

Community Preservation Committee Grant Application

Applicant Information

Applicant

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Town Committee or Board (if applicable)

Town of Nahant

Application Purpose

- Community Housing

Project Information

Project Name

Housing Development Location Study

Project Description

This grant would provide funds for the Town of Nahant to hire a housing development architectural firm to examine a potential housing development's feasibility, location, and appropriate design guidelines in context to Nahant's unique characteristics. A study of this kind would provide for a robust public process to determine the opportunity of adding housing units in line with the wishes and needs of the community. Through the recent process led by the Housing Production Plan Advisory Sub-committee (HPAC) in conjunction with Metropolitan Area Planning Council (MAPC), the Town has identified a lack of compliance with the Commonwealth's Chapter 40B Affordable Housing requirements (ref.

<https://www.mass.gov/chapter-40b-planning-and-information>) and will soon be embarking on public process to determine how the Town will comply with the new Chapter 3A MBTA Communities Multi-Family zoning requirements (ref.

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>). Additionally, the Town has identified housing needs that are not necessarily restricted as affordable but could contribute to the compliance of Chapter 40B and Chapter 3A. While the development of a Housing Production Plan allows the Town to identify generally potential opportunity sites for development that will meet the Town's needs and State requirements, it does not provide detail about specific potential of individual sites. This grant would bridge that gap from opportunity sites identification to feasibility and conditions for construction development of identified

site(s) making it an achievable affordable housing project(s) for the Town. This project would take input from the community to set development guidelines, minimum and maximum unit requirements, and construction limitations to determine the viability of particular parcel(s). Potential tasks to be included in the scope of this study include but are not limited to multiple community public meetings, community input, site analysis, zoning analysis, alternative analysis, imaging/renderings, traffic impacts, environmental impacts, and development of request for proposals (RFP).

Grant Amount Requested

\$60,000

Contribution to the Preservation of Nahant's Unique Character

One of the primary goals of this study is utilize Nahant's active community input process is to determine how the Town can accomplish its housing goals while preserving Nahant's unique character. Through the Housing Production Plan development process the community has identified housing needs that include but are not limited to seniors, young families, and veterans. Concerns about location, housing density, and other impacts on the community have been discussed. This study would allow the Town to dive further into those conversations and determine the best path forward factoring in all of these topics.

Planning Context

IS part of a Program Plan

If so, when was the plan prepared?

pendin

Who has approved the plan?

pending

Evaluation Criteria

One of the primary goals of this study is utilize Nahant's active community input process is to determine how the Town can accomplish its housing goals while preserving Nahant's unique character. Through the Housing Production Plan development process the community has identified housing needs that include but are not limited to seniors, young families, and veterans. Concerns about location, housing density, and other impacts on the community have been discussed. This study would allow the Town to dive further into those conversations and determine the best path forward factoring in all of these topics.

Currently the Town is going through a Housing Production Plan development process that will hopefully be completed prior to Annual Town Meeting. Soon thereafter, the Town will go through a Chapter 3A compliance assessment. Additionally, other plans such as Open Space and Hazard Mitigation would be considered as they were during the Housing Production Plan process.

Estimated Cost and Schedule

Attach cost estimates for construction projects and state how costs were derived.

Is your project expected to continue over more than one year?

Yes

Coordination

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Previous Town Meeting Action

Article 22F of the 2022 Annual Town Meeting approved CPA funding for technical assistance to develop a Housing Production Plan. This grant would build off that progress and study development opportunities on a potential opportunity site listed in the Housing Production Plan. (ref. Warrant-with-Motions-and-Final-Votes.pdf (nahant.org))

Project Priority

This project will be number 1 out of our applications

Time Sensitivity

Nahant is characterized as an “adjacent small town” under MBTA Chapter 3A. The Town has until December 31, 2025 to comply with Chapter 3A. It is possible that this study will help us comply with Chapter 3A Multi-Family Zoning.

Contingency Planning

The town would seek grants or attempt to appropriate funding at a future Town Meeting for this study if CPA funding is not approved.

Order

Product	Qty	Unit Price	Price
1st Yr: Total of CPC Funds Requested	1	\$60,000.00	\$60,000.00
	Total		\$60,000.00