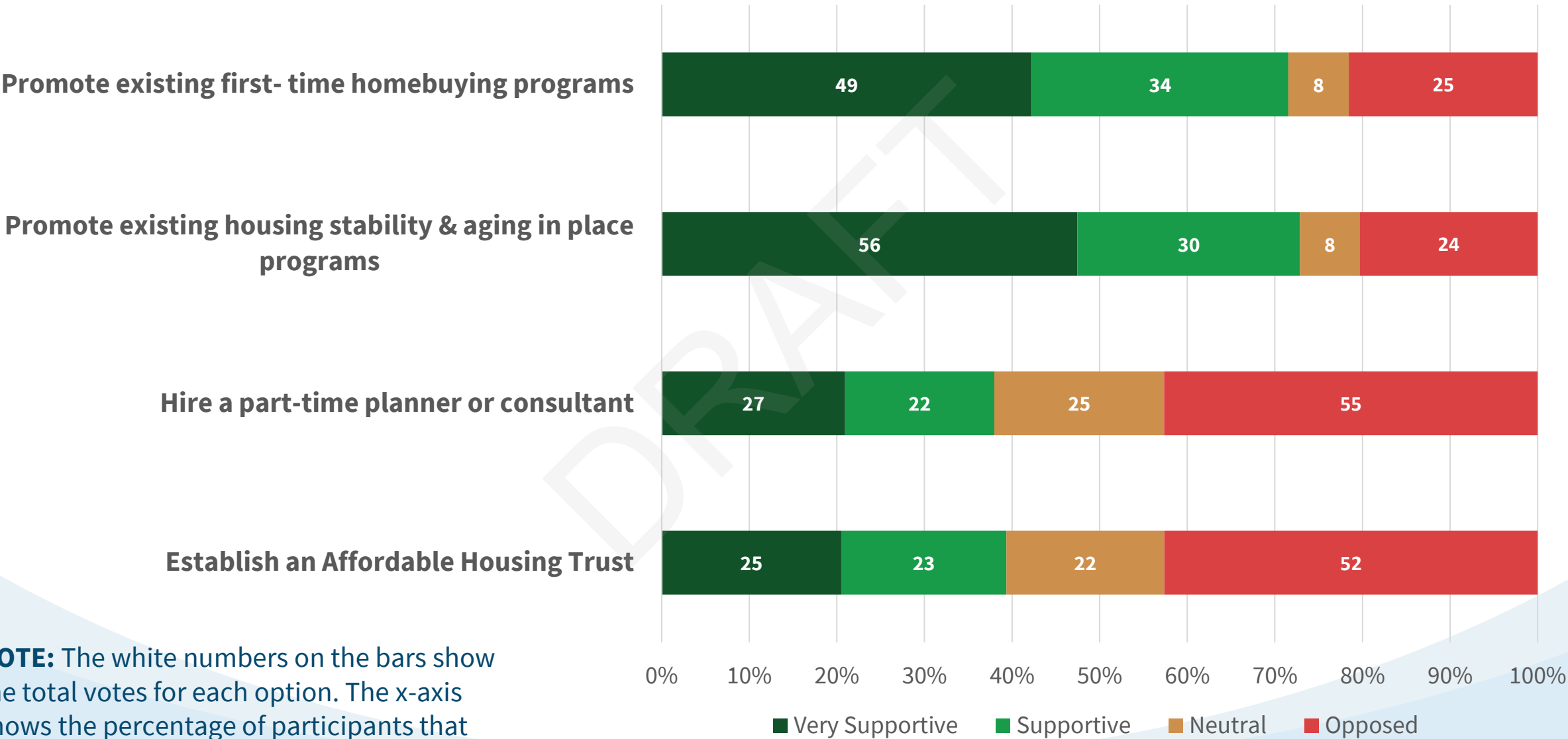
White

Online Open House:

97%

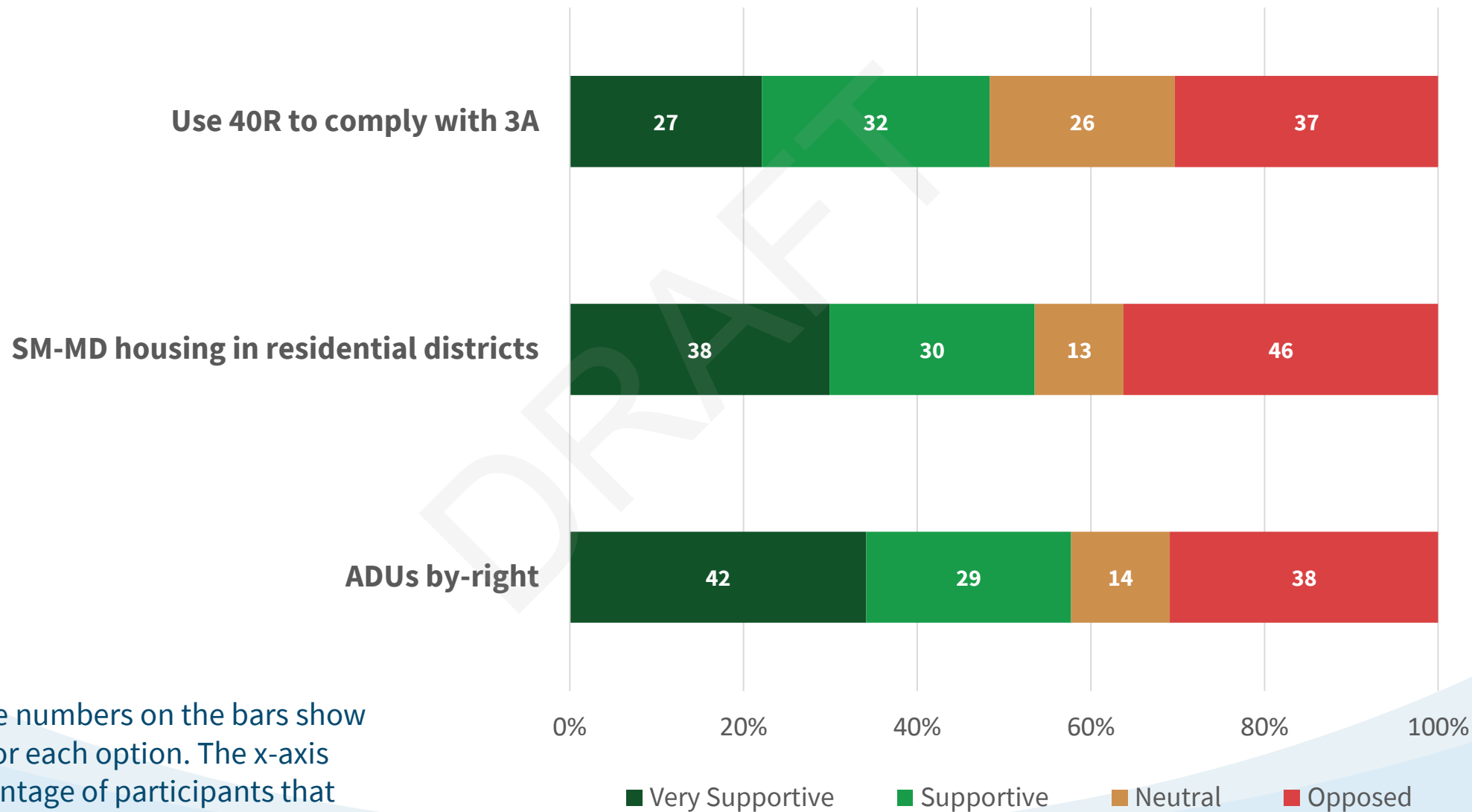
White

# Poll Results: Capacity/Programming Strategies



**NOTE:** The white numbers on the bars show the total votes for each option. The x-axis shows the percentage of participants that voted for each option

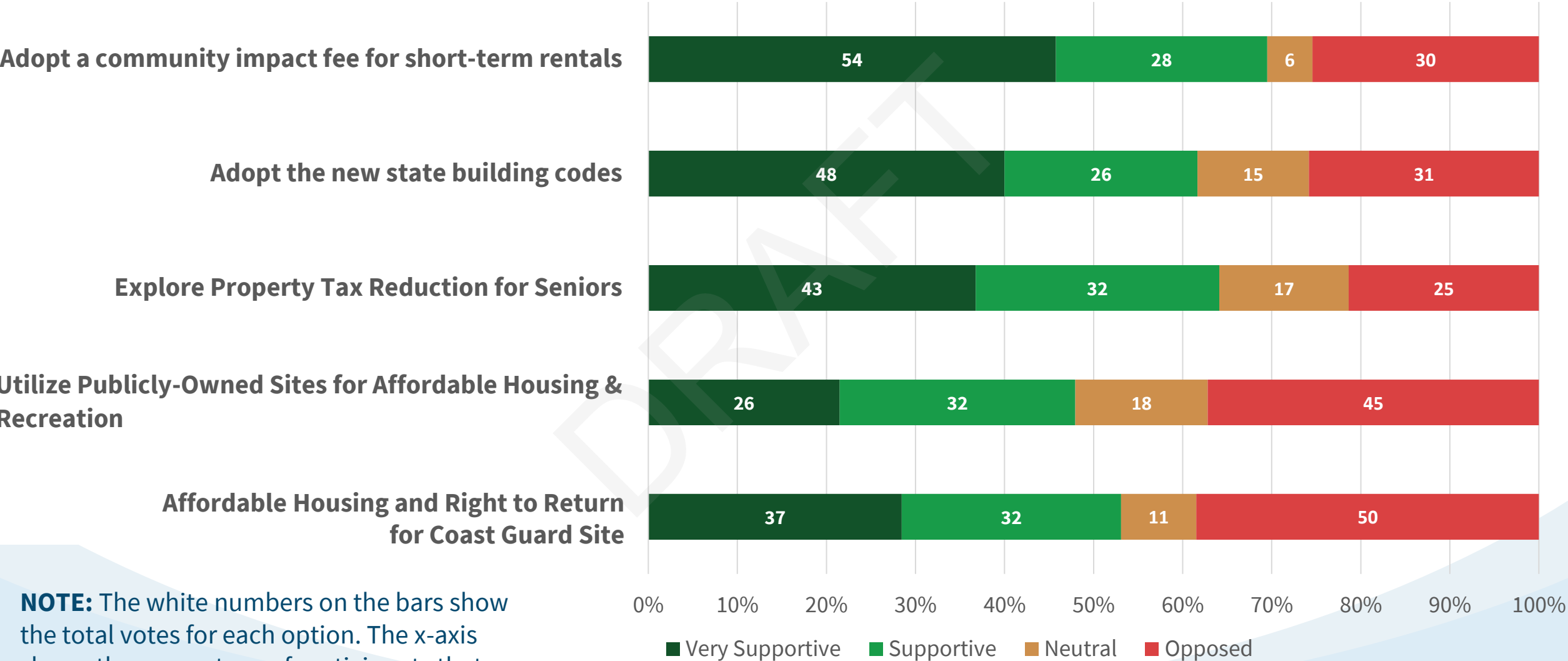
# Regulatory Strategies



**NOTE:** The white numbers on the bars show the total votes for each option. The x-axis shows the percentage of participants that voted for each option



# Poll Results: Policy Strategies



**NOTE:** The white numbers on the bars show the total votes for each option. The x-axis shows the percentage of participants that voted for each option

# Moving Forward

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- Consider public input while ranking and updating the HPP recommendations
- Include summary of public input in plan report
- Use public input to guide future engagement and messaging

An aerial photograph of a residential neighborhood, showing various houses, trees, and streets. The image is overlaid with a semi-transparent blue filter. A large, light-colored 'DRAFT' watermark is oriented diagonally across the center of the image. Centered over the image is the text 'RANKING STRATEGIES' in a bold, white, sans-serif font.

# RANKING STRATEGIES



## 1 The age of Nahant's population is shifting signaling a change in housing needs and preferences.

*Between 2015 and 2020*

The share of residents  
between ages 70–79

 **increased  
by 74%**

Aging households experience physical limitations and changes in income that make it difficult to maintain and afford larger homes.

The share of young adults  
between the ages 22–29

 **declined  
by 57%**

indicating children who grew up in Nahant may be settling elsewhere when it comes time to buy their first home.

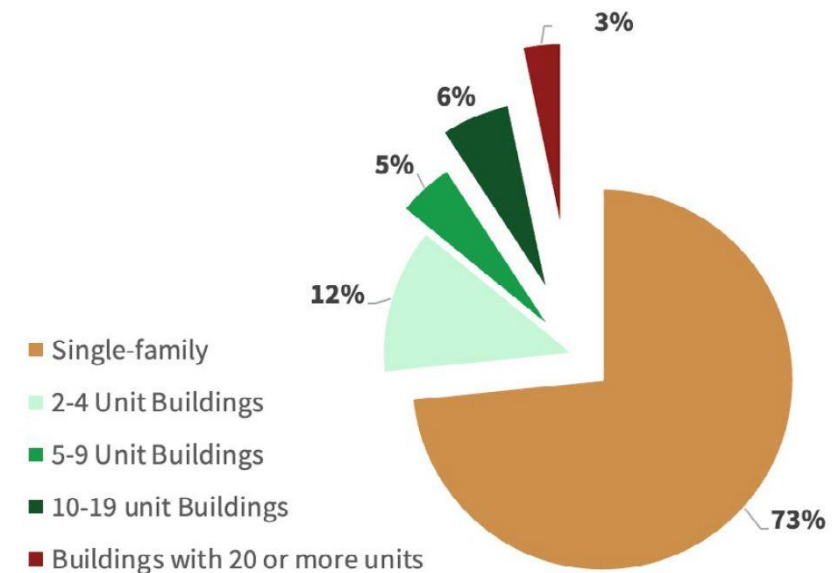
## 2 Smaller housing options are needed for seniors and young adults.

Smaller homes like accessory dwelling units, duplexes, and townhouses, are good down-sizing options for seniors as well as “starter-homes” for young people because smaller homes are generally more affordable and easier to manage. Expanding housing options for seniors and young adults will also free up single-family homes needed by families.

**3/4** of homes are single-family.

**77%** of homes are owner-occupied.

**59%** of homes have three or more bedrooms.



## 3 Many struggle to afford housing in Nahant.

Because of high housing costs and a relatively lower median income, approximately 648 Nahant households are cost burdened, spending more than 30% of their income on housing costs. When housing costs leverage a household's finances, it's difficult to afford other necessities like food, healthcare, and transportation.

**\$94,243**

Nahant's median income.

**\$376,900**

Median price of a condominium in Nahant.

**36%** share of homeowners who are cost burdened.

**\$950,000**

Median price of a single-family home in Nahant.

**\$1,675**

Median price of a one-bedroom rental in Nahant.

**45%** share of renters who are cost burdened.



## 4 Nahant needs more Affordable Housing.

Affordable Housing is required to cost no more than 30% of a household's income and is for income-eligible households only. Eligibility varies by household size; an individual earning up to \$78,300 and a four-person household earning up to \$111,850 is eligible.

For the approximately **645** eligible households in Nahant, there are **only 48** Affordable Housing units.





# HPP Goals

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**Goal 1: Expand “Little to Middle” Housing Options**

**Goal 2: Produce Upper-case A Affordable Housing**

**Goal 3: Reduce Housing Instability For Seniors and Vulnerable Households**

**Goal 4: Harmonize Housing Needs with Sustainability Goals**

# Ranking Strategies – Goals and Implementation

	Goals				Implementation Factors			TOTAL
Strategy	Little – Middle	Affordable Housing	Stabilize Costs	Harmonize Sustainability	Public Support	Feasible	Low Cost	
1. Affordable Housing Trust		3	3		1	1	-1	7
2. Part-time Shared Planner	1	1	1	1				4
3. Housing Stability Programs			3		3	3	3	12
4. First-time Homebuying Programs	1	1	3		3	3	3	14
5. Accessory Dwelling Unit Bylaw	3			1	2	2	1	9
6. Little – Middle Zoning	3				1	1	1	6
7. Smart Growth Overlay (40R)	2	1				1	1	5
8. Coast Guard Site – AH and RTR	1	3		1	1	-1	1	6
9. Public Sites – AH and Rec	1	3		2	1	1		8
10. Expand Property Tax Reduction			2		2	1		5
11. New State Building Codes			1	3	2	1	1	8
12. Short-term Rental Impact Fee		1	1		3	2		7

**NOTE:** The impact of strategies on advancing the HPP goals and implementation factors are scored (1 to 3) for positive impact and (-1 to -3) for negative impact. Cumulative scores are shown in the total column to the right. If neutral, the column is blank.

An aerial photograph of a residential neighborhood, showing houses, trees, and streets. The image is overlaid with a semi-transparent blue filter. A large, light-colored 'DRAFT' watermark is oriented diagonally across the center of the image. Centered over the image is the text 'PRIORITY DEVELOPMENT SITES AND 3A STUDY AREAS' in a bold, white, sans-serif font, arranged in two lines.

# **PRIORITY DEVELOPMENT SITES AND 3A STUDY AREAS**

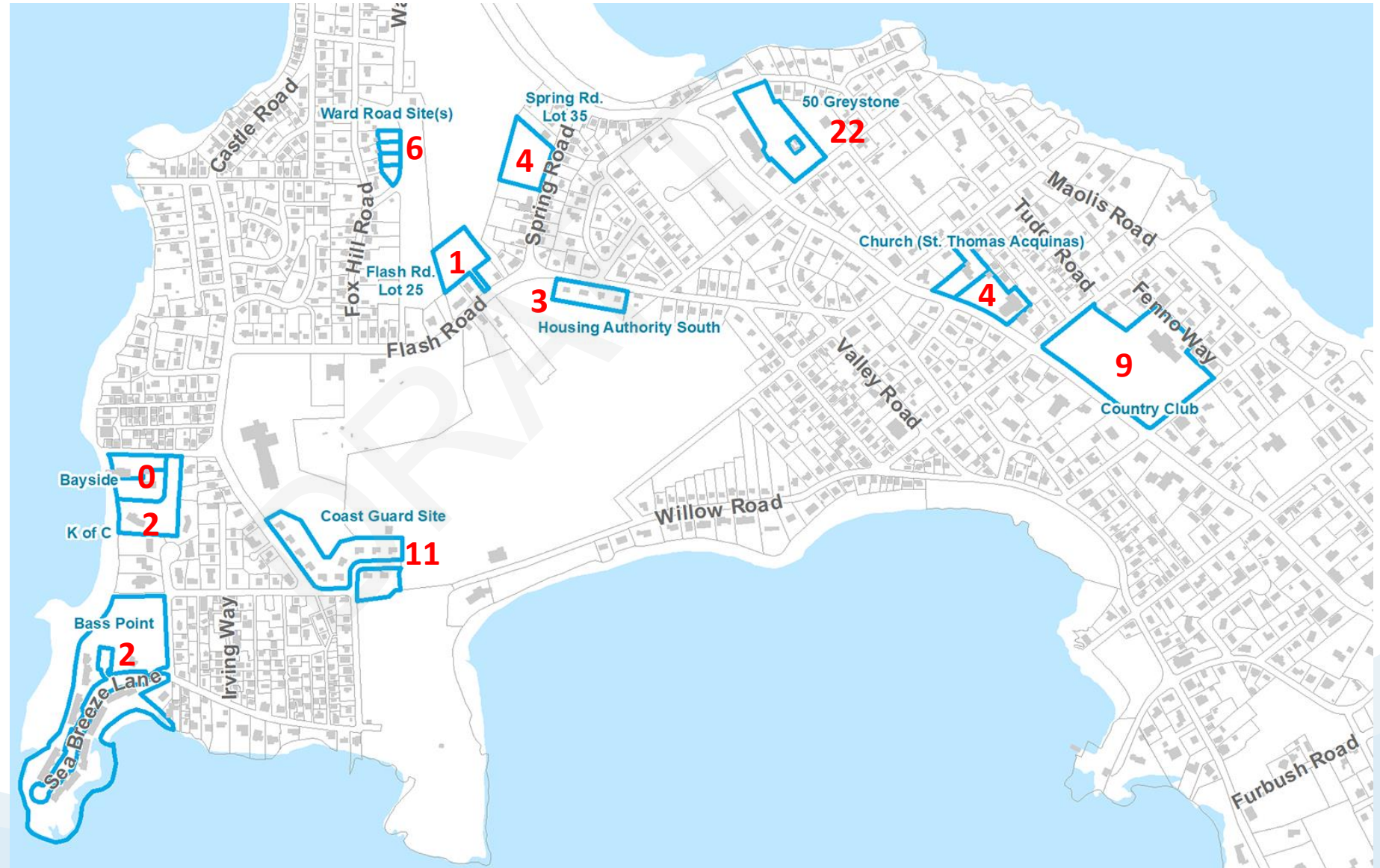
# General Takeaways

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- Very strong support for 50 Greystone, the Coast Guard site, the Ward Road site, and the Country Club site
- Public does not generally support development in flood zones. The Spring and Flash Road sites are not supported for development, nor is the Wharf St. area
- The church site is controversial
- Support for 3A in the Nahant + Spring Road area, Coast Guard Site, and the Edgehill Apartments / Country Club site



# Public Input -> Proposed Opportunity Sites

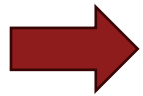


**NOTE:** The red numbers show the total pins and favorable comments each development opportunity site received.

# Areas Affected by Flooding and High-Risk Coastal Areas

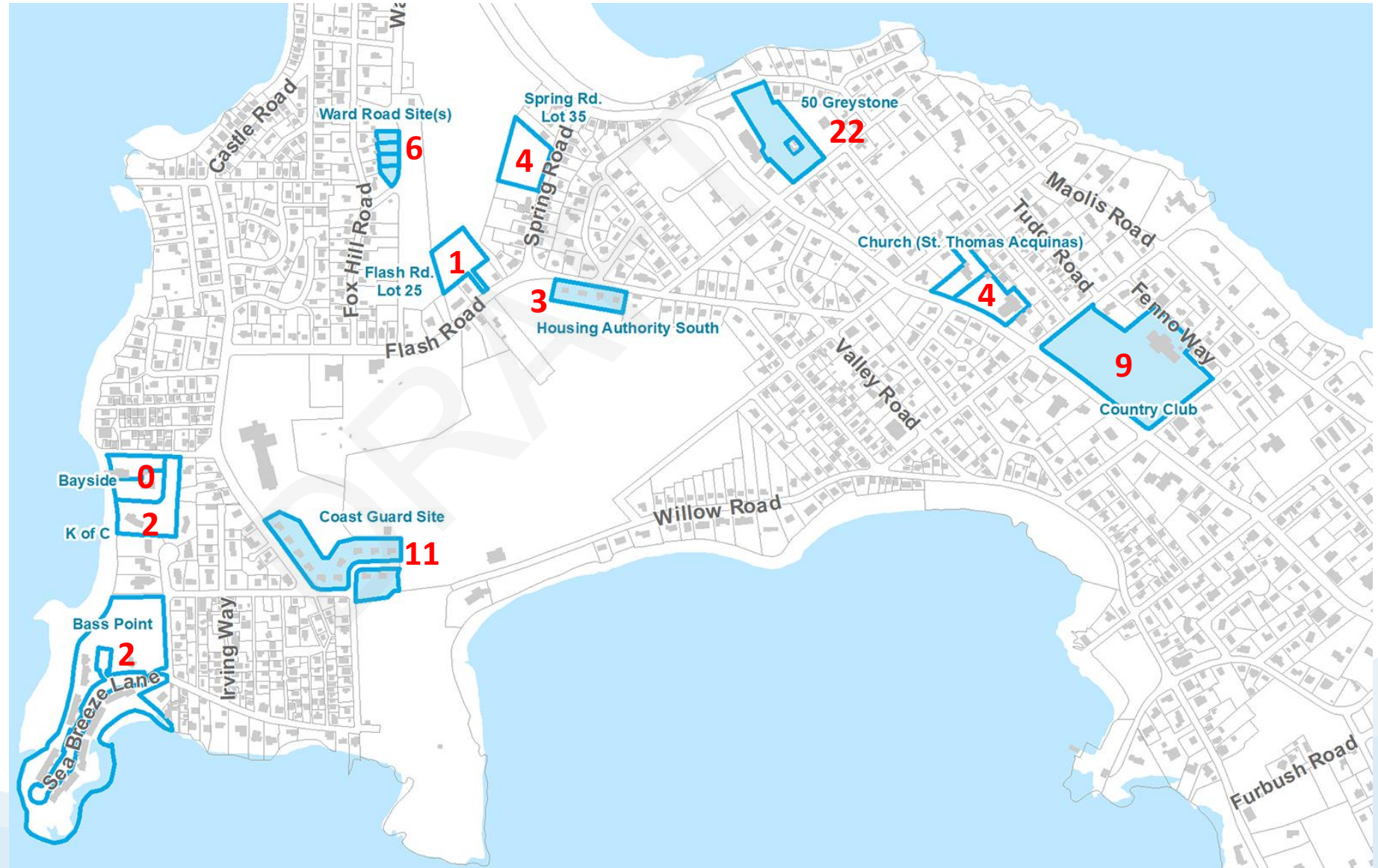
- The Flash Road (also has wetlands) and Spring Road Sites
- Basspoint Apartment Site
- Knights of Columbus + Bayside Sites
- Wharf Street and Willow Road 3A Area of Interest

**Note:** affected areas are identified with a red arrow





# Recommended Opportunity Sites



**NOTE:** The recommended priority opportunity sites are identified in blue. These sites are recommended based on the development constraints analysis and public input.

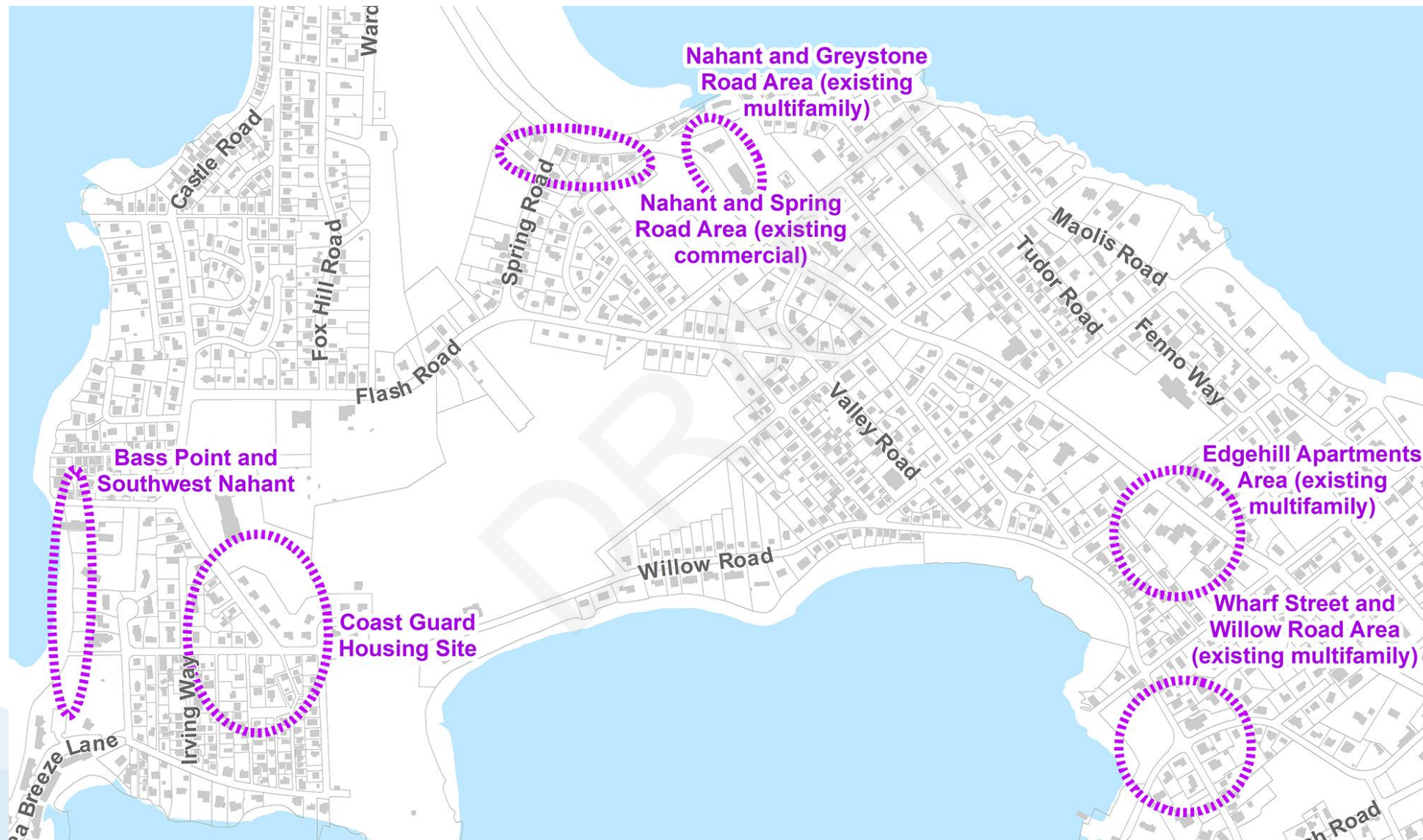
# Public Input -> Proposed 3A Study Areas

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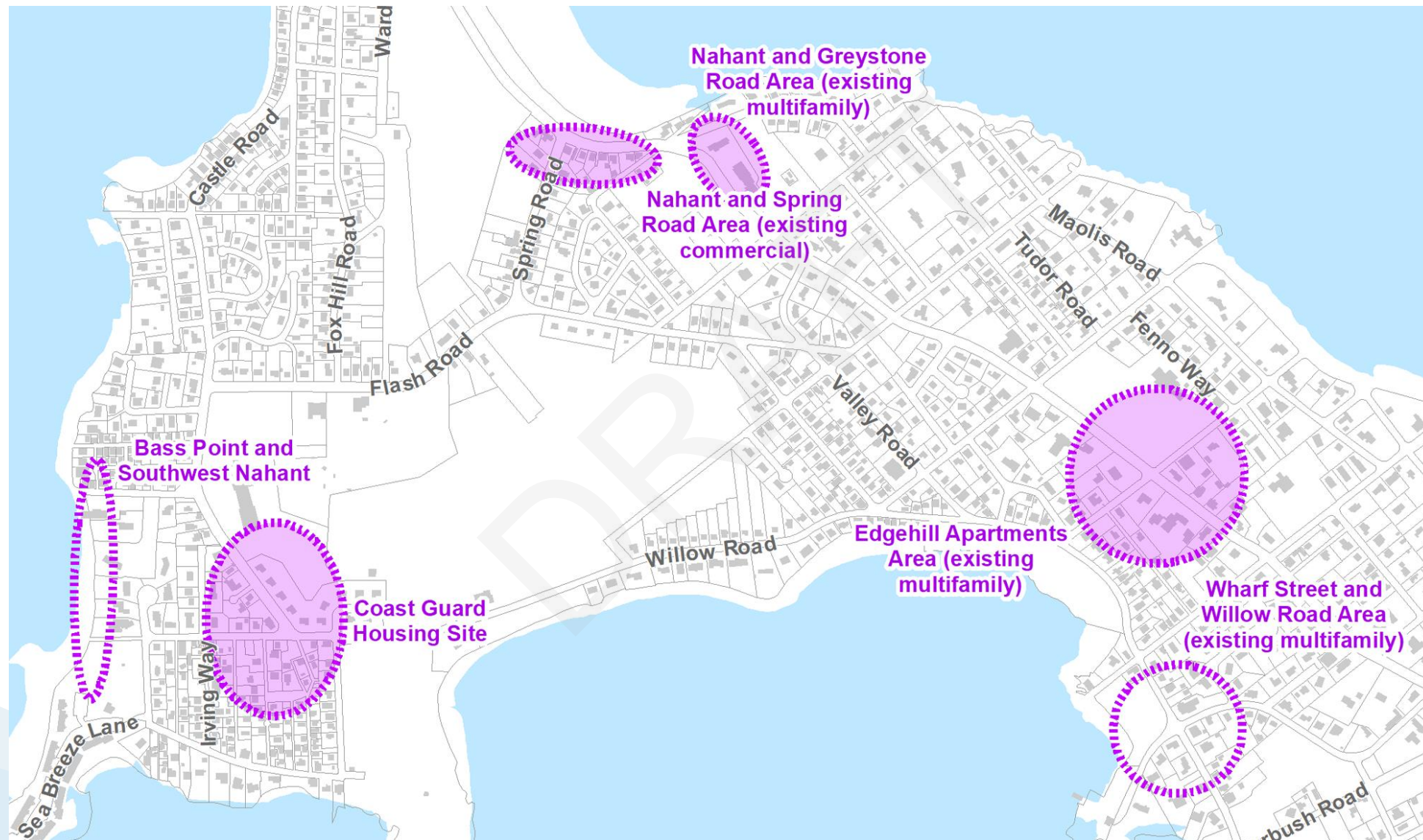
- Most input was on HPP sites, not 3A Study Areas
  - Several publicly supported HPP sites are close to 3A study areas, indicating interest in expanding housing options in these areas
- Strong support for country club development
- Strong support for 3A zoning and development near Nahant and Spring Roads
- No support for floodplain development



# Input on Proposed 3A Study Areas



# 3A Study Areas Supported by Public Input





An aerial photograph of a residential neighborhood, showing various houses and trees. The image is overlaid with a semi-transparent blue filter. A large, light-colored 'DRAFT' watermark is oriented diagonally across the center of the image. The text 'NEXT STEPS' is centered in the middle of the image in a white, bold, sans-serif font.

# NEXT STEPS

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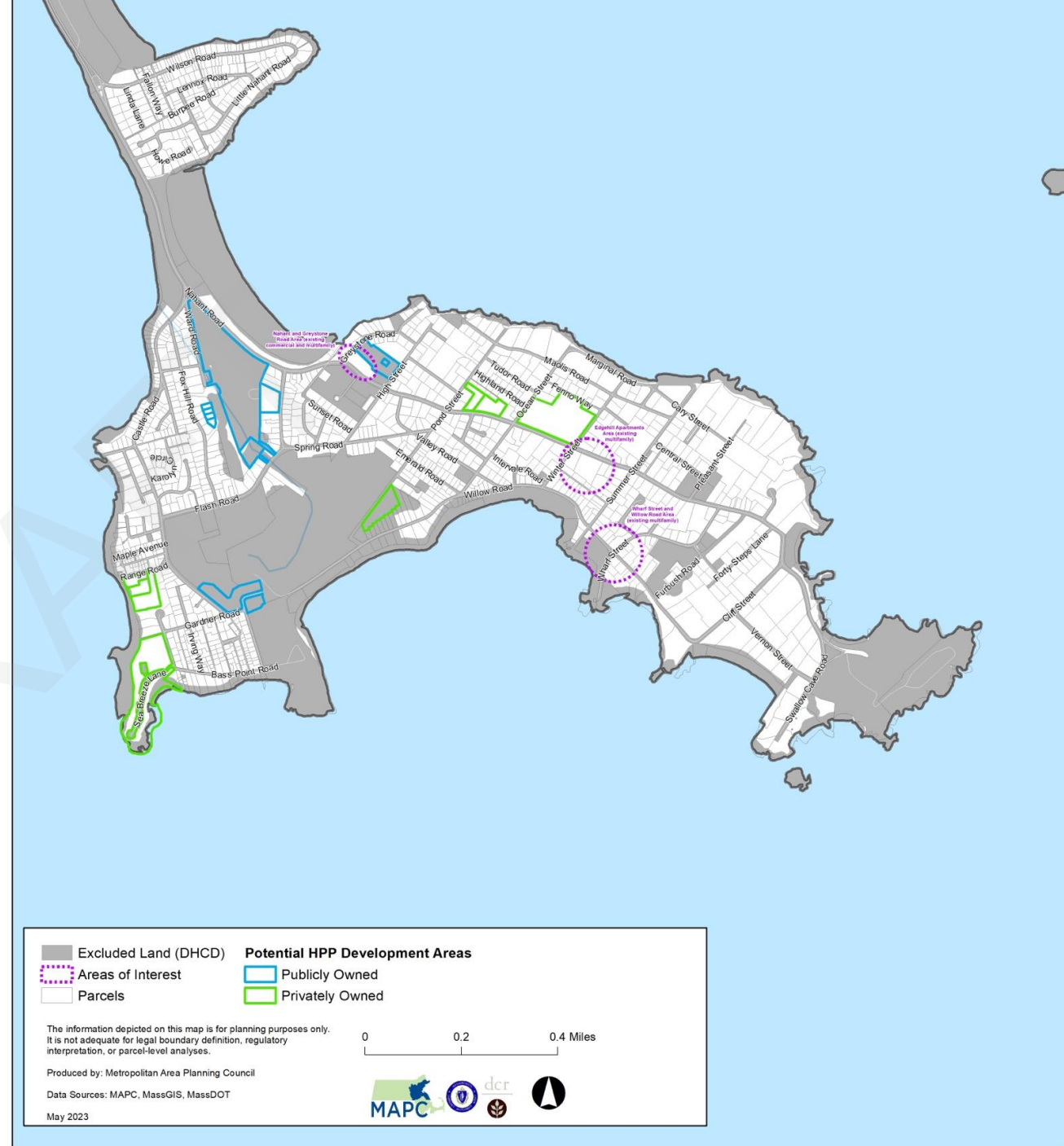
An aerial photograph of a residential neighborhood, showing numerous houses with varying rooflines and colors, interspersed with green trees. The entire image is covered with a semi-transparent blue filter. A large, light-colored 'DRAFT' watermark is oriented diagonally across the center of the image. Overlaid on this background is the word 'APPENDIX' in a bold, white, sans-serif font.

# APPENDIX



# Excluded Land

1. All publicly-owned land, except for lots or portions of lots determined to be developable public land.
2. All rivers, streams, lakes, ponds, and other surface water bodies.
3. All wetland resource areas, together with a buffer zone around wetlands and waterbodies equivalent to the minimum setback required by Title 5 of the state environmental code.
4. Protected open space and recreational land that is legally protected in perpetuity (for example, land owned by a local land trust or subject to a conservation restriction), or that is likely to remain undeveloped because of functional or traditional use (for example, cemeteries).
5. All public rights-of-way and private rights-of-way.
6. Privately-owned land on which development is prohibited to protect private or public water supplies, including, but not limited to, Zone I wellhead protection areas and Zone A surface water supply protection areas.
7. Privately-owned land used for educational or institutional uses such as a hospital, prison, electric, water, wastewater or another utility, museum, private school, college, or university.

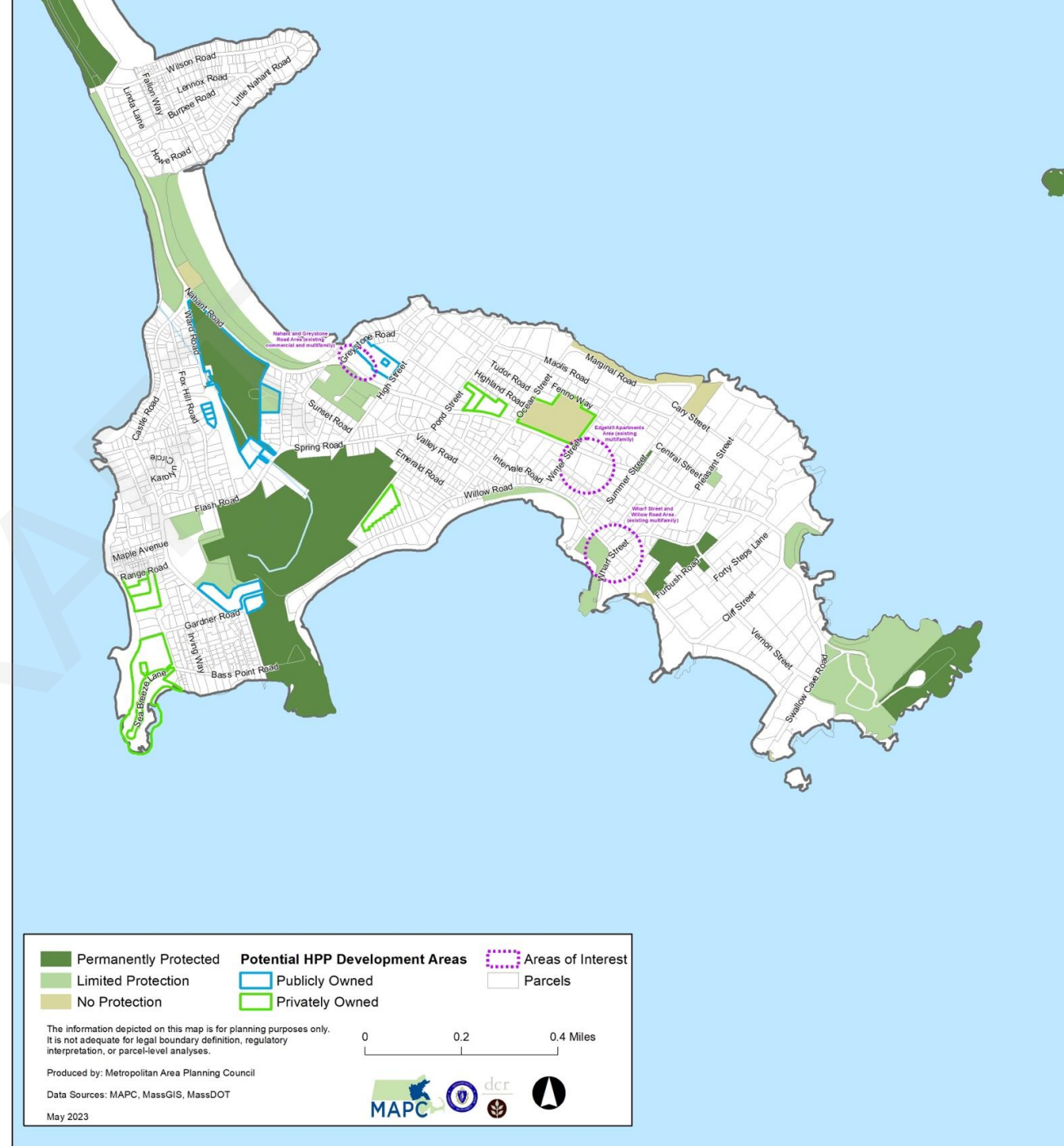


# Protected Open Space

Permanently protected open space is restricted to be open space permanently either through a deed restriction or another government issued document.

Land designated as open space with limited protection does not have any official deed restriction but has either a temporary easement on the property which prevents development, or a current use that makes redeveloping the property unlikely.

Unprotected open space has neither and may be subject to redevelopment.

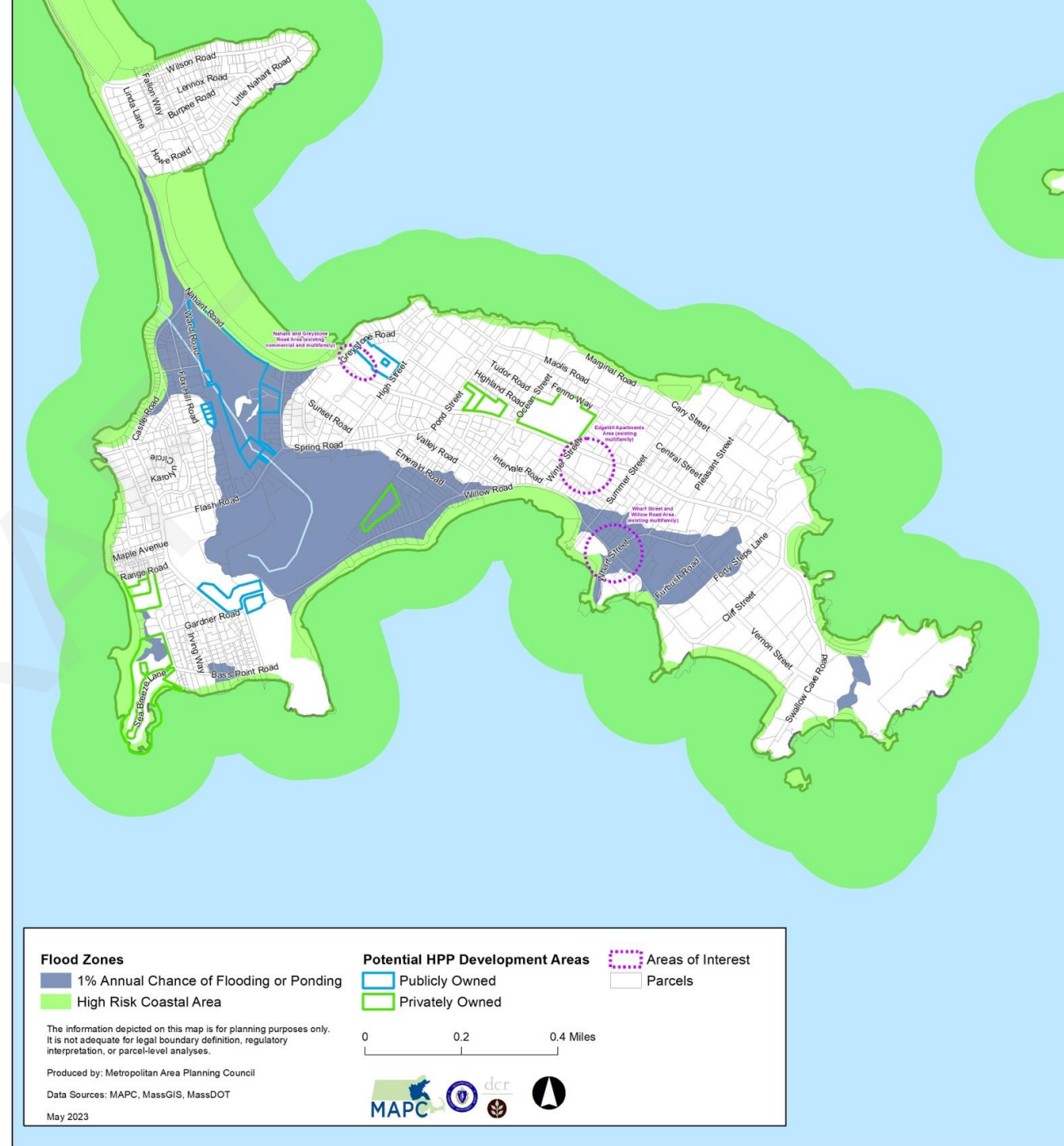


# Flood Zones

This map shows two pieces of data

The first is the flood zone with a 1% annual chance of flooding or ponding, which means for any area within this zone there is statistically a 1% chance that in any given year, the area will flood. These are “100-year flood zones”.

The second piece of data mapped is the “High-Risk Coastal Areas”, areas that will have fast-moving water and waves greater than three feet during a flood event. FEMA also refers to these areas as “V zones”.

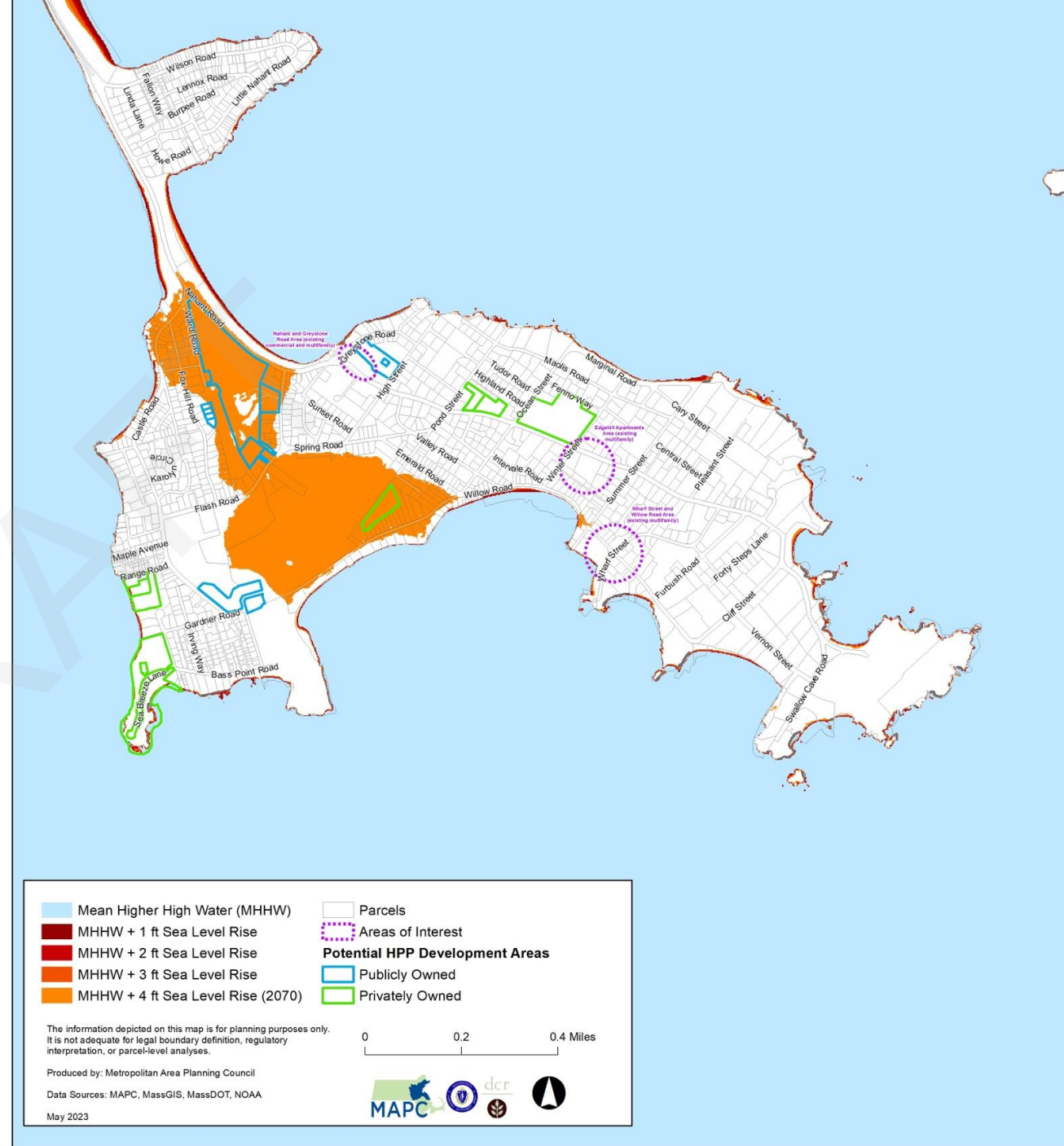




# Sea Level Rise

Mapped is the current average height of the water at high tide, the “Mean Higher High Water (MHHW)”, alongside potential increases in that mean of up to four feet.

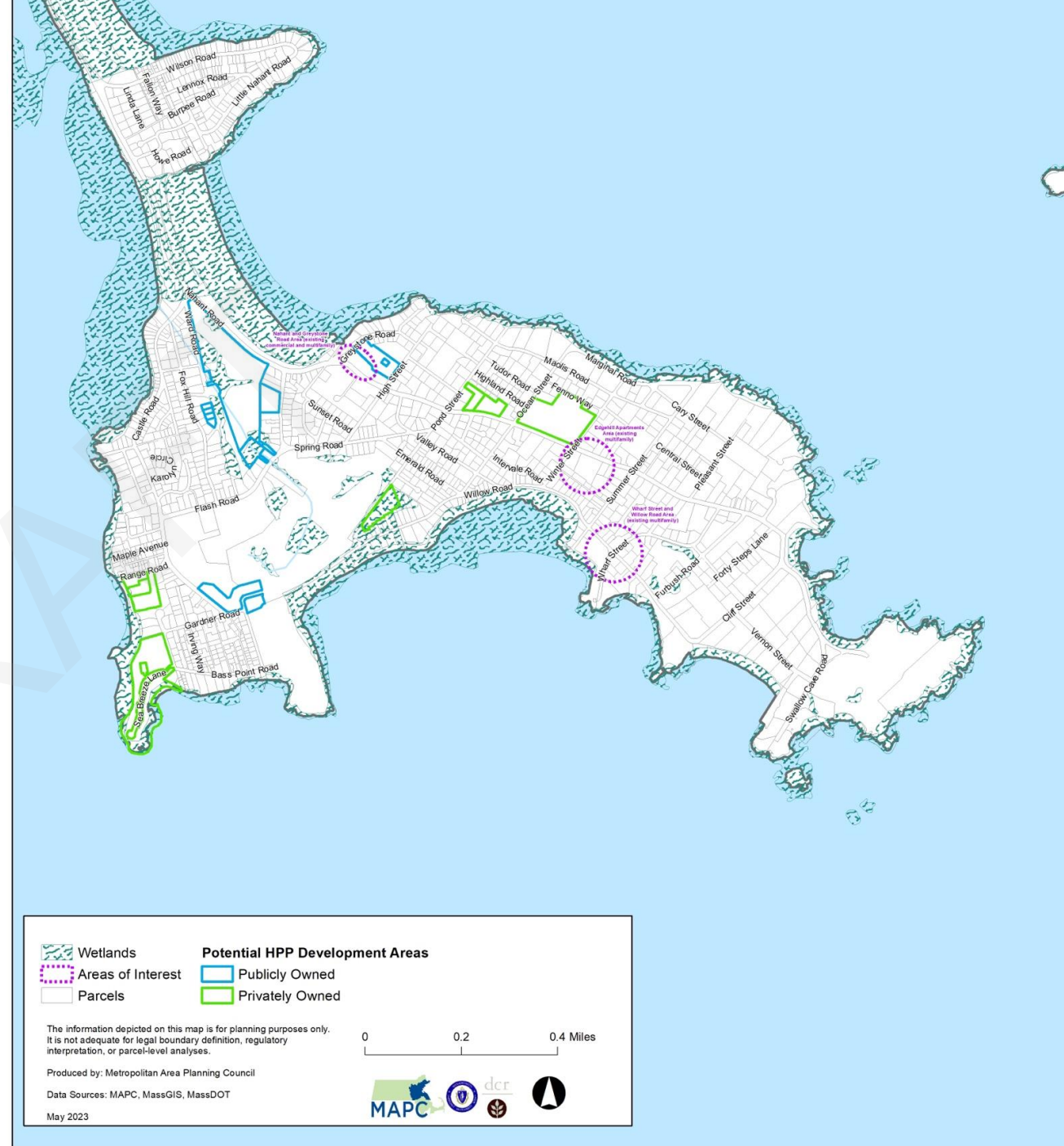
We chose four feet for map symbology as the 2070 sea level rise data indicates there could be an estimated increase of up to 4.2ft in sea level rise by 2070.



# Wetlands

Wetlands are typically areas that are saturated with groundwater.

This map shows exact locations and may only cover certain portions of a parcel. These areas are often near sea level and offer substantial benefits for controlling floods and increasing biodiversity in a region. Wetlands present a myriad of development challenges, and likely intersect with other development constraints such as flood zones.

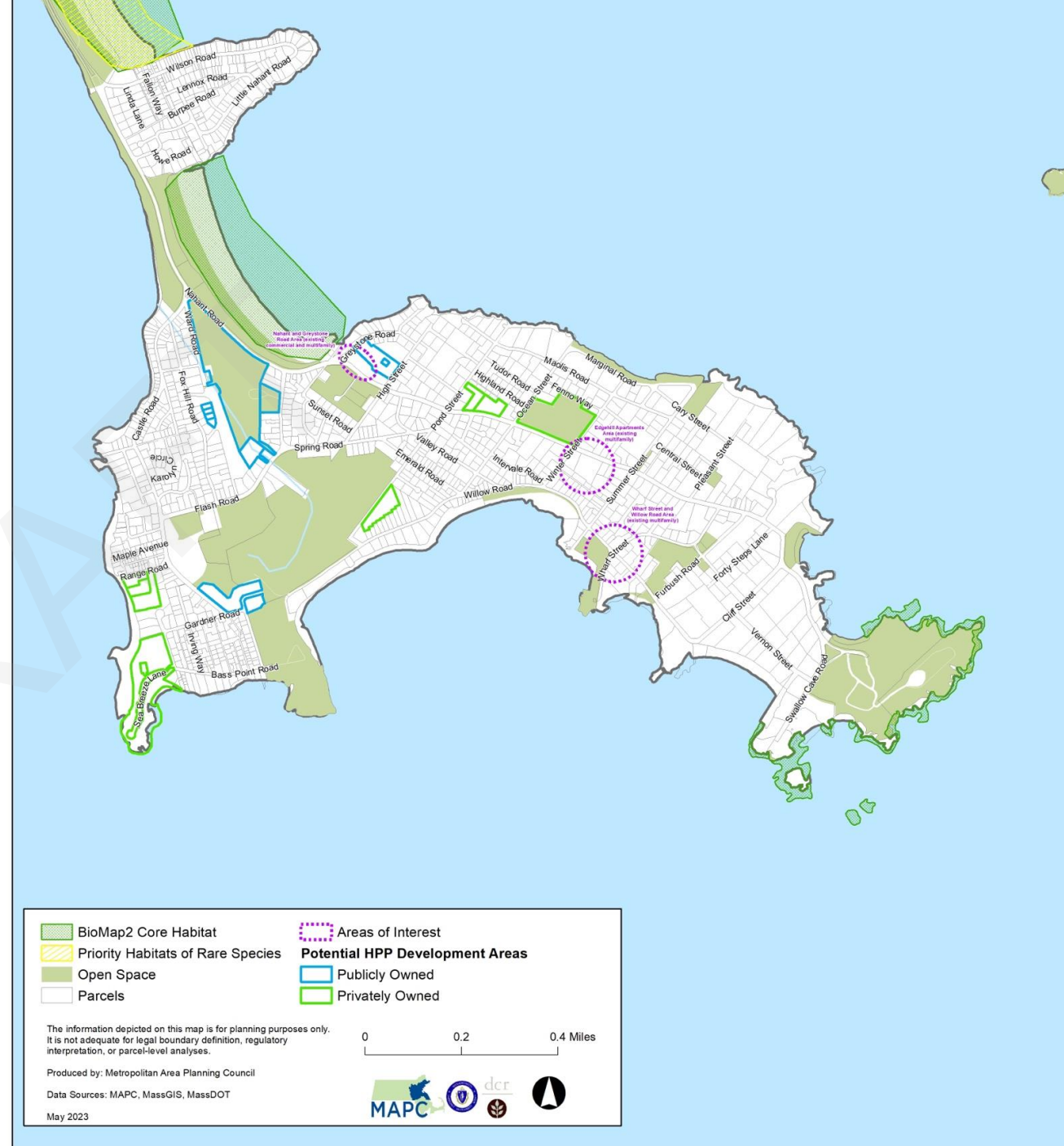


# Wildlife Habitats

We represent wildlife habitats in two different datasets that help identify places that are of substantial importance to protecting the State's biodiversity in the context of global climate change.

**Core habitat:** “areas critical for the long-term persistence of rare species, exemplary natural communities, and resilient ecosystems.

**Priority habitats of rare species:** “based on the known geographical extent of habitat for all state-listed rare species, both plants and animals, and is codified under the Massachusetts Endangered Species Act (MESA). Habitat alteration within Priority Habitats may result in a take of a state-listed species and is subject to regulatory review by the Natural Heritage & Endangered Species Program.”





# Topography

The topographical map shows contour lines displaying the elevation above sea level. This information is important to consider for Nahant, a geographically small community with substantial elevation changes that could impact development feasibility in certain areas. MAPC mapped the contour lines with labels noting the number of feet above sea level.

