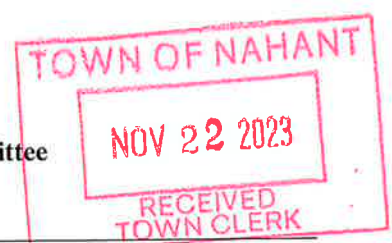


Nahant Housing Plan Production (HPP) Sub-committee
Thursday, September 28, 2023
via Zoom



Committee Members

- Michelle Capano, Resident Member, HPP Chair
- Mark Cullinan, Board of Selectmen
- Patrick O'Reilly, Planning Board
- Patty Karas, School Committee
- Michael Rauworth, Zoning Board of Appeals
- Josie Reis, Resident Member
- Dana Sheehan, Nahant Housing Authority
- James Walsh, Resident Member (absent)
- Lynne Spencer, CPA Committee (absent)
- Antonio (Tony) Barletta, Town Administrator

Citizen attendees

- Lisa Scourtas
- K Alice (Kerry Collins)
- Leslie
- 493721
- Resident
- (781) 599-4006
- Zoom user
- Josh Antrim
- Deanna Kallenbach

Meeting Agenda

1. Call meeting to order
2. Review Draft Housing Plan
3. Discuss Next Meeting – Thursday, October 5th
 - o Vote to accept draft housing plan and send to the Board of Selectmen and Planning Board for review
4. Committee Old Business (5 mins)
5. Committee New Business (5 mins)
6. Adjournment

1. Call Meeting to Order

The Chair of the Housing Production Plan Sub-committee (“HPP”) called the meeting to order at 6:32PM. The welcomed Dana Sheehan as new member to the board representing the Nahant Housing Authority. The Chair stated that focus of tonight’s meeting will be to review and discuss the draft housing plan from MAPC.

2. Review Draft Housing Plan

The Chair opened the discussion about the recommendations and any proposed changes to the draft housing plan. The Chair also informed the committee about the importance of completing its review so that the plan is sent to both the Board of Selectmen (BOS) and the Planning Board (PB) so they can review prior to their joint meeting to vote on adoption of the plan and then send to the State for their review and approval. A joint meeting of both BOS and PB is in process of being schedule for late October or early November. The final housing plan will be published and made available to the public after adoption by both BOS and PB.

Mr. Cullinan has reviewed the draft housing plan and wanted to review the recommendations of the plan. Ms. Capano concurred with Mr. Cullinan’s approach. The Chair also highlighted there are specific questions in the document that require the committee’s review and guided the committee through the overview in the Development Opportunities.

The Chair provided a review of the opportunity sites and stressed that this the housing plan to inform the State of the town’s intention to achieve its required housing compliance. The proposed opportunity sites all will require various layers town reviews, approvals and efforts before a development will occur. Mr. Rauworth confirmed the process. Ms. Capano stated that the State after submission of the plan may pose back to the town questions or clarifications to the plan.

Mr. Sheehan asked if the committee vote on the individual sites and finalize. Mr. Sheehan expressed some sites are controversial such as ‘the Church.’ The Chair expressed and recalled prior meetings where each of the proposed development sites were discussed at length.

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Ms. Reis expressed there should be more versus less in housing opportunity sites and show the town that all areas were considered and did not focus of concentration. Ms. Reis also mentioned two other sites mixed use commercial space (Nahant Road) and Community Center on Valley Road. Ms. Reis stressed encouraging more sites and there is no bias of neighborhood. Mr. Cullinan concurred in principle with Ms. Reis' comments and that the mixed use was related to 3A. Mr. Rauworth meant to deal with 40B developments which the Chair concurred.

Ms. Reis's comments are related to 40B and is not favorable to development. Ms. Reis expressed she was disappointed that vouchers were included as recommendations in the housing plan and Mr. Rauworth stated that their use does not advance housing objectives required under 40B. Mr. Cullinan added that Spring/Emerald Road locations to include but improve their locations for development and we should include them. The Chair stated discussions had occurred with MAPC and the Town Administrator on these locations. After further discussions about these locations, this is an operational concern of the Nahant Housing Authority which should not discourage including them as opportunity sites for the housing plan. Mr. Rauworth agreed that these sites do need attention but increasing the number of units will fall under the prevue of the Housing Authority.

Mr. Sheehan asked of the committee on voting on each opportunity site and if anyone on the committee would like to comment further. Mr. Cullinan stated that this has already been done by the committee and accept these opportunity sites. Mr. O'Reilly commented that we agreed remove 'the Church' and that the mixed-use site was not included and appears to be a gap in this plan.

Related to the Coast Guard Housing (CGH) site and Mr. O'Reilly does not believe we can go forward with them in this plan as these are already a plan in place Mr. Rauworth disagreed reflecting on the vote of the Special Town Meeting to raise funds to clear and prepare the sites for sale. The expectation is that some of the lots can be sold to pay off the loan but does not mean all will be sold. Mr. O'Reilly is concerned about town's ability to recoup its expenses from the sales of the lots and believes this is not an opportunity site any longer. Mr. Rauworth stated that the vote [2021 Annual Town Meeting] gave authorization to the Board of Selectmen to sell as individual lots; however, Mr. O'Reilly disagreed with Mr. Rauworth's interpretation. Mr. O'Reilly questions that there are 12 lots in this location so which are the opportunity sites and Mr. Cullinan stated that this is not something the committee would need to identify for the housing plan at this time. Mr. Rauworth provided that the GLAM analysis to achieve safe harbor under 40B would be 3.5 acres. If we develop Greystone Rd, this will accomplish mostly in from this location with leftover that could also be achieved with CGH. Mr. O'Reilly believed we need to get to the GLAM threshold and transfer those properties to the Housing Authority. Mr. Cullinan confirmed the GLAM threshold is 2.8 acres. Mr. Cullinan also state that what ever is decided will also require a Town Meeting vote. Mr. Rauworth mentioned that under the GLAM analysis and no community has been successful in achieving safe harbor under this affordable housing approach.

Motion: Ms. Sheehan motioned to vote on the individual properties and assess the controversial properties. Mr. O'Reilly seconded the motion.

Discussion: Mr. Cullinan asked the Chair for clarification on discussions about the opportunity sites. Ms. Capano stated that the committee came to a consensus on the proposed opportunity sites but did not complete a formal committee vote.

The Chair took a roll call vote on the motion to review each individual opportunity site and vote on each opportunity site.

Roll-call vote was taken:

Mr. Cullinan – Yes

Ms. Karras – Yes

Ms. Capano – Yes

Mr. Rauworth - No

Ms. Reis – Yes (thumbs up)

Ms. Spencer – Not present

Mr. O'Reilly - Yes

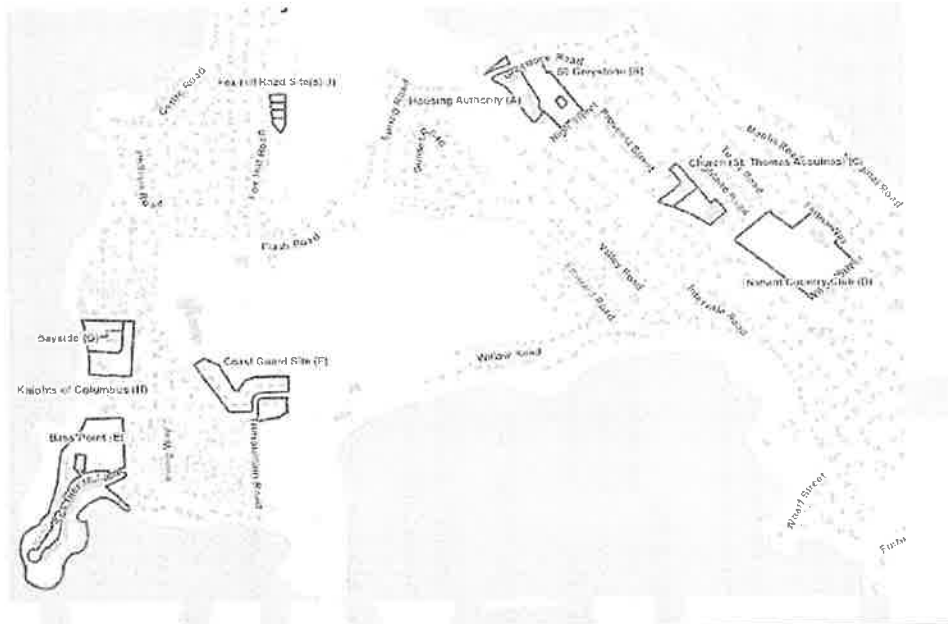
Mr. Sheehan - Yes

Mr. Walsh – Not present

Motion passed: Yes – 6; No – 1.

Development Opportunities

Figure 167 - Nahant Housing Opportunity Sites



Site ID	Site Name	Site Address
A	Housing Authority	194 Nahant Road
B	Greystone Road	50 Greystone Road
C	Church Site	248 Nahant Road
D	Nahant Country Club	280 Nahant Road
E	Bass Point	12 Sea Breeze Ln
F	Coast Guard Housing Site	294 Castle Road - 8 Goddard Drive
G	The Bayside	1 Range Rd
H	Knights of Columbus	17 Relay Yard
I	Fox Hill Road	0 Rear Fox Hill Road

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<u>Site ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Discussion / Motion / Vote</u>
A	Housing Authority	194 Nahant Road	<p><u>Discussion:</u> Site of existing housing authority. Mr. Sheehan asked about the property across on Greystone Road designed by triangle which appears to be parking. The Chair stated this is town owned land. Mr. Cullinan confirmed it is not under management of the Nahant Housing Authority.</p> <p><u>Motion:</u> The Chair moved as follows, do we move to accept this site for the housing plan? <u>Second:</u> Mr. Sheehan seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth – Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly – Yes Mr. Sheehan – Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 7; No – 0.</p>
B	Greystone Road	50 Greystone Road	<p><u>Discussion:</u> Highlighted as a constraint is the cell tower. Considered the location for cemetery expansion. However, opportunity is to adjoin with the Spindrift for expansion.</p> <p><u>Motion:</u> The Chair motioned as follows, do we move to accept this for the housing plan? <u>Second:</u> Ms. Karras seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth – Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly – Yes Mr. Sheehan – Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 7; No – 0.</p>
C	Church Site	248 Nahant Road	<p><u>Discussion:</u> The parcel of interest is the L-shape where the rectory is located. The existing Church location and parking would not be impacted. Mr. Rauworth stated that the description would need to be revised to note the parcel of interest is the rectory location. Mr. O'Reilly noted that this location is one parcel, and the acreage is incorrect. Mr. Sheehan suggested we vote on this location whether it passes or fails. Mr. Rauworth agrees with Mr. O'Reilly that the description is inconsistent and can be easily confusing that the committee we such something adverse to the Church.</p>

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<u>Site ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Discussion / Motion / Vote</u>
D	Nahant Country Club	280 Nahant Road	<p><u>Motion:</u> The Chair motioned to <u>table vote</u> on this site C the Church site so that a revised description and parcel identification is provided for the committee's consideration.</p> <p><u>Second:</u> Mr. Rauworth seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth - Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly - Yes Mr. Sheehan - No Mr. Walsh – Not present</p> <p>Motion passes Yes – 6; No – 1.</p>
E	Bass Point	12 Sea Breeze Lane	<p><u>Discussion:</u> The Chair highlighted that there are open questions with the Nahant Land Company on this location.</p> <p><u>Motion:</u> The Chair motioned as follows, do we move the Nahant Country Club site into the housing plan.</p> <p><u>Second:</u> Mr. Rauworth seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth - Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly - Yes Mr. Sheehan - Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 7; No – 0.</p>
			<p><u>Discussion:</u> Earlier discussions have covered this location being converted to different housing types. From the Housing Needs Assessment, 38% of all renters live in this location. Mr. O'Reilly had a question on the acreage and believed it was closer to 6 acres. The Chair will take this to MAPC for review and update.</p> <p><u>Motion:</u> The Chair motioned as follows, do we move the Bass Point site into the housing plan.</p> <p><u>Second:</u> Mr. Rauworth seconded the motion.</p>

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<u>Site ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Discussion / Motion / Vote</u>
F	Coast Guard Housing Site	294 Castle Road – 8 Goddard Drive	<p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth – Yes Ms. Reis – No (thumbs down) Ms. Spencer – Not present Mr. O'Reilly – Yes Mr. Sheehan – Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 6; No –1.</p> <p><u>Discussion:</u> The Chair provided an overview of this site.</p> <p><u>Motion:</u> The Chair motioned as follows, do we move the Coast Guard Housing site into the housing plan. <u>Second:</u> Mr. Rauworth seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth – Yes Ms. Reis – No (thumbs down) Ms. Spencer – Not present Mr. O'Reilly – No Mr. Sheehan – No Mr. Walsh – Not present</p> <p>Motion passes Yes – 4; No – 3.</p>
G	The Bayside	1 Range Road	<p><u>Discussion:</u> The Chair provided an overview of this site.</p> <p><u>Motion:</u> The Chair motioned as follows, do we move the Bayside site into the housing plan. <u>Second:</u> Mr. Rauworth seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth – Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly – Yes Mr. Sheehan – No Mr. Walsh – Not present</p> <p>Motion passes Yes – 7; No – 0.</p>

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H	Knights of Columbus	17 Relay Yard Road	<p><u>Discussion:</u> The Chair provided an overview of this site.</p> <p><u>Motion:</u> The Chair motioned as follows, do we move the Knights of Columbus site into the housing plan.</p> <p><u>Second:</u> Mr. Rauworth seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth - Yes Ms. Reis – No (thumbs down) Ms. Spencer – Not present Mr. O'Reilly - Yes Mr. Sheehan - No Mr. Walsh – Not present</p> <p>Motion passes Yes – 5; No – 2.</p>
I	Fox Hill Road	0 Rear Fox Hill Road	<p><u>Motion:</u> The Chair motioned as follows, do we move the Fox Hill site into the housing plan.</p> <p><u>Second:</u> Mr. Rauworth seconded the motion.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth - Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly - Yes Mr. Sheehan - Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 7 No – 0.</p>
(New)	Business District #1	Nahant /Spring Roads	<p><u>Motion:</u> Mr. Sheehan motioned to add the mixed-use development on Nahant Road, commercial zone. [known as B-1 location Nahant / Spring Road] into the housing plan.</p> <p><u>Second:</u> Mr. O'Reilly seconded the motion.</p> <p><u>Discussion:</u> Mr. O'Reilly questioned the challenged of including this overall location without narrowing down to which properties. Mr. Rauworth recommend defining the constraints and [opportunities vote</p>

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			<p>at the next meeting. The Chair rephased the motion as follows to address required updates from MAPC. The revised motion as follows, "To include the business district on Nahant Road to be added in the housing plan with further details to be provide for discussion and subsequent vote [at the next committee meeting]."</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – Yes Mr. Rauworth - Yes Ms. Reis – Yes (thumbs up) Ms. Spencer – Not present Mr. O'Reilly - Yes Mr. Sheehan - Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 7 No – 0.</p>
(New)	Housing Authority South	Spring / Emerald Roads	<p>Mr. Cullinan recommended the committee add Spring/Emerald locations into the housing plan.</p> <p><u>Motion:</u> The Chair motioned in include the location known as Housing Authority South located on Spring and Emerald Roads into the housing plan.</p> <p><u>Second:</u> Mr. Reis seconded the motion.</p> <p><u>Discussion:</u> Mr. Sheehan requested further discussion on the motion. The Chair approved. Ms. Capano recalled earlier committee discussions on this location and summarized public feedback to remove. However, after discussions with the Town Administration and MAPC it was agreed that these locations should be re-added back to the plan. The rationale is that the housing plan should consider opportunities for all town-owned land.</p> <p>Mr. Sheehan asked if this is something that can be re-designated as veterans' housing or set aside number of units. The Chair stated that identifying veterans' housing could only be done once there was a development in place and appropriate agreements to set aside units. Mr. O'Reilly rephased the question, could we provide for a veterans' preference. The Chair did confirm this could happen only after location is identified, funding allocated/approved and voted by the Town. Nahant Housing Authority would have to manage the effort to modernize the property. Mr. Sheehan's commented that veterans' preference is underutilized.</p>

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(New)	Community Center	41 Valley Road	<p>Mr. Cullinan commented that designation would need to be approved at Town Meeting. Mr. Cullinan also stated that any of the proposed opportunity sites would require a Town Meeting vote to initiate development. Ms. Capano stated that at the Planning Board meeting where she is a member it was presented and discussed creating a preference by-law for developers to address preferential treatment in housing that supports Nahant resident and veterans. Mr. O'Reilly interjected that this does not address the veterans' preference and can this be brought to Town Meeting. Mr. Sheehan MGL outlines who receives preferences and the language is not favorable. Mr. O'Reilly added that the housing plan needs to have a stronger reference to a veterans' preference. Mr. Rauworth recalled an earlier communication from Ms. Capano on this topic. Mr. O'Reilly added that the veterans' preference should be added to all sites.</p> <p><u>Roll-call vote was taken:</u></p> <table border="0"> <tr> <td>Mr. Cullinan – Yes</td> <td>Ms. Karras – Yes</td> <td>Ms. Capano – Yes</td> </tr> <tr> <td>Mr. Rauworth - Yes</td> <td>Ms. Reis – Yes</td> <td>Ms. Spencer – Not present</td> </tr> <tr> <td>Mr. O'Reilly - Yes</td> <td>Mr. Sheehan – No</td> <td>Mr. Walsh – Not present</td> </tr> </table> <p>Motion passes Yes – 6 No – 1.</p> <p>Ms. Reis offered the Community Center as another site in order to demonstrate to the Nahant community an unbiased approach in the selection of sites for the housing plan.</p> <p><u>Motion:</u> The Chair motioned to add the Community Center located on Valley as an opportunity site into the housing plan.</p> <p><u>Second:</u> Mr. Cullinan seconded the motion for discussion.</p> <p><u>Discussion:</u> The Chair shared Ms. Reis comments related to inclusion of this location. Mr. Sheehan urged the committee not to include this site in the housing plan due to cultural activities and open old history on this location. There are current issues with parking in this location.</p> <p>Ms. Reis offered her rationale for including this location as a means to save taxpayer funds. Ms. Reis has not heard options of which would be the lowest cost to convert a location to meet the housing needs. It is currently town-owned land. She believes this building has many opportunities which would be low cost. Ms. Reis understand the impact of existing community groups.</p>	Mr. Cullinan – Yes	Ms. Karras – Yes	Ms. Capano – Yes	Mr. Rauworth - Yes	Ms. Reis – Yes	Ms. Spencer – Not present	Mr. O'Reilly - Yes	Mr. Sheehan – No	Mr. Walsh – Not present
Mr. Cullinan – Yes	Ms. Karras – Yes	Ms. Capano – Yes										
Mr. Rauworth - Yes	Ms. Reis – Yes	Ms. Spencer – Not present										
Mr. O'Reilly - Yes	Mr. Sheehan – No	Mr. Walsh – Not present										

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<u>Site ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Discussion / Motion / Vote</u>
(New)	East Point / Vacant lot	16 Vernon Street	<p>Mr. Rauworth agreed with Mr. Sheehan has this location has historical value to the residents of the town. Mr. Rauworth further disclosed his wife is president of the Nahant Historical Society [who maintains the historical records and artifacts of the town] and was instrumental in saving that property and including this property would create unnecessary division.</p> <p>Ms. Capano offered that like Mr. Sheehan resides in this neighborhood, attend that school as child, and is concerned about the parking in that area. She would not support including this property in the housing plan. Mr. Cullinan added he has mixed feelings about this location; however, the committee added the Tudor Estate of the Nahant Country Club and more historical than the Community Center. Mr. Cullinan added that the town would decide whether to develop this site or not.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – No Ms. Capano – No Mr. Rauworth - No Ms. Reis – Yes Ms. Spencer – Not present Mr. O'Reilly - No Mr. Sheehan - No Mr. Walsh – Not present</p> <p>Motion fails Yes – 2 No – 5</p>
			<p>Mr. Sheehan offered the properties near East Point on Swallow Cave Road. Discussed was whether Northeastern University property could be developed. Mr. Cullinan reminded the committee that the town overwhelming voted to preserve East Point. Mr. Sheehan asked about a sub-component of this property located near the Edwards Bunker.</p> <p>Mr. Rauworth stated all of this property is eligible and eminent domain would have to be used. The Chair also stated if discussions opened up with the property owner(s) to consider a development that could be another opportunity. Mr. O'Reilly mentioned that the Northeastern property is zoned NR [natural resources.] and the location is problematic given the encumbrances on the property with the bunkers. Ms. Capano asked that natural resources and recreational properties are excluded from the plan. Mr. O'Reilly shared direct criticisms about not including East Point. Mr. Rauworth brought forward a vacant lot on Vernon Street for consideration.</p> <p><u>Motion:</u> Mr. Rauworth motioned to add the vacant lot (also known as 16 Vernon Street) as an opportunity site into the housing plan. The motion was again presented for vote.</p> <p><u>Second:</u> Ms. Karras seconded the motion for discussion. / Mr. Cullinan for discussion.</p>

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<u>Site ID</u>	<u>Site Name</u>	<u>Site Address</u>	<u>Discussion / Motion / Vote</u>
			<p><u>Discussion:</u> Mr. Cullinan raised a concern about targeting private properties and would like to identify locations in East Point. The Chair confirmed there is approximately 36,000 sq ft on this location. Mr. Reis asked if we know if the property owners would consider developing this site. Mr. Rauworth added that the committee has included private properties of the Bayside and Knights of Columbus. Mr. O'Reilly offered that the location provides a good tax based for the town and would that adversely impact the town as a matter of public policy. Mr. Rauworth also mentioned about ensuring the committee considers all locations on town. The Chair shared that we have reviewed all locations that would be appropriate. Mr. Rauworth offered to include Vernon Street and the Bank.</p> <p>Mr. Rauworth stated that we are creating a menu of opportunities for consideration which all require Town Meeting vote. Mr. Cullinan opposes this as the other proposed sites are commercial/business in nature or town owned land. Further, the committee could also offer the same for private property in Little Nahant for example to be included in the housing plan. Mr. Sheehan appreciated Mr. Cullinan's comments to help inform his vote. Bass Point area has a lot of opportunity areas considered its size and comparable to the Spindrift and Nahant Country Club. Mr. O'Reilly added that more information is needed and add the Bank site as an alternative raised on Little Nahant. Ms. Karras offered coming back at a later date and attempt to contact the property owner to discuss development opportunities.</p> <p>Mr. Rauworth requested his motion be tabled and refer to MAPC for an evaluation of the site [and others in East Point for consideration.]</p> <p><u>Tabled Motion:</u> Mr. Rauworth tabled his motioned to add the vacant lot (also known as 16 Vernon Street) as an opportunity site into the housing plan.</p> <p><u>Roll-call vote was taken:</u> Mr. Cullinan – Yes Ms. Karras – Yes Ms. Capano – No Mr. Rauworth – Yes Ms. Reis – Yes Ms. Spencer – Not present Mr. O'Reilly – Yes Mr. Sheehan – Yes Mr. Walsh – Not present</p> <p>Motion passes Yes – 7 No – 0.</p> <p><u>Motion:</u> Mr. Rauworth motioned to add the Bank property located on Nahant Road as an opportunity site into the housing plan.</p> <p><u>Second:</u> Mr. O'Reilly seconded the motion for discussion.</p>
(New)	Little Nahant / Bank	28 Nahant Road	

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			<p><u>Discussion:</u> This property is approximately 10,000 sq ft located at 28 Nahant Road.</p> <p><u>Roll-call vote was taken:</u></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Mr. Cullinan – Yes</td> <td style="width: 33%;">Ms. Karras – Yes</td> <td style="width: 33%;">Ms. Capano – No</td> </tr> <tr> <td>Mr. Rauworth - Yes</td> <td>Ms. Reis – Yes</td> <td>Ms. Spencer – Not present</td> </tr> <tr> <td>Mr. O'Reilly - Yes</td> <td>Mr. Sheehan - No</td> <td>Mr. Walsh – Not present</td> </tr> </table> <p>Motion passes Yes – 5 No – 2</p>	Mr. Cullinan – Yes	Ms. Karras – Yes	Ms. Capano – No	Mr. Rauworth - Yes	Ms. Reis – Yes	Ms. Spencer – Not present	Mr. O'Reilly - Yes	Mr. Sheehan - No	Mr. Walsh – Not present
Mr. Cullinan – Yes	Ms. Karras – Yes	Ms. Capano – No										
Mr. Rauworth - Yes	Ms. Reis – Yes	Ms. Spencer – Not present										
Mr. O'Reilly - Yes	Mr. Sheehan - No	Mr. Walsh – Not present										

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Ms. Reis asked to continue further discussion on the draft housing plan. Ms. Reis raised that in the recommendation for the CGH where references HUD funding, she requested that recommendation be removed and for all opportunity sites where Federal or State funding be obtained that this is a recommendation for all opportunity sites. Also, Ms. Reis stated that some may object to public funded housing next to a school.

Mr. Sheehan asked to speak directly to the committee and ask MAPC to fully develop the plan that addresses veterans housing, preferences, and set asides so that it can be better addressed and requests the committee's support. The community will benefit by a more fully developed plan that addresses this vulnerable group. Mr. Rauworth asked to refrain the request so that we can address the regulations that address housing preferences.

Ms. Capano asked the committee to reference page 85 of the housing strategies that were identified and highlighted 'aging in place'. There is a concern to call out one group of citizens over another and we need to work with MAPC to have appropriate messaging that account for veterans. Ms. Capano reminded the committee we cannot change the strategies but enhance the recommendations so that veterans is defined more clearly.

Ms. Reis wanted to recall a discussion from Mr. O'Reilly at a prior meeting on who would get priorities/preferences for public housing and does not believe it has been addressed well in the housing plan. The housing plan should address preference for all vulnerable citizens categories. Ms. Capano mentioned the earlier discussion on local preferences for developers in place (Refer to page 94). Mr. O'Reilly stated this is only one facet. The question is really more about the Housing Authority. Mr. Rauworth mentioned the state has limits on set asides.

Mr. Cullinan also mentioned that the State has limits and believes the plan addresses it well. Ms. Reis suggests stronger recommendations related to preferences. Mr. O'Reilly went back to existing housing and Mr. Sheehan stated its mandated by State law. Mr. Cullinan also mentioned there are lists for qualifying events that are regulated by the State and enlists local housing authorities for oversight. Mr. Rauworth stated we agree to strengthen preferences that benefit Nahant residents. Mr. O'Reilly would like the regulations and references to clarify the Massachusetts General Laws related to public housing.

Mr. Barletta joined the discussion and mentioned that the town is limited as it relates to Housing Authority property. However, where the town can do more for its residents is in development agreement on town owned land where it can increase the residential preference requirements. This does not mean future units would be held empty and would only be awarded if unit(s) become available. Ms. Reis also made the distinct that this would be on town-owned land.

Mr. Rauworth asked can MAPC point the committee to a brief on the mechanism on local preferences and set asides that will help clarify this topic. How preferences work, every category, and how preferences work in practices for both existing public housing and future developments. Mr. O'Reilly stated that we should look to stronger preferences such as veterans.

Ms. Reis shared an example of where a local preference would be needed such as state emergency to house non-US residents. Ms. Reis' recommendation is to include something similar in the housing plan.

The Chair asked of the committee if there were any questions from the HPP Goals to review. Ms. Capano asked Ms. Karras to review the language in the housing plan on capacity of the Nahant Johnson School. Ms. Capano asked if we could get that number has an indication so that if any proposal of development involving families with children would not negatively impact the Johnson School's capacities.

Mr. Cullinan asked about the recommendations for Housing Trust Fund and ADU's which are included in the housing plan and believed they addressed the committee's recommendations. Mr. Reis mentioned that from the survey respondents where not in favor of housing planned or housing trust. Mr. Cullinan stated that the feedback was not that strong declining these options. Ms. Reis favored a grant to support a housing planner. Ms. Capano scanned the draft housing plan on the recommendation for a housing planned. The recommendation is to work with North Shore Task Force subregion to learn from planners working in existing coastal communities like Nahant. Ms. Reis also would like to see find comparable communities and did not see that in the housing plan. Ms. Capano referred the committee to the Appendix on Context Communities.

Mr. Sheehan offered if to provided sample language on veterans' preference to be included in the housing plan.

Nahant Housing Plan Production (HPP) Sub-committee

Thursday, September 28, 2023

via Zoom

3. Discuss Next Meeting – Thursday, October 5th

Committee will be meeting with MAPC.

Ms. Reis will be unavailable for the next meeting.

4. Committee Old Business

No committee old business was discussed.

5. Committee New Business

No committee old business was discussed.

6. Adjournment

Mr. Rauworth motion to adjourn the meeting. The motion was seconded by Ms. Karras.

Roll-call vote was taken:

Mr. Cullinan – Yes	Mr. Rauworth - Yes	Ms. Spencer – Not present
Ms. Capano – Yes	Ms. Karras – Yes	Ms. Reis – Yes
Mr. Walsh – Not present	Mr. O’Reilly - Yes	Mr. Sheehan - Yes

The meeting ended at 8:54 PM.

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Respectfully submitted as approved at the November 16, 2023, Housing Production Plan Advisory Sub-committee Meeting.

By: *Michelle Capano, Chair*