

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
6/24/2023	6/26/2023	<p>Hello,</p> <p>Due to both of us having recent illness, we were unable to attend the public forum on June 15th. I don't see any detail on opportunities within the town presented but understand that there are multiple Town-owned properties scattered around town and that we may be abutters. Our neighbors to the left (P. Famulari) and right (M. Rizzo and B. Budryk) are also abutters to the same Town owned land.</p> <p>Could you share when the next meeting of this committee will be and where we would find any results of the public forum in June? Thank you</p>	<p><i>Response from M. Capano dated 6/26/2023</i></p> <p>Thank you for reaching out to the Housing Plan Advisory Sub-committee. You can review the proposed town-owned locations on the recently released Nahant Open House Survey by following this link: https://mapc.ma/nahantOOH. I hope you will review and complete the survey and provide your feedback. We would appreciate your input to help develop Nahant's Affordable Housing Plan.</p> <p>I have also included the meeting materials (attached) from the second community event and the link to the recorded meeting which is available on the Town's YouTube Channel. Follow this link to watch the meeting: (3) Nahant Housing Plan Advisory Committee Public Forum June 15, 2023 - YouTube</p> <p>We are in the process of working with MAPC to review the feedback from the second community event and will present that information at a future meeting. Our meetings are open to the public and you can check www.nahant.org/calendar for when the next meeting is posted. Should you have any questions for the committee, please feel free to contact us. Thank you again for reaching out to the Housing Plan Advisory Sub-committee. Attachment: 2023-06-15 Public Forum Presentation</p>
6/27/2023	No response required.	<p>Dear Selectmen and Administrator</p> <p>It has come to my attention that there is a housing survey I believe produced by MAPC that has been posted on the Nahant Resident face book page by one of its administrators. May I ask why is it only available through a social media page? Why not the towns Facebook page? Why not the other Facebook pages? Is this even legal to have just been surveyed on a Facebook page? I would ask that the survey be sent to every resident in town as it may affect their property and their neighborhood. Failure to send out the "survey " will only create distrust in your administration which I am certain has already been created by not sending out a survey in the mail. And I may suggest you tell the committee member who has posted the</p>	<p>No response required.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		survey on her Facebook page to either take it down or share it with the other “Nahant “ Face book pages such as the Nahant forum and Nahant neighbors page and your town hall page. I will wait to hear back from you. And please forgive me as I do not have Mr. Canty’s email if you would pass it on to him it would be appreciated	
6/28/2023	6/28/2023	I was wondering if you had another set of those affordable housing handouts about our towns statistics. My son is doing a project on this topic, and I can’t find my handouts. Thanks Annie	<i>Response from M. Capano dated 6/28/2023</i> Follow this link to nahant.org for the Housing Committee's documents. Link: https://nahant.org/documents/ Select, "Housing Plan Advisory Sub-committee" folder. Select, "Housing Needs Assessment" folder The Housing Needs Assessment and related documents are available here. If there are any questions, feel free to reach out.
6/30/2023	7/13/2023	Thank you, Michelle. I have reviewed the video and the map of proposed properties. I heard comments about why nothing up near 40 Steps or East Point is being considered for development considering there are other private properties identified. Can I ask why the 2 large open lots privately owned on Vernon Street are not being considered for the Town to approach the owners for development of this kind? Same question about some of the excessively large lots in that area.	<i>Response from M. Capano dated 7/13/2023</i> Again, thank you for reaching out to the Housing Plan Production Committee. First my apologies for this late reply. Related to your question regarding properties on Vernon Street, as you are aware, our partners from MAPC did a review of locations with the committee to assess locations for feasibility. First priority is town-owned property and property accessible by the MBTA. Currently, Vernon Street is not at this time. We also looked at criteria such as feasibility for

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>development partners who would be interested in locations that can be developed and the ability to identify incentives from State and Federal sources.</p> <p>The Housing committee is open to citizen feedback, and I will take this to our next meeting to discuss following the closure of the Online Open House Survey. I encourage you and other citizens to join our meetings to provide feedback. This way we can hope to develop an affordable housing plan that the Town can execute and meet our statutory requirements under both 40B and MBTA 3A. Should you have further questions, please feel free to contact the Housing Production Plan Advisory committee again (HPAC@nahant.org). Thank you again for your question and feedback.</p>
7/13/2023	7/13/2023	<p>We own a property on Flash Rd and have been following the 40B and 30A discussions/presentations. The online materials on potential 30A parcels identified for development is not defined well enough for my viewing. I would like to request a copy or pdf file of the 30A parcels under review.</p> <p>Please favor me with prompt response.</p> <p>Thank you for your consideration of this request.</p>	<p><i>Note: Email account issues with HPAC@nahant.org. The Committee did not receive Mr. Buckley's original request.</i></p> <p><i>Response from the A. Barletta, Town Administrator.</i></p> <p>I'm not sure what you are asking for and I likely don't have the documents you seek. I am adding Michelle Capano from the Housing Plan Committee, who might be able to assist you.</p> <p>I know from taking part in the meetings that the efforts to this point have been to identify potential locations and rank them according to Town input and viability. In the online survey, there is an interactive map that you can zoom in on to see the locations that have been picked out through public input thus far.</p> <p>https://mapc.az1.qualtrics.com/jfe/form/SV_OBPomecFqsGNphi</p>
7/30/2023	No response required.	<p>Dear Housing Subcommittee,</p> <p>I wish to submit several comments on the initiatives that were presented at the June Open Forum.</p>	No response required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>My first two comments have to do with the proposed redesign of the affordable housing units on Spring Road. I have a particular interest in this proposal redevelopment. I have lived at 44 Spring Road for nearly 15 years, and if there is redevelopment across the street from me, I will undoubtedly be impacted negatively from noise, dust, and general construction upheaval. And once construction is completed, I anticipate that there will be additional parked cars on the narrow Spring and Coolidge Roads and increased traffic congestion. But my comments here have nothing to do with personal considerations. My comments, rather, are about environmental concerns.</p> <p>1. The proposed site along Spring Road is a long, extremely narrow spit of land situated entirely within the 100-foot wetlands buffer zone. While I understand that new buildings are allowed to be set on pilings in this semi-restricted zone, I question the reasoning - and the ensuing cost - behind a proposal to add denser housing units in this limited and restrictive area. I estimate that the Spring Road parcel has about 300 ft of frontage. A set-back requirement of 25 feet would leave only perhaps 25ft of depth for the multi-unit building until the wetlands are encroached. Currently there are four duplexes and 8 off- street parking places. In order to provide additional residences beyond the eight units there now, the structures would have to have heights far beyond the current zoning regulations. These new dwellings would not have basements and there would be no room for off-street parking - unless parking were put behind the new buildings. That would involve paved surfaces that would drain onto wetlands - a solution that is hardly advantageous to the current conditions of the golf course area.</p> <p>Thirty years ago, the golf course was acquired through eminent domain partly in response to environmental concerns that subdivisions in and around the golf course would negatively impact on wetlands bordering on the south, east, and west of the area. Town Meeting in the 1980s voted for eminent domain to save the wetlands as well as to preserve the area for open space recreation. In the event that the committee decides to redevelop the Spring Road housing units, I anticipate that there would be significant concerns raised by the Conservation</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Commission, the Planning Board, and the ZBA, each in turn addressing issues related to conservation, zoning, parking, and open space. In this case, I ask how much additional housing units could be actually added to this area if a redevelopment were to be considered? Is it worth the cost and effort?</p> <p>2. My second comment relates more broadly to the ecology of the golf course, to its woefully obstructed natural water flow, and to the ever-more frequent flooding to the surrounding residential houses. During increasingly frequent heavy rains rivers of rainfall run down Coolidge and Sunset Roads. Much of the water ends up in the golf course, turning it into a deep marsh, from which there is no immediate and natural exit. Originally, prior to residential development in this area, there was a pond fed by a spring - hence the names Spring and Pond Roads. Heavy rainfall combines with water from the spring to flood the golf course back into a pond. We hear repeatedly of the unfortunate flooding of houses on Ward and Castle Roads. However, many other houses in different areas, including the housing units on Spring Road, are repeatedly impacted by altered water flow of the Bear Pond wetlands.</p> <p>There have been several proposals to remediate the flooding that has impacted many residential units in the Lowlands and in the surrounding areas. Most recently, there was a proposal to have the Army Corps of Engineers do a survey of the water collection in the Bear Pond area, at little or no budgetary impact to the Town. I supported this study, but I am perplexed that this effort has not been pursued, despite endorsement from Selectman Antrim at a Planning Board meeting wherein it was first proposed. Instead, residents have been given a costly, equipment-driven, quick-fix approach to widen a so-called ditch- a solution which will have to be repeated at great cost to the Town.</p> <p>In planning for additional housing in this particular area, there needs to be an intensive remediation of environmental conditions at Bear Pond and the wetlands surrounding it. The Town should go ahead, using CPA funds, with an independent, third-party, scientifically based survey done to finally understand what is happening in this, the largest area of open space in</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Nahant. Constructing dense, affordable housing units in an area that floods repeatedly is short-sighted. In the end, intensive development will just add problems to this whole area. I therefore recommend to the sub-committee that it not consider any Spring Road redevelopment until all of the environmental issues are FULLY resolved with the input of seasoned environmental engineers and water management specialists.</p> <p>3. My last comment has to do with the kind of affordable housing units that I would like to see in Nahant. Drawing upon many green models proposed by architects and city planners both in the US and abroad, I know that there are many innovative, clever ways to build dwellings and car shelters while leaving adequate green space for efficient, sustainable, environmentally-conscience neighborhoods. The consideration of dense, street-fronted units in a shallow lot that borders wetlands does not sound like an environmentally friendly solution to Nahant’s Housing needs. Perhaps the next forum could be a competition or fair to show examples of new green developments that could be built in some of the more spacious areas that have been identified.</p>	
10/20/2023	10/24/2023	<p>Hello, I'm requesting a copy of the Housing Plan Advisory Subcommittee's "Housing Production Plan" which was discussed in open meetings on or about October 5, 2023. I'd also like to confirm to what Board(s) or Committee(s) it has been submitted.</p> <p>Thank you.</p>	<p><i>Response from the Town Clerk, D. Dunfee.</i></p> <p>In response to your phone call on Monday, October 23, 2023, expressing reconsideration of your Public Records Request for a copy of the Housing Production Plan, we have consulted with the Metropolitan Area Planning Council (MAPC) regarding the release of the draft Housing Production Plan.</p> <p>Attached please find the draft plan that was discussed and amended at the October 5th public HPSC meeting. This document has also been added to the Town of Nahant website. www.nahant.org</p> <p>Also, for your information, a public meeting is scheduled for November 8, 2023 with both the Board of Selectmen and the Planning Board. They will review and discuss the draft housing plan, vote to adopt the plan and if passed, send it to the State for approval.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>Should you have any questions on the attached draft housing plan, you may direct them to HPAC@nahant.org.</p> <p>We appreciate your patience and understanding as we work toward ensuring any strategic plans are ready for the public to review.</p> <p>Right of Appeal</p> <p>In accordance with the Public Records Access Regulations, 950 CMR 32.08(1), you are hereby notified that you may seek redress under 950 CMR 32.00 and M.G.L. c. 66, § 10(b) if you disagree with this response.</p> <p>If you have any questions, please do not hesitate to contact me.</p> <p>Attachment: 2023-10-24 Draft Nahant Housing Plan</p>
10/26/2023	10/27/2023	Is there a simple explanation for why the coast guard area is a part of the new affordable housing proposal given that we already voted on that? Thank you.	<p>Thank you for your question. The Coast Guard Housing site was considered as an opportunity site after consultation with the Metropolitan Area Planning Council (MAPC). We have several locations of town-owned land that are proposed opportunity sites that could be used for subsidized Affordable Housing that would support Nahant’s needs.</p> <p><i>Nahant’s subsidized housing inventory (SHI) is currently at 2.98%, far below the state requirement of 10%. Through the certification of this HPP and some progress on the SHI, Nahant can achieve what is referred to as “safe harbor.” A community may claim safe harbor and deny a developer a Comprehensive Permit if the municipality has a locally adopted and state-approved Housing Production Plan (HPP) and is increasing its stock of Affordable Housing by 0.5% or 1% in a calendar year. Nahant can achieve safe harbor by increasing the amount of land in town that has Affordable Housing, referred to as the General Land Area Minimum (GLAM). Nahant would need to develop 2.49% acres according to the GLAM analysis that was completed December 2022. – page 19, Housing Plan</i></p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>The proposed recommendation for the Coast Guard Housing site (page 80 Housing Plan) is to sell some of the lots to pay off the loan and retain lots on Goddard Drive for an affordable housing development. This was done because the Town does not have a large enough town-owned property where an affordable housing development could occur that would demonstrate under GLAM safe harbor. For any changes to occur on the 2021 vote of Annual Town Meeting (Article 20; see 2021-day-1-WARRANT-with-FINAL-VOTES-pdf (nahant.org)), would require another vote of Town Meeting and subsequent change in the subdivision plans that were addressed by the Planning Board.</p> <p>In closing, I would like to also mention if the Housing Plan is adopted all of the proposed opportunity sites will require further review and will need to go to Town Meeting for approval.</p> <p>Should you have any additional questions or feedback, please continue to contact us at HPAC@nahant.org</p>
10/26/2023	10/27/2023	<p>Citizen's feedback:</p> <p>I think exactly what the previous town meeting's provisions were on this needs to be clarified. Many people are getting turned off when they see this bc it seems like a reversal. Just make clear what was already agreed and whether this proposal falls within that or not.</p>	No response required.
10/26/2023	10/27/2023	<p>Could you advise on whether all questions and responses made in writing to HPAC on Nahant Housing Production will be made available to the public?</p> <p>I also am looking for an explanation for why the coast guard area is a part of the properties being presented given the town already voted on this?</p>	<p>1. Could you advise on whether all questions and responses made in writing to HPAC on Nahant Housing Production will be made available to the public?</p> <p>Response: The questions received via HPAC@nahant.org can be made available to the public for review if a resident seeks to request them and submits a Public Records Request to the Town Clerk. Public Records Requests can be done online at Nahant.org. Follow this link to the online form: https://nahant.org/clerk/records-request-form/. The Town Clerk will review your request and respond. Typically, the Town is allowed 10 business days</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>under Massachusetts State Law to respond to public records. See reference: https://malegislature.gov/Laws/GeneralLaws/PartI/TitleX/Chapter66/Section10</p> <p>2. I also am looking for an explanation for why the coast guard area is a part of the properties being presented given the town already voted on this?</p> <p>Response: The Coast Guard Housing site was considered as an opportunity site after consultaton with the Metropolitan Area Planning Council (MAPC). We have several locations of town-owned land that are proposed opportunity sites that could be used for subsidized Affordable Housing that would support Nahant’s needs.</p> <p><i>Nahant’s subsidized housing inventory (SHI) is currently at 2.98%, far below the state requirement of 10%. Through the certification of this HPP and some progress on the SHI, Nahant can achieve what is referred to as “safe harbor.” A community may claim safe harbor and deny a developer a Comprehensive Permit if the municipality has a locally adopted and state-approved Housing Production Plan (HPP) and is increasing its stock of Affordable Housing by 0.5% or 1% in a calendar year. Nahant can achieve safe harbor by increasing the amount of land in town that has Affordable Housing, referred to as the General Land Area Minimum (GLAM). Nahant would need to develop 2.49% acres according to the GLAM analysis that was completed December 2022. – page 19, Housing Plan</i></p> <p>The proposed recommendation for the <i>Coast Guard Housing site</i> (page 80 Housing Plan) is to sell some of the lots to pay off the loan and retain lots on Goddard Drive for an affordable housing development. This was done because the Town does not have a large enough town-owned property where an affordable housing development could occur that would demonstrate under GLAM safe harbor. For any changes to occur on the 2021 vote of Annual Town Meeting (Article 20; see 2021-day-1-WARRANT-with-FINAL-VOTES-.pdf</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>nahant.org), would require another vote of Town Meeting and subsequent change in the subdivision plans that were addressed by the Planning Board.</p> <p>In closing, I would like to also mention if the Housing Plan is adopted all of the proposed opportunity sites will require further review and will need to go to Town Meeting for approval.</p> <p>Should you have any additional questions or feedback, please continue to contact us at HPAC@nahant.org</p>
10/30/2023	10/30/2023	<p>Comments and questions provided in return copy of the draft Housing Production Plan.</p> <ul style="list-style-type: none"> • Coast Guard Housing • Affordable Housing Trust • Opportunity site • GLAM 	<p>Summary of telephone discussion:</p> <p>Contacted Mr. Lewis on 10/30 for review and discussion of his questions and feedback on the draft Housing Production Plan. Mr. Lewis was complimentary of the report and appreciated being able to speak to a member of the committee.</p> <p>Reviewed the Coast Guard Housing (CGH) site and discussed impacts of the \$1.8M loan and \$1.3M authorization.</p> <p>Explained Affordable Housing Trust as mechanisms to support development.</p> <p>Discussed how GLAM can also achieve safe harbor with inclusion of some of the property from CGH.</p>
11/7/2023	No response required.	<p>Members of the Board of Selectmen –</p> <p>I urge the Board to postpone the vote on the Nahant Housing Production Plan and schedule an open meeting at Town Hall (not a Zoom meeting) to receive resident input.</p>	No response required.




Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>The devil is in the details and this 133-page document has lots of details. The MAPC is not as familiar with this Town as its residents, many of whom are multi-generational. How many do you think know about this vote?</p> <p>I know this is “just” a plan but plans have a habit of becoming mandates down the road.</p> <p>As best as I can determine, this plan was not released in Draft form until October 24, 2023. There simply has not been enough time to read it, digest it and consider the impacts on individual residents and the character of the Town. Don’t rush this through. If necessary, request a continuance for public input. How many elected / appointed officials do you think have read this document in depth, not just skimming it or concentrating on discrete sections?</p> <p>Just the name of the document implies that the Town will produce housing. How much, where and who is going to pay for it is a very long process. The plan or road map should not be voted upon with only two weeks’ review time.</p>	
11/7/2023	11/10/2023	<p>At Annual Town Meeting in 2022 the below Motion passed:</p> <p><i>MOTION 22F: (Housing Production Plan)</i> <i>To appropriate the sum of \$45,167 from FY 2023 Community Preservation estimated revenues and \$29,833 from the Community Housing reserve in order to provide for professional technical assistance services to support the Town with understanding housing needs, establishing housing goals, and identifying housing strategies, which may include development of a Housing Production Plan or other housing strategy, the drafting of new zoning, and other deliverables.</i></p> <p>At the Housing Subcommittee meeting held on Thursday, November 2, the Housing Committee Chair stated that the Housing Production Plan "did not cost anything." Since CPC funds are Nahant taxpayer money, are you saying that no Nahant Taxpayer funds were used for the Housing Production Plan?</p>	<p>Thank you for writing to the Housing Production Plan Advisory Sub-committee. The following are the responses to your comments and questions. Should you have further feedback, please feel free to contact the Housing Committee at HPAC@nahant.org</p> <p>At the Housing Subcommittee meeting held on Thursday, November 2, the Housing Committee Chair stated that the Housing Production Plan "did not cost anything." Since CPC funds are Nahant taxpayer money, are you saying that no Nahant Taxpayer funds were used for the Housing Production Plan?</p> <p>Response: To clarify the comments of the Chair, the committee members receive no income or salary for their time on the Housing Committee. Unlike other communities, where some board and committee members may receive salary or stipend and is covered in the annual budget for that community. The creation of the Housing Plan, access to outside professional land use advisors, and access to technical resources are being paid for grants</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>1) Can you provide documentation as to the source of the funds that paid for the MAPC consultants and any other Housing Plan costs?</p> <p>2) Please provide the amount of costs incurred to date.</p>	<p>through Community Preservation and Executive Office of Energy and Environmental Affairs (EOEEA).</p> <p>1) Can you provide documentation as to the source of the funds that paid for the MAPC consultants and any other Housing Plan costs?</p> <p>Response:</p> <ul style="list-style-type: none"> • \$45,167 from FY 2023 Community Preservation estimated revenues approved at the 2022 Annual Town Meeting • \$29,833 from the Community Housing reserve approved at the 2022 Annual Town Meeting • \$34,950 FY2023 Land Use Planning Grant from Executive Office of Energy and Environmental Affairs (EOEEA) Land Use Planning Program MBTA Communities Compliant Zoning. Grant awarded in November 2022. <p>Total: \$109,950 appropriated/approved grant(s) to the Town of Nahant for the purposes of developing the Housing Production Plan and develop new zoning for compliance for 3A of MGL Ch. 40A.</p> <p>2) Please provide the amount of costs incurred to date.</p> <p>Response: At this time, the Town has not been invoiced for MAPC services.</p> <p>Any billing or invoices are managed by Town Hall via the Town Accountant’s office. You may submit a Public Records Request by following this link and complete the online form to request those documents or records. Public Records Request Form: https://nahant.org/clerk/records-request-form/</p>
11/7/2023	11/10/2023	 Revenue  Questions regarding assumptions for the C Affordable Housing PI	 (HPP Responses) Jeff Lewis Questions regai

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
11/8/2023	11/10/2023	<p>So far the Committee preference is Thursday evening next week. I will ask them for questions and forward them to you.</p> <p>My basic question is - what is the financial impact of this plan? The draft plan contains very little analysis of financial impacts to the Town. Specifically:</p> <ul style="list-style-type: none"> • What is anticipated impact to property tax revenue of proposed Zoning changes? • What is anticipated impact to property tax revenue as existing properties convert to low income or new low-income units added? • What are expenses associated with this plan? • What additional revenue is anticipated from State funds? • What are financial projections and timing of the new approach to the Coast Guard Housing? • What are financial penalties, if any, of not adopting this plan? 	<p>So far the Committee preference is Thursday evening next week. I will ask them for questions and forward them to you.</p> <p>My basic question is - what is the financial impact of this plan? The draft plan contains very little analysis of financial impacts to the Town. Specifically:</p> <ul style="list-style-type: none"> • Response: Financial impact assessment, reviews, or analysis is not a component of the Housing Production Plan. The plan is driven by how many affordable housing units a city/town build to achieve MGL Ch.40B compliance. • What is anticipated impact to property tax revenue of proposed Zoning changes? • Response: Assuming this question pertains to 3A of MGL Ch. 40A. The Housing Committee has not started its work on 3A. This would be a question we can pose to MAPC for consideration. • What is anticipated impact to property tax revenue as existing properties convert to low income or new low income units added? • Response: This depends which opportunity site(s) from the Housing Plan are being referenced. Can you provide further information on which locations and the type of affordable housing composition you are asking about. • What are expenses associated with this plan? <p>Response: For any detailed expenses, invoices, billings, etc. are managed by Town Hall via the Town Accountant’s office. You may submit a Public Records Request by following this link and complete the online form to request those documents or records. Public Records Request Form: https://nahant.org/clerk/records-request-form/</p> <p>Related to the costs for this project, the following appropriation and grants were approved in FY2022 and FY2023 to support producing a Housing Production Plan and</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>completion of proposed zoning change in compliance of 3A of MGL Ch. 40A which is due in FY2025.</p> <ul style="list-style-type: none"> • \$45,167 from FY 2023 Community Preservation estimated revenues approved at the 2022 Annual Town Meeting • 29,833 from the Community Housing reserve approved at the 2022 Annual Town Meeting • \$34,950 FY2023 Land Use Planning Grant from Executive Office of Energy and Environmental Affairs (EOEEA) Land Use Planning Program MBTA Communities Compliant Zoning. Grant awarded in November 2022. <p>• What additional revenue is anticipated from State funds?</p> <p>Response: Unknown. Until a site is selected, appropriate cost analysis, and a developer and associated development agreement(s) are in place, this is not a question that can be answered. The Housing Plan does cite references that Nahant can apply, see pages 92 – 106 where the strategies have proposed recommendations and hyperlinks to some of these grants.</p> <p>• What are financial projections and timing of the new approach to the Coast Guard Housing?</p> <p>Response: Financial projections are not a requirement of the Housing Production Plan. In the Housing Production Plan, see page 109, is a high-level timeline for implementing the strategies. If the Board of Selectmen want to propose a change to the 2021 Annual Town Meeting vote on the Coast Guard Housing, it would be in their purview. Further, a citizen could also submit an article for the FY2024 Annual Town Meeting to propose a change as well.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<ul style="list-style-type: none"> • What are financial penalties, if any, of not adopting this plan? <p>Response: None. The Housing Production Plan is non-binding.</p> <p>This is an update on the potential grants at risk for non-compliance with MBTA 3A.</p> <p>MBTA 3A Revisions: Summary of 08/17/23 Revisions to Section 3A Guidelines Mass.gov</p> <p>Boston Globe: State may deny grants to communities that don't comply with new MBTA housing law - The Boston Globe</p> <p>Grants at risk for non-compliance with MBTA 3A. Since FY2018, Nahant has received \$85,515</p> <ul style="list-style-type: none"> • Community Planning Grants • Massachusetts Downtown Initiative • Urban Agenda • Rural and Small-Town Development Fund • Brownfields Redevelopment Fund • Site Readiness Program • Underutilized Properties Program • Collaborative Workspace Program • Real Estate Services Technical Assistance • Commonwealth Places Programs • Land Use Planning Grants • Local Acquisitions for Natural Diversity grant • Municipal Vulnerability Preparedness Planning and Project Grants
11/14/2023	11/15/2023	Board of Selectmen –	This response pertains to the funding for the work of the Housing Product Plan Advisory Sub-committee.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>I have been slogging through the Draft HPP submitted on October 24, 2023. It cannot be simplified because it is not simple. It is complex, confusing, uses unfamiliar “buzz” words and creates impossible goals which conflict with each other. One example is maintaining open space and at the same time developing housing in a one square mile Town.</p> <p>I am making some progress but am getting sidetracked when I encounter an issue, a statement or a reference that requires research. For instance, the Draft HPP was funded by the Nahant Community Preservation Committee (CPC) and the Massachusetts Office of Energy and Environmental Affairs. I was able to stumble across the Town receiving a grant in the amount of \$34,590 from the Executive Office of Energy and Environmental Affairs but I was not able to find anything on line of the amount the Town is paying from CPC.</p> <p>I also found an interesting Commonwealth document entitled Sustainable Development Principles. Nahant checks many of the boxes of these 10 principles but I particularly like the sentence in principle no. 2 that states “[e]nsure that the interests of the future generations are not compromised by today’s decisions.” The 10 principles are attached.</p> <p>I saw the “context communities” of Essex, Hull, Rockport, Marblehead, Ipswich and Swampscott discussed on page 8 and 23 of the Draft HPP and the reference to Exhibit A. At the same time Nahant was described as “a unique community given its small size, numerous constraints on development, lack of small business and commercial real estate tax support, and its seaside location.” Webster’s Dictionary defines unique as being the only one or being without a like or equal. We know it is unique. I really don’t think it is helpful to point out that people want to live here. Why? Because it is a great place to live. It does not need to be developed, only evolve.</p> <p>I also feel that two statements regarding the polling data of the six strategies are misleading. These statements are:</p>	<ul style="list-style-type: none"> · \$45,167 from FY 2023 Community Preservation estimated revenues approved at the 2022 Annual Town Meeting · \$29,833 from the Community Housing reserve approved at the 2022 Annual Town Meeting · \$34,950 FY2023 Land Use Planning Grant from Executive Office of Energy and Environmental Affairs (EOEEA) Land Use Planning Program MBTA Communities Compliant Zoning. Grant awarded in November 2022.

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p><i>All of the strategies received a majority of public support, and none were strongly opposed. Pg. 13 (Note that the poll did not have a strongly opposed category but did have opposition as stated below)</i></p> <p><i>As the charts show, most recommendations are strongly supported, and no recommendation was opposed by the majority of participants. Pg. 123 (It may be more accurate to say that most recommendations were supported since there were categories of very supportive and supportive.)</i></p> <p>Strategy 1 was opposed by 43% of the votes cast; Strategy 2 was opposed by 30% of the votes cast; Strategy 3 was opposed by 30% of the votes cast; Strategy 4 was opposed by 37% of the votes cast; Strategy 5 was opposed by 38% of the votes cast and Strategy 6 was opposed by 20% of the votes cast. The total number of votes cast on each strategy ranged from 118 to 130. Some pollsters may consider this a significant sample but polling isn't always right. I feel opposition by 30 – 43% of votes cast, especially when neutral votes were cast and not counted one way or the other, should not be ignored.</p> <p>Lastly, seniors and young families currently living in Nahant may want to remain in Nahant but there is no guarantee that building affordable housing will allow them to occupy that housing. While the report touches upon Local Preference Guidelines for current residents, municipal employees such as teachers, janitors, firefighters, police officers, librarians or town hall employees, employees of local businesses and households with children attending local schools, it is silent on how many of the Commonwealth's cities and towns actually have this preference for its current residents or town employees.</p> <p>In any event, the holiday season is approaching and there is no hurry to vote on the current draft plan.</p> <p>I have attached a copy of the Guidelines prepared by the Department of Housing and Community Development which state in paragraph 3 that community HPP may be submitted at any time.</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
11/15/2023	11/15/2023	<p>To the Sub Committee:</p> <p>Would you please clarify a point for me? Key housing terms are important so I will quote from the Housing Production Plan.</p> <p>Cost Burden <i>A household is considered cost burdened when it spends more than 30% of its income on housing. When a household spends more than 50% of its income on housing, it's considered extremely cost burdened.</i></p> <p>There are 1609 housing units in Nahant of which there are only 48 such units available for 645 income-eligible households. – pg. 89. I request clarification with regard to “housing eligibility,” as opposed to “income eligibility.” In other words, what additional criteria is considered to actually be accepted for and occupy one of the 48 units? It can’t be as simple as showing 5 years of tax returns documenting income and costs for mortgage or rent/insurance/ taxes.</p> <p>Ignoring wait lists for now, I have looked at the on-line application for public housing which is the state CHAMP form followed by several requests for additional documentation and interviews including inquiry into assets. While not exactly detailed, it appears that admission to public Nahant Housing is based upon other criteria and not simply “income eligibility.” If an applicant has a stock portfolio, bonds or gold bars which do not produce “income” it appears to me that s/he would be ineligible. Am I correct?</p> <p>If I am correct, can you estimate how many of the 645 Nahant households would qualify for Nahant affordable housing (the 48 units) according to the qualification / eligibility criteria currently in effect? I suspect this will be very difficult or impossible to determine without an applicant going through the application process disclosing income, assets, liabilities, veteran status, children, age, employment, etc.</p>	<p>To the Sub Committee:</p> <p>Would you please clarify a point for me? Key housing terms are important so I will quote from the Housing Production Plan.</p> <p>Cost Burden <i>A household is considered cost burdened when it spends more than 30% of its income on housing. When a household spends more than 50% of its income on housing, it's considered extremely cost burdened.</i></p> <p>There are 1609 housing units in Nahant of which there are only 48 such units available for 645 income-eligible households. – pg. 89. I request clarification with regard to “housing eligibility,” as opposed to “income eligibility.” In other words, what additional criteria is considered to actually be accepted for and occupy one of the 48 units? It can’t be as simple as showing 5 years of tax returns documenting income and costs for mortgage or rent/insurance/ taxes.</p> <p>Ignoring wait lists for now, I have looked at the on-line application for public housing which is the state CHAMP form followed by several requests for additional documentation and interviews including inquiry into assets. While not exactly detailed, it appears that admission to public Nahant Housing is based upon other criteria and not simply “income eligibility.” If an applicant has a stock portfolio, bonds or gold bars which do not produce “income” it appears to me that s/he would be ineligible. Am I correct?</p> <ul style="list-style-type: none"> Response: There is no asset limit for families seeking to get into public housing, the Section 8 voucher program, or HUD federally subsidized multifamily housing. This means that you will not be denied housing because of how much money you have in the bank or what you own. Source: www.masslegalhelp.org/housing/finding/financial-eligibility.

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>For affordable housing unit, owner-occupied, deed restricted, an individual or family can have no more than \$75,000 in assets. If the household is applying for an age-restricted development (55+), they can have up to \$275,000 in combined assets, including both liquid assets and property equity from the sale of a home. Source: https://www.chapa.org/sites/default/files/FAQ%20for%20Chapter%2040B_2020.pdf</p> <p>If I am correct, can you estimate how many of the 645 Nahant households would qualify for Nahant affordable housing (the 48 units) according to the qualification / eligibility criteria currently in effect? I suspect this will be very difficult or impossible to determine without an applicant going through the application process disclosing income, assets, liabilities, veteran status, children, age, employment, etc.</p> <ul style="list-style-type: none"> Response: According to the Housing Needs Assessment, 295 of 648 Nahant households are severely cost burdened and may qualify for subsidized housing. See draft Housing Production Plan, page 42, Figure 22: Cost Burden Households.
11/15/2023	11/15/2023	<p>COMMUNITY INPUT</p> <ul style="list-style-type: none"> I support increasing the number of affordable housing units exclusively by private homeowners building Accessory Housing Units for family. I oppose building multifamily dwellings. I support resident, senior, veteran preference in assigning affordable housing. I support taking an inventory of illegal multifamily dwellings, inspecting them for code conformance and issuing special permits to the homeowner to increase the housing stock. <p>QUESTIONS</p> <p>If 84 units of affordable housing magically appeared next week, who would be assigned the units?</p> <p>How long are the waiting lists for Nahant public housing?</p>	<p>COMMUNITY INPUT</p> <ul style="list-style-type: none"> I support increasing the number of affordable housing units exclusively by private homeowners building Accessory Housing Units for family. I oppose building multifamily dwellings. I support resident, senior, veteran preference in assigning affordable housing. I support taking an inventory of illegal multi family dwellings, inspecting them for code conformance and issuing special permits to the homeowner to increase the housing stock. <p>QUESTIONS</p> <p>If 84 units of affordable housing magically appeared next week, who would be assigned the units?</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Would a zoning amendment adding AHUs ADU's to the permitted uses in district R1 and R2 satisfy the requirements of MBTA 3A?</p> <p>What is the likelihood of obtaining resident, senior, veteran, etc. preference for housing from the Commonwealth.</p> <p>Do you agree that a developer will not build a project containing deed restricted affordable housing if the project is not expected to be profitable?</p> <p>Would beds of residents of the Jesmond Nursing home who receive Mass Health count in the SHI?</p> <p>Would you publish a new survey which is approved by the Board of Selectmen? The survey should state at the outset whether there is a likelihood of assigning current residents, seniors, veterans, families, etc. to newly created affordable housing. Furthermore, it should have responses that are "SUPPORT," "NEUTRAL," AND "OPPOSE."</p> <p>Why wasn't crime rate evaluated in the context communities?</p> <p>Why wasn't educational level evaluated in the context communities?</p> <p>Why wasn't the number of 40B developments evaluated in the context communities?</p> <p>On page 44 it is stated that the reason for less affordable housing in Nahant is certainly related to the unique development constraints and limited land. Can you give an opinion whether a developer would be more or less likely to embark on a 40B project in Nahant considering the development constraints and limited land?</p> <p>Please reconcile the statement on page 11 that housing opportunity sites are public and privately owned properties where analysis and public input show housing growth and Affordable Housing development are highly suitable with the earlier assessment of "development constraints and limited land?"</p> <p>How is a deeded affordable housing restriction created in the private sector?</p>	<ul style="list-style-type: none"> • Response: This depends on what development agreements are in place and if there was a provision for "local preference" for Nahant residents. If none existed, priority will be mandated to eligible Massachusetts residents according to the established guidelines by the State. <p>How long are the waiting lists for Nahant public housing?</p> <ul style="list-style-type: none"> • Response: This question is out of scope for the Housing Committee. You may contact the Nahant Housing Authority at nananhousing@gmail.com <p>Would a zoning amendment adding AHUs ADU's to the permitted uses in district R1 and R2 satisfy the requirements of MBTA 3A?</p> <ul style="list-style-type: none"> • Response: Under the requirements of MBTA 3A, ADUs do not satisfy 3A requirements. This is primarily because: <ul style="list-style-type: none"> - The property is still zoned for single family and is not considered true multifamily zoning. The multifamily use of an ADU is a grey area between single and multifamily. - Any multifamily district is not 3A compliant unless there are at least three units per lot (one building) or four units per lot (more than one building). A primary home with an accessory unit would not count, neither would two-family multifamily buildings by-right. <p>Even if ADUs were allowed to be counted as part of 3A compliance, it would be a bad idea to do so as the density would be much lower than the required 15 units per acre and you would need to offset that density elsewhere.</p> <p>What is the likelihood of obtaining resident, senior, veteran, etc. preference for housing from the Commonwealth.</p> <ul style="list-style-type: none"> • Response: If Affordable Housing is developed in Nahant, the Town can apply to the state to have up to 70% of new Affordable Housing units be reserved for Nahant residents,

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>which is known as “local preference.” This must be done according to federal and state fair housing laws.</p> <p>Data showing that 40% of households in Nahant are eligible for Affordable Housing demonstrates the need for local preference. Additionally, 132 veterans live in Nahant and the Town could use local preference to set aside Affordable Housing for veterans (ACS, 2017-2021).</p> <p>When making an application for local preference, Nahant should also consider that the population is predominantly white and applying for a high percentage of local preference units limits the ability to welcome new residents and advance diversity, equity, and inclusion. According to state and federal standards, a portion of local preference units must be prioritized for the elderly and disabled, and the proposal must be consistent with fair housing laws.</p> <p>Do you agree that a developer will not build a project containing deed restricted affordable housing if the project is not expected to be profitable?</p> <ul style="list-style-type: none"> • Response: There is no determination that can be made. A well-established developer would only be able to make decisions on the profitability of an affordable housing project. <p>Would beds of residents of the Jesmond Nursing home who receive Mass Health count in the SHI?</p> <ul style="list-style-type: none"> • Response: No. The Jesmond Nursing Home is private property and not subsidized deed restricted affordable housing. <p>Would you publish a new survey which is approved by the Board of Selectmen? The survey should state at the outset whether there is a likelihood of assigning current residents, seniors, veterans, families, etc. to newly created affordable housing. Furthermore, it should have responses that are “SUPPORT,” “NEUTRAL,” AND “OPPOSE.”</p> <ul style="list-style-type: none"> • Response: No. We are at the conclusion of the project for the Housing Production Plan. <p>Why wasn’t crime rate evaluated in the context communities?</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>A Housing Production Plan (HPP) is a community's proactive strategy for planning and developing affordable housing by creating a strategy to enable it to meet its affordable housing needs in a manner consistent with the Chapter 40B statute and regulation.</p> <p>Context communities referenced were used on the work for the Housing Needs Assessment which is one component of the Housing Production Plan.</p> <ul style="list-style-type: none"> • Response: This is not a criteria of the housing production plan. <p>Why wasn't educational level evaluated in the context communities?</p> <ul style="list-style-type: none"> • Response: This is not criteria of the housing production plan. <p>Why wasn't the number of 40B developments evaluated in the context communities?</p> <ul style="list-style-type: none"> • Response: This is not criteria of the housing production plan. <p>On page 44 it is stated that the reason for less affordable housing in Nahant is certainly related to the unique development constraints and limited land. Can you give an opinion whether a developer would be more or less likely to embark on a 40B project in Nahant considering the development constraints and limited land?</p> <ul style="list-style-type: none"> • Response: Nahant is unique and its location and proximity to Boston and surrounding communities which makes it desirable for residents who currently live in Nahant. Nahant has available town-owned land and there are opportunities for private property owners through the opportunity sites listed that a developer may find Nahant appealing to create a development of townhomes, condos, or smaller single-family homes. Without a Housing Production Plan, a developer can bypass local zoning. <p>Please reconcile the statement on page 11 that housing opportunity sites are public and privately owned properties where analysis and public input show housing growth and Affordable Housing development are highly suitable with the earlier assessment of "development constraints and limited land?"</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<ul style="list-style-type: none"> Response: Identifying these sites in the plan merely means the Town supports development in these locations. This does not suggest that privately owned sites be acquired by the Town or that publicly owned sites will inevitably be developed. The Town can use zoning and the comprehensive permitting process to encourage development on privately owned sites, but these decisions are entirely up to the private property owners. The Town can exercise greater control over publicly owned sites, but final decisions must be made by the Nahant public through a Town Meeting vote. Identification of opportunity sites is a high-level planning exercise. Reference: Housing Production Plan, page 11 and Constraints Analysis for additional details, page 56. <p>How is a deeded affordable housing restriction created in the private sector?</p> <ul style="list-style-type: none"> Response: Deed restrictions are a commonly used instrument in connection with affordable home ownership programs. As covenants attached to subsidized ownership units, deed restrictions set—among other provisions—maximum sales prices and occupancy constraints, binding current and subsequent owners over a specified period. Deed restrictions attempt to achieve two policy goals: allowing owners to build equity while keeping property affordable for future inhabitants. <p>The first step is for developers to apply for review and approval through affordable housing opportunity under Chapter 40B, the Massachusetts Comprehensive Permit Law which restricts the deed for this property (“Deed Rider”). The agency that monitors the implementation and compliance of the “Deed Rider” is called “the “Monitoring Agency” and for this specific property is: CHAPA – Citizens’ Housing and Planning Association 18 Tremont Street # 401, Boston, MA 02108. Tel: 617-742-0820.</p>
11/16/2023	11/16/2023	Thank you for your immediate response. My only follow up question is whether the 15 units per acre requirement applies to Nahant.	<p>Yes, the 3A requirement applies to all Massachusetts municipalities.</p> <p>3A is a zoning requirement with noncompliance affecting the Town’s ability to receive funding from the state through various grants and programs. 40B is a development requirement with noncompliance allowing unfriendly developments surpassing local zoning.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
11/17	12/5/2023	<p>I would appreciate receiving some clarification on the number of “housing units” and “households” in Nahant. My two questions are:</p> <p>Question 1 – how many “housing units” are there in Nahant? Page 32 uses 1,900.</p> <p>Question 2 – how many “households” are there in Nahant? Pages 40 and 41 use 1,600 and 1,723 respectively.</p>	<p>I would appreciate receiving some clarification on the number of “housing units” and “households” in Nahant. My two questions are:</p> <p>Question 1 – how many “housing units” are there in Nahant? Page 32 uses 1,900.</p> <ul style="list-style-type: none"> Response: A housing unit is defined by the Census Bureau as “a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Page 32 of the draft Housing Plan. The reference of 1,900 comes from ACS (American Community Survey housing data www.census.gov (2016 – 2020)). We are not in a position to refute US Census data from publicly available sources. <p>Question 2 – how many “households” are there in Nahant? Pages 40 and 41 use 1,600 and 1,723 respectively.</p> <ul style="list-style-type: none"> Response: The footnotes on pages 40 and 41 explain the disparate differences in the ACS data sets. The 1,600 households is derived from the Comprehensive Housing and Affordability (CHAS) dataset compiled by HUD which is based on the 2015-2019 ACS collection of data. HUD analyzes ACS data from the preceding year to identify affordability indicators. In the demographics section, 1,723 total households are listed because this is the 2016-2020 ACS figure. Disparities in total households and other figures are also related to varying sample sizes and margins of error in different ACS datasets. We are not in a position to refute US Census data from publicly available sources.
11/17/2023	12/8/2023	<p>Please indulge me and tell me if I have this right.</p> <p>By state statute M.G.L. Chapter 40B, cities and towns are encouraged to provide 10% of their total year-round housing units as deed-restricted Affordable Housing.</p> <p>There are two types of deed restricted Affordable Housing. One is public Affordable Housing and the other is private Affordable Housing.</p>	<p><i>Email response from Tony Barletta dated 12/8/2023.</i></p> <p>Inclusion on the SHI does count towards 40b and there must be a deed restriction to ensure it will remain affordable. However, not all unit on the SHI are affordable. For example, if a 100 unit development of rental properties proposed to have 25% of the units be affordable, even though only 25 units are below market rate for income eligible tenants, all 100 units of the</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>The 48 dwelling units owned (managed?) by the Nahant Housing Authority and included on the SHI are public deed-restricted (?) Affordable Housing units. I assume there is a deed / management agreement to the NHA with restrictions that the property can only be used for the purposes of public housing for eligible persons according to statute and rules / regulations enacted by the NHA, etc. etc.</p> <p>There is no private deed-restricted Affordable Housing in Nahant.</p> <p>The subsidized housing inventory (SHI) is the number of housing units in a municipality that are deed-restricted Affordable Housing both public and private.</p> <p>In order to meet the statutory encouragement (if that is a word!) of 10% deed-restricted Affordable Housing, it must be created by the public sector (the Town) or the private sector (landowners).</p> <p>Question - Does inclusion on the SHI count as a housing unit for purposes of complying with 40B? What if there is no deed restriction? See the postscript below.</p> <p>P. S. I found what you explained yesterday about inclusion of all the rental units in the SHI in a rental development if 25% are Affordable Housing.</p> <p>https://www.mass.gov/doc/guidelines-gl-c40b-comprehensive-permit-projects-subsidized-housing-inventory/download</p> <p>b. Rental & Assisted Living Facility (1) General - In a rental or ALF development, if at least 25% of units are to be occupied by Income Eligible Households earning 80% or less than the area median income, or alternatively, if at least 20% of units are to be occupied by households earning 50% or less of area median income, and meet all criteria outlined in Section 1, then all</p>	<p>development would count towards the SHI. this would not be the case if the development was for condo's (ownership). In that case only the 25 affordable condo's would count towards the SHI.</p> <p>An easy way to remember this for me is that in a rental development there is 1 deed for the entire development whereas in a condo development there is a deed for each unit.</p> <p>Further, the citizen responded on 12/9/2023 to request time with the Town Administrator review additional questions and comments on the draft housing production plan.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>of the units in the rental development shall be eligible for inclusion on the SHI. In determining the number of units required to satisfy either percentage threshold, fractional numbers shall be rounded up to the nearest whole number (e.g.: in a 51 unit development, one would restrict 13 units in order to meet the 25% standard). If fewer than the aforementioned percentages of units in the development are so restricted, then only the units that meet the requirements of Section II.A.1 shall be included. Page II-4</p>	
11/17/2023	1/4/2024	<p>Thank you again for soliciting further public input regarding the Draft HPP.</p> <p>So, there is no misunderstanding, please confirm that a single person household with assets of \$75,000 would not be eligible for Affordable Housing, even if income eligibility is met. I feel strongly that an Exhibit be included in the HPP detailing eligibility for Affordable Housing by income, assets and any other criteria. This would also be a good location to report how many cities / towns have Affordable Housing preference for its seniors, veterans, disabled and Town employees.</p> <p>Secondly, I wish to reiterate my opinion that the HPP should exclusively address 40B, leaving the MBTA 3A for a separate report.</p> <p>Lastly, expanding upon the example given by the Town Administrator, would the following scenario be possible or accomplish anything?</p> <p>The Bass Point Apartments is privately owned and contains 128 one-bedroom units on 8.29 acres of land. The property is zoned R-2 and is a legal non-conforming use. If the owners of the Bass Point Apartments converted 10% or more of the units by deed to Affordable Housing with preference for Nahant seniors, veterans, disabled, Town employees, etc., would all 128 units count towards the affordable housing inventory in Town?</p> <p>Why would the owners do this? It would do it for monetary concessions or benefits by the Town such as reduction in property tax, assumption of private way maintenance including</p>	<p><i>Response from. M. Capano dated 1/14/2024</i></p> <p>So, there is no misunderstanding, please confirm that a single person household with assets of \$75,000 would not be eligible for Affordable Housing, even if income eligibility is met. I feel strongly that an Exhibit be included in the HPP detailing eligibility for Affordable Housing by income, assets and any other criteria. This would also be a good location to report how many cities / towns have Affordable Housing preference for its seniors, veterans, disabled and Town employees.</p> <ul style="list-style-type: none"> Response: In the draft Housing Production Plan under the Housing Needs Assessment section, page 40, Figure 20: Affordable Housing Eligibility by Income Level and Household Size, 2022 shows the income requirements for Affordable Housing. Related to local preference, we anticipate in the next version of the draft Housing Production Plan to better explain how local preference can be used. <p>Secondly, I wish to reiterate my opinion that the HPP should exclusively address 40B, leaving the MBTA 3A for a separate report.</p> <p>Lastly, expanding upon the example given by the Town Administrator, would the following scenario be possible or accomplish anything?</p> <p>The Bass Point Apartments is privately owned and contains 128 one-bedroom units on 8.29 acres of land. The property is zoned R-2 and is a legal non-conforming use. If the owners of</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>snow plowing / grass cutting, etc. I am sure there are other expenses that could be put on the table. If this approach could somehow be revenue neutral to the owners, I think it would be worth a shot.</p> <p>Another variation is that the Town rents some Bass Point units at market rate, designate them as Affordable Housing and then sublet them to Town employees as an employment benefit. I doubt that all 128 units would count as Affordable Housing, but would the units rented by the Town and then sub-let be counted? This could be a good faith approach to reach the 10% quota incrementally over years. For that matter, the Town could rent units at Edgewater, the Anchorage or Rockledge Condominiums and not be limited to the Bass Point Apartments.</p> <p>Expanding this even further, issue an RFP asking current Nahant landlords if they would be interested in designating their rental units as Affordable Housing units, even for a temporary period of time like 5 years. Some may actually already have rents that would qualify as Affordable Housing.</p> <p>If an owner did this in a two family, would both units be added to the inventory?</p>	<p>the Bass Point Apartments converted 10% or more of the units by deed to Affordable Housing with preference for Nahant seniors, veterans, disabled, Town employees, etc., would all 128 units count towards the affordable housing inventory in Town?</p> <p>Why would the owners do this? It would do it for monetary concessions or benefits by the Town such as reduction in property tax, assumption of private way maintenance including snow plowing / grass cutting, etc. I am sure there are other expenses that could be put on the table. If this approach could somehow be revenue neutral to the owners, I think it would be worth a shot.</p> <ul style="list-style-type: none"> Response: We would be unable to comment on the below example as there could be other factors required to determine whether the property owners and/or the Town would engage in such an agreement. These factors are needed to determine the properties eligibility to be fully deed-restricted. <p>Property owners/developers who seek to deed-restrict a development or property as affordable housing would profit from their investment. Typical developer benefit(s) from waivers on density, height restrictions, and ongoing income sources could be considered and subject to various reviews and approvals.</p> <p>Another variation is that the Town rent some Bass Point units at market rate, designate them as Affordable Housing and then sublet them to Town employees as an employment benefit. I doubt that all 128 units would count as Affordable Housing, but would the units rented by the Town and then sub-let be counted? This could be a good faith approach to reach the 10% quota incrementally over years. For that matter, the Town could rent units at Edgewater, the Anchorage or Rockledge Condominiums and not be limited to the Bass Point Apartments. Expanding this even further, issue an RFP asking current Nahant landlords if they would be interested in designating their rental units as Affordable Housing units, even for a temporary period of time like 5 years. Some may actually already have rents that would</p>

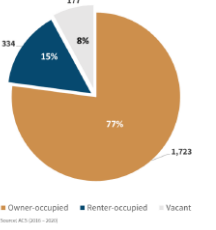
**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>qualify as Affordable Housing. If an owner did this in a two family, would both units be added to the inventory?</p> <ul style="list-style-type: none"> Response: The subject property needs to be titled as deed-restricted in order to be considered affordable housing. The property owner may not allow subletting units regardless of the worthiness of the purpose. Private property owners who seek to convert their property to affordable housing would need to deed restrict the entire property for this to be allowable.
11/17/2023	12/7/2023	<p>I would appreciate receiving some clarification on the number of “housing units” and “households” in Nahant. My two questions are: Question 1 – how many “housing units” are there in Nahant? Page 32 uses 1,900. Question 2 – how many “households” are there in Nahant? Pages 40 and 41 use 1,600 and 1,723 respectively.</p>	<p><i>Response from M. Capano via email. 12/7/2023</i></p> <p>For further clarification, the following is page 32 of the draft Housing Plan. I will go back to MAPC on the 1,900 units cited. This may have been obtained from the Assessor's office.</p> <p>MC Comment: Emailed MAPC on 12/9 regarding the 1,900 units cited in the draft housing production plan and have not received a response.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response												
			<p>Summary of Demographic Findings In summary of demographic findings, households in Nahant tend to be smaller with fewer children. Nahant's population is aging, and young adults appear to be moving elsewhere. Like all context communities, Nahant lacks racial diversity. The overall median household income in Nahant is lower than the context communities but there have been considerable increases in median household income, particularly for renter-occupied households. This is likely due to new renters moving to Nahant. In the next section, we'll look at how Nahant's demographics relate to the housing available in town.</p> <p>Housing Stock Housing Units This section documents the homes available in Nahant allowing us to examine how the housing stock aligns with Nahant's demographics. There are a total of 1,900 housing units in Nahant (2016 – 2020, ACS). A housing unit is defined by the census bureau as "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters." Most housing units in Nahant are owner-occupied (77%). 15% of housing units are renter-occupied and the remaining 8% are vacant.</p> <p>Figure 11: Owner Versus Renter-occupied Housing Units, Nahant (2020)</p>  <table border="1"> <caption>Data for Figure 11: Owner Versus Renter-occupied Housing Units, Nahant (2020)</caption> <thead> <tr> <th>Category</th> <th>Percentage</th> <th>Count</th> </tr> </thead> <tbody> <tr> <td>Owner-occupied</td> <td>77%</td> <td>1,723</td> </tr> <tr> <td>Renter-occupied</td> <td>15%</td> <td>334</td> </tr> <tr> <td>Vacant</td> <td>8%</td> <td>177</td> </tr> </tbody> </table>	Category	Percentage	Count	Owner-occupied	77%	1,723	Renter-occupied	15%	334	Vacant	8%	177
Category	Percentage	Count													
Owner-occupied	77%	1,723													
Renter-occupied	15%	334													
Vacant	8%	177													
12/6/2023	12/6/2023	<p>Thank you for your response.</p> <p>However, figure 11 is confusing to me. Does it say that 1,723 housing units are owner occupied; 334 are renter occupied; and 177 are vacant? If so, that is a total of 2,234 housing units.</p> <p>I would think that the assessors' records, tax bills, voting lists and GIS data could all be used to corroborate the accuracy of occupied and vacant housing units and households in Nahant.</p>	<p>12/6 from M. Cullinan via email.</p> <p>The 1,723 units seem right to me. A check with trash and water & sewer bills seems to reflect that number. A housing unit could be both owner and renter occupied which may explain the difference. We can check.</p> <p>12/7 from M/ Capano via email.</p> <p>The source, as noted, in-line in the HPP, is the 2020 American Community Survey 5-year estimates. This comes from census table B25001 and is available online at https://data.census.gov/table/ACSDT5Y2020.B25001?q=Housing%20Units%20in%20Nahant%20MA</p>												

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			The estimate provided by the census through that dataset is 1,900 total housing units +/- 170 which equates to 1,730 which as close to Mark's additional update provided.
1/2/2024	1/2/2024	<p>I believe I have asked about local preference during a Zoom meeting and possibly in a follow up email. I would greatly appreciate clarification because there is a lot of confusion whether Nahant residents, particularly seniors, veterans, persons with disabilities, young families, Town employees, etc. would have any preference over the general public.</p> <p>I know that Exhibit E to the Draft HPP addresses Local Preference Guidelines and explains that an Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP) must be approved. My personal view is that a residential local preference for Nahant is going to be a tough sell to the state.</p> <p>My question is how many AFHMPs have been approved by the state? Do any of the context communities have an approved plan? How can I obtain a copy of an approved plan?</p>	<p><i>1/2/204 Response from J. Antrim, Selectmen.</i></p> <p>I'm not the expert on this so I'll leave it to others to answer your questions. But here is a link to Marblehead's approved HPP:</p> <p>https://www.marblehead.org/sites/g/files/vyhli4661/f/uploads/final_marblehead_hpp_for_dhcd_review_06.18.2020_1_0.pdf</p> <p>I've had good luck just Googling "whatever town housing production plan". Found, for example, Duxbury, Cohasset, Marblehead's this way.</p> <p><i>1/3/2024 Response from Tony Barletta, Town Administrator.</i></p> <p>MAPC or the department of housing could have that information. I'll reach out and see what I can find out. We have discussed this in our meetings and the State has approved many of these for other communities. I'll see if I can get a copy of a couple. I am sure they will be specific to their particular community though.</p>
1/15/2024	1/16/2024	<p>Good Evening to the Board of Selectmen,</p> <p>I will be brief.</p> <p>Please do not approve submission of any HPP for the Town of Nahant to the state for approval. While an approved HPP is required to reach "safe harbor" and avoid a 40B development, safe harbor also requires creating 8-15 SHI housing units each year or every other year. The alternative is to meet the GLAM requirement with an unknown number of SHI</p>	No response required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>housing units. My number is 126 units to meet 10% SHI units based up a current inventory of 1,723 housing units in Nahant.</p> <p>Based upon 40 years of observing real estate issues in the Town of Nahant, I cannot, in good conscience, opine that the Town of Nahant can comply with these requirements within the specified time periods. It would be misleading at best and an outright fiction at worst to suggest to the Commonwealth that it can. The Town does not have the paid employees to do the work and, most likely, few volunteers to take on such a time intense project.</p> <p>A good benchmark would be finding out how many municipalities entered and successfully exited “safe harbor” after reaching its 10% requirement, especially from a starting point of 2.98%.</p> <p>Thank you.</p>	
1/23/2034	1/23/2024	<p>January 23, 2023</p> <p>Tony Barletta, Town Administrator Michelle Capano, Chair, Housing Plan Advisory Sub-Committee Rob Steinberg, Chair, Planning Board</p> <p>While reviewing the Draft Nahant Housing Production Plan, I found false and/or misleading information. Please see below:</p> <p>Page 43-44: “Nahant has 48 Affordable Housing units...These units are also reserved for seniors and those with disabilities so there are virtually no affordable options for the general public in need of affordable housing.”</p> <p>False: Of the 48 units, 29 are for seniors/disabled, 19 are for families. “The Housing Authority manages 48 affordable housing units across seven different sites”</p>	<p><i>Response from A. Barletta, Town Administrator dated 1/23/2024.</i></p> <p>Thank you for providing this document. It is extremely helpful to have this insight from you and the NHA. This is why the Board of Selectmen felt it was important to have a member of the NHA on the HPP committee. Most of these edits seem to be things that can be incorporated in the next draft of the plan.</p> <p>However, the development opportunity sites were voted on by the committee through a thorough process of discussion. I don’t believe that they will change in this version of the plan. Keep in mind, the plan is document that will be updated over time. I believe the committee felt it was important to list the NHA properties because they could be opportunities for redevelopment but only with the coordination of the NHA. In the meetings I attended, there were multiple requests for input from the NHA through the NHA representative on how the NHA would like to be involved in this plan. The HPP committee was mindful about inclusion of the NHA but did not want to apply pressure in any way. The final decision, if I recall correctly,</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>False: NHA has 3 sites, not 7. The 3 sites: Spindrift 667-1, Greystone 705-1, Spring/Emerald 200-1.</p> <p>Page 48: “Housing authority properties also tend to be older and in need of maintenance.” Misleading: This general statement can be said about many properties in Nahant, not just Housing Authority properties.</p> <p>Page 48: “Elderly housing is restricted to persons who are at least 55 years of age.” False: Elderly housing is for persons 60+.</p> <p>Page 48, Table 2: “Spring and Emerald Road, five duplex buildings” False: There are 7 duplex buildings.</p> <p>Page 49: 2 of 3 “The Housing Authority in recent years has largely been focused on approving routine expenditures, presenting vacancy reports to the state’s Executive Office of Housing and Livable Communities (EOHLC), and addressing resident concerns about the properties. The application process and waitlist for occupancy is managed at the state level.” False: Over the last 5+ years as Executive Director, NHA has largely focused on far more than just what you have listed here.</p> <p>NHA has completed many large scale projects over the last 5+ years. Examples include but not limited to: replacing the siding/windows/doors at Greystone, replacing the boilers in Spindrift, replacing the fire alarm system and backflow preventer in Spindrift, replacing the siding at two</p>	<p>and I am paraphrasing, was to include the sites as opportunities should the NHA want to collaborate with the Town in the future on possible improvements to their properties.</p> <p>Please let me know if it would be appropriate to coordinate a call between you, Michelle, and I.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Spring/Emerald Road duplexes, renovating an entire unit on Spring Road. We also have multiple large scale projects in the works to begin soon, such as replacing the Spindrift rubber roof and Spindrift common area carpets throughout the building. The entire statement is misleading and should be removed.</p> <p>Page 49: “The Town has indicated that most funding for improvements to NHA properties comes from Community Preservation Act (CPA).” False: NHA graciously received \$200,000 in CPA funds in the last 5+ years (exact number of years unknown. I am speaking only about while I have been Executive Director). The \$200,000 was split between two projects:</p> <p>#200076 Greystone siding/windows/doors: NHA received \$155,000 CPA funds, while the TDC of this project was \$467,420.09. The balance was paid with NHA Capital Improvement Funds and a HILAPP grant.</p> <p>#200073 Spring/Emerald window flashing: NHA received \$45,000 CPA funds, while the TDC of this project was \$71,411. The balance was paid with NHA Capital Improvement Funds. Most funding for improvements to NHA properties comes from Capital Improvement funds, grants, and our operating budget.</p> <p>Page 73: “Site ID, A, Housing Authority North, 194 Nahant Road” False: This includes 22-30 Greystone, not just 194 Nahant Road. Greystone should have been listed separately, or addresses should be corrected.</p> <p>Page 74: “This site, known as the Spindrift, is home to the Nahant Housing Authority offices as well as 29 elderly units and five family units.”</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>False: These are two separate sites. Spindrift=29 elderly/disabled units, Greystone=5 family units.</p> <p>Page 92: “About 10% of CPC funds are currently used for housing initiatives, mainly to support the maintenance and upkeep of Nahant Housing Authority properties.” Misleading: As stated above, NHA has received \$200,000 in CPA funds over the last 5+. Although extremely helpful for 2 large projects, CPA funds do not support the overall maintenance and upkeep of NHA properties. 3 of 3</p> <p>Page 101: “The Coast Guard Housing site...These homes are the only housing units in Nahant that are managed by the Town aside from the 48 deed-restricted Affordable Housing units owned by the Nahant Housing Authority.” False: This statement gives the impression that NHA is managed by the Town of Nahant. NHA is managed by the Executive Office of Housing and Livable Communities (EOHLC).</p> <p>I presented these discrepancies to the Nahant Housing Authority Board on January 8, 2024. Along with these discrepancies, the Nahant Housing Authority Board is concerned that our properties are listed on this plan as development opportunities, as they are already developed and occupied. The following motions were made at the Nahant Housing Authority Board Meeting on January 8, 2024:</p> <ul style="list-style-type: none"> - Motion by Dana Sheehan that Kelley’s edits & Board comments be presented to Tony Barletta, Michelle Capano, and Rob Steinberg, and represented in edited Nahant Housing Production Plan. Seconded by Sue Edwards. Vote in favor 5-0. - Motion by Dana Sheehan that Nahant Housing Authority properties be removed from Nahant Housing Production Plan, as they are already developed and occupied. Seconded 	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>by Sue Edwards. Vote in favor 5-0</p> <p>Thank you, Kelly Collins Executive Director Nahant</p>	
2/10/2024	2/10/2024 2/19/2024	<p>Comment: Exhibit E to the first draft of the HPP states that the Town must apply to the state for local preference to set aside housing units for Nahant residents including seniors, people with disabilities, and Nahant veterans. I understand that this requires submission and approval of an Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP). My question is how many AFHMPs, granting preference to residents, have been approved by the state?</p> <p>Thank you for your quick response but this question has been outstanding for a while. I thought it had already been referred to MAPC.</p> <p>As you know the draft HPP alludes to the possibility of resident preference for affordable housing in the main document and in Exhibit E. One of the hurdles is to obtain approval from the state of an Affirmative Fair Housing Marketing and Resident Selection Plan (AFHMP). My suspicion is that the state approves very few AFHMPs. I am trying to ascertain the number of AFHMPs that have actually been approved and a realistic likelihood of Nahant residents having preference over the general public for any affordable housing units built.</p>	<p><i>Response dated 2/10/2024 from A. Barletta</i></p> <p>I looked online and couldn't find a database of approved plans. I forwarded your questions to MAPC and hopefully they can answer this question for us.</p> <p>My understanding is that the plan, that needs approval from the state, would only apply to the affordable units. I believe the Town can then negotiate a development agreement with the developer for the remaining market rate units regarding local preferences and this does not need state approval. I am not 100% sure on this and will seek an answer from MAPC on it.</p> <p><i>Response from G. Canty dated 2/19/2024</i></p> <p>Really appreciate your interest and involvement in providing the board with much needed information relative to our housing issues. I'm in hopes that you're passing same along to the HPP Committee.</p>
3/24/2024	3/27/2024	<p>Why aren't we asking the state for an exemption of the 3A MBTA RULE</p>	<p><i>Response from M. Capano dated 3/27/2024</i></p> <p>Thank you for your question. The Housing Production Advisory Sub-committee has been working on addressing needed updates and improvements to the Housing Production Plan. We are nearing completion and afterwards will be starting a new project on MBTA 3A compliance. Our current focus has been on completing the Housing Plan; however, we are</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>aware of the activities and media updates on MBTA 3A in light of the Town of Milton's recent vote and the litigation by the Commonwealth of Massachusetts.</p> <p>You should be aware that we have engaged MAPC to work with Nahant where there will be further information about how Nahant will comply, and the committee would like to review their analysis and recommendations along with any citizen's feedback. We encourage you to join the upcoming meetings of the Housing Committee when we will be discussing Nahant's 3A compliance and will address citizens' questions and feedback at that time.</p>
3/27/2024	3/28/2024	Your are welcome I believe the town should wait and see what happens in Milton before we move forward to comply as you know I am strongly opposed to the state plan it should be up to the towns and cities, especially since I just found out Boston is exempt is that true about Boston ?	<p><i>Response from M. Capano dated 3/28/2024</i></p> <p>Yes, the City of Boston is excluded primarily because all their neighborhoods are serviced by the MBTA. Another community is Avon because they have zoned for multi-family village before the statue was approved in 2021.</p>
3/27/2024	3/28/2024	Are the meeting's going to be on zoom ?	<p>We are planning for the HPP meetings to be hosted via Zoom with the exception of the in-person community engagement meetings which we will hold at Town Hall. These will be scheduled later this summer.</p>
4/3/2024	4/3/2024	<p>Josh,</p> <p>The earlier draft of the HPP said:</p> <p>"A one-year period of safe harbor can be achieved if the Town increases the SHI by 0.5% by adding 8 SHI units in one calendar year."</p> <p>If you approve such a plan, you are telling the state that 8 affordable housing units are going to be built in Nahant in one calendar year. How and where is this going to be done in the year after the state approves the plan? If you don't think it is achievable, you should not submit the plan to the state. When someone asks you 3-5 years down the road why you voted for</p>	<p><i>Response from J. Antrim dated 4/3/2024</i></p> <p>Speaking for myself only. I doubt that affordable housing will be built at a uniform pace like that. It is more likely to be build in chunks, like maybe 4 years go by and a 20 unit building is built. Then that pattern repeats.</p> <p>Like almost every plan that is created by a committee, it's not going to be exactly as every individual person would want. The plan isn't exactly how I would do it and (it sounds like) not how you would either. But I think it is better to have a plan than no plan. My hope is that</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		the plan will you be able to say that you believed affordable housing units could be built within the required time periods?	<p>people will maintain interest in the topic and continue to tune and refine the plan (after Town and State approval) to a closer match to the Nahant residents wishes and realities.</p> <p>I don't like to compromise on such important subjects, but I shouldn't let perfection be the enemy of good</p>
4/4/2024	4/4/2024	<p>I asked a question last evening at the Board of Selectmen’s meeting about who will be the Housing Czar in Nahant if the HPP is finalized, submitted and approved by the state. Having a plan is step one. Executing, complying or following the plan is entirely a different matter. I am uncertain if I will be able to join the Zoom meeting this evening so I am submitting my Citizen’s Forum questions in advance.</p> <p>I do not have the current draft HPP and must assume that the six strategies remain and will be submitted to the state.</p> <ol style="list-style-type: none"> <u>Establish an Affordable Housing Trust (AFT).</u> This seems pretty straightforward. According to the Draft HPP establishment of the trust requires approval by a majority vote at town meeting. Using Swampscott’s AHT as an example the trust is managed by a Board of Trustees with a chair. The trust is a source of funds to develop affordable housing. No coordinator will be required. <u>Adopt a Zoning Bylaw Permitting Accessory Dwelling Units (ADUs).</u> Who or what committee / board will draft this proposed Bylaw and shepherd it through town meeting? Who advocates for passage of this Zoning Bylaw? By approval of the HPP is the Planning Board committed to this strategy? <u>Use 3A Compliant Zoning to encourage Small Multifamily Housing Options.</u> Compliance with MBTA 3A does not require construction, only zoning of multi family district(s). Furthermore, the units are not required to be affordable. It makes sense that 	<p><i>Response from A. Barletta dated 4/4/2024</i></p> <p>I have made an initial effort to respond to your questions below. Hopefully you can attend the meeting tonight but if not, it will be recorded.</p> <p>Thank you for staying so involved in this. Your questions are greatly appreciated.</p> <p><u>Establish an Affordable Housing Trust (AFT).</u></p> <p>This seems pretty straightforward. According to the Draft HPP establishment of the trust requires approval by a majority vote at town meeting. Using Swampscott’s AHT as an example the trust is managed by a Board of Trustees with a chair. The trust is a source of funds to develop affordable housing. No coordinator will be required.</p> <p><i>Correct- this would require a Town Meeting vote but it is not one of the articles on the warrant for this year's Annual Town Meeting. Had the HPP process been completed at the end of last year per the original schedule, it may have been. I would assume that the Town Administrator would have a seat on the Trust to ensure coordination between the Trust and the Town.</i></p> <p><u>Adopt a Zoning Bylaw Permitting Accessory Dwelling Units (ADUs).</u></p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>someone monitor and coordinate 3A multi family construction with construction of affordable housing. Who, if anyone, will do this?</p> <p>4. <u>Consider Using Publicly Owned Development Opportunity Sites for Affordable Housing and Town-wide Public Park Space.</u> Who is going to “consider” using publicly owned opportunity sites? Nahant Housing Authority? Open Space Committee? Recreation Committee? It would be best to have some central coordination by a person and not a committee.</p> <p>5. <u>Balance Fiscal Obligations and State Requirements by Using a Portion of the Coast Guard Site for Affordable Housing.</u> This strategy would change a town meeting vote. Who is going to shepherd this? The Coast Guard Housing Committee?</p> <p>6. <u>Promote State Programs that Support Aging in Place and First-time Homeownership.</u> Promoting State Programs is an information / media function but someone has to do it? Creating a pamphlet or check list for seniors and first time homeowners and then making changes as opportunities evolve requires a knowledgeable person to navigate through and summarize all the state programs available to seniors, veterans, first time homebuyers, etc.</p> <p>In summary form, how does the Housing Plan Advisory Committee envision accomplishing the six strategies contained in the HPP? Does the Town need a Town Planner? Does the HPAC envision further work to be done by MAPC either in the area of affordable housing or MBTA zoning?</p> <p>Lastly, how does the Town create, promote, encourage, approve, etc. private development of affordable housing? Does it transfer public property to a private developer to build market rate and affordable housing? Does it use its power of eminent domain to take private</p>	<p>Who or what committee / board will draft this proposed Bylaw and shepherd it through town meeting? Who advocates for passage of this Zoning Bylaw? By approval of the HPP is the Planning Board committed to this strategy?</p> <p><i>Drafting the ADU Bylaw will be a significant process. Currently the legislature is considering legislation that would make ADU's allowable as-of-right. We will want to be ahead of this should the legislation pass. I believe it is going to be part of the MBTA 3A planning process that we will be taking on this summer with the Housing Su-Committee. The Town secured a grant from the State through MAPC to have them work with the Town on this process. The approval of the HPP does not commit us to an ADU By-law but as mentioned, the activity at the legislature applies some pressure on us. Also, during the HPP public process, an ADU By-law was heavily supported through public feedback but there was variation on whether it should be by special permit or as-of-right.</i></p> <p><u>Use 3A Compliant Zoning to encourage Small Multifamily Housing Options.</u></p> <p>Compliance with MBTA 3A does not require construction, only zoning of multi family district(s). Furthermore, the units are not required to be affordable. It makes sense that someone monitor and coordinate 3A multi family construction with construction of affordable housing. Who, if anyone, will do this?</p> <p><i>Correct- This is something we will be exploring this summer during the planning process. While 3A does not require affordable housing, there may be incentives that we can include in the future Zoning By-law.</i></p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>property to be used to build affordable and/or market rate housing? Does it grant tax incentives? What does the Town do to produce affordable housing?</p>	<p>Consider Using Publicly Owned Development Opportunity Sites for Affordable Housing and Town-wide Public Park Space.</p> <p>Who is going to “consider” using publicly owned opportunity sites? Nahant Housing Authority? Open Space Committee? Recreation Committee? It would be best to have some central coordination by a person and not a committee.</p> <p><i>Developing publicly owned land would require a Town Meeting Vote. Since the Board of Selectmen control what articles are included on Town Meeting warrants, they will be heavily involved in this process. If an Affordable Housing Trust is created, they too will be involved with this planning. The Nahant Housing Authority would get involved if the development affects them but it doesn't necessarily have to. For example, the Town could sell public property to a developer for a friendly 40b effort that doesn't involve the NHA. The HPP has identified publicly owned opportunity sites and will be used as guidance should the BOS want to pursue a development on public land. Each of these sites would need further exploration before being presented to a Town Meeting for a vote. Feasibility studies with public input on development guidelines and financial analysis would occur. I don't believe any of the recreational spaces in Nahant are identified as opportunity sites in the HPP so I don't believe the Open Space and Rec Committee would be involved.</i></p> <p>Balance Fiscal Obligations and State Requirements by Using a Portion of the Coast Guard Site for Affordable Housing.</p> <p>This strategy would change a town meeting vote. Who is going to shepherd this? The Coast Guard Housing Committee?</p> <p><i>You will see that this goal has changed in the new draft. While the Coast Guard Site is still listed as an opportunity site, it is no longer listed as it's own goal in the plan. The plan states that if all debt related to this property is satisfied and if there is land still available, the Town</i></p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p><i>could consider using this space for an affordable housing development. Timing will be a challenge with this property but if all those stars align, just like the answer above, the Town would need to study the area thoroughly which would likely require a Town Meeting vote for funding. If that occurred and was worth pursuing, it would take a Town Meeting Vote to change what has already been approved for that property.</i></p> <p><u>Promote State Programs that Support Aging in Place and First-time Homeownership.</u></p> <p>Promoting State Programs is an information / media function but someone has to do it? Creating a pamphlet or check list for seniors and first time homeowners and then making changes as opportunities evolve requires a knowledgeable person to navigate through and summarize all the state programs available to seniors, veterans, first time homebuyers, etc.</p> <p><i>Not positive but I believe this would be a function of the AHT.</i></p> <p>In summary form, how does the Housing Plan Advisory Committee envision accomplishing the six strategies contained in the HPP? Does the Town need a Town Planner? Does the HPAC envision further work to be done by MAPC either in the area of affordable housing or MBTA zoning?</p> <p>Lastly, how does the Town create, promote, encourage, approve, etc. private development of affordable housing? Does it transfer public property to a private developer to build market rate and affordable housing? Does it use its power of eminent domain to take private</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p><i>Working Doc</i></p>	<p>property to be used to build affordable and/or market rate housing? Does it grant tax incentives? What does the Town do to produce affordable housing?</p> <p><i>-The Town cannot currently afford to fund a full-time position for a Town Planner. We would likely supplement the efforts of a full-time planner like we always have; utilize local funding and grant funding to hire outside consultants.</i></p> <p><i>-MAPC is contracted with the Town to help with the MBTA zoning/ADU zoning process. That activity will start this summer. We do not need to comply with MBTA Zoning until the end of 2025.</i></p> <p><i>-The Town could consider selling public property to a private developer for a friendly 40b development.</i></p> <p><i>-The Town has clearly stated repeatedly in public meetings and in the HPP that it will not and has no desire to use the power of eminent domain to take private property to build affordable housing. The Town would like to be the first party at the table should a private property consider redeveloping for housing so that it can be done in a friendly manner.</i></p> <p><i>-Tax incentives are a tool that can be utilized through negotiation to incentivize the development of Affordable Housing. There are legal limitations and the Town will explore this option if it is in the best interest of the community.</i></p>
4/4/2024	Not required.	<p>As always, thank you for your responsiveness and providing actual answers.</p> <p>You know my two issues that MBTA 3A should be separate from an affordable housing HPP. I also think it should be spearheaded by the Planning Board which is an elected board.</p>	No response required.

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Secondly, discussion of resident preference for housing units in the report may create false hope for some Nahant residents. The likelihood of a Nahant resident being assigned to a newly built affordable housing unit or a favorably priced market rate unit is uncertain at best and unlikely at worst. Unless MAPC can provide an example of a Massachusetts community (even better a context community) recently allocating units to residents who are seniors, veterans, disabled, young families or employees of the city/town I feel strongly that all references to resident preference and the entire Appendix E should be deleted.</p> <p>Happily aging in place,</p>	
4/4/2024	4/8/2024	<p>With Michelle’s input last night that the Town of Yarmouth may have an AFHMP, I was able to find the attached document, most likely prepared by Maloney Properties, Inc. The proposed AFHMP begins on Page 4 of the PDF document. This is exactly what I was looking for. The question now is whether the Commonwealth approved it. Equity issues exist since, like Nahant, Yarmouth is over 90% white.</p> <p>Would it be possible to ask the state whether the AFHMP for Yarmouth Gardens was ever submitted and whether it was approved?</p> <p>Thank you for the lead.</p>	<p><i>Response provided by M. Capano via email dated 4/8/2024.</i></p> <p>From what I could locate on this development it was advertised and lotter was held. For reference:</p> <p>Yarmouth housing development accepting applicants: https://www.wickedlocal.com/story/register/2021/08/18/yarmouth-housing-development-accepting-applicants/8176462002/</p> <p>I'm also included some other AFHMP examples for reference</p> <p>Affirmative Fair Housing Marketing Plan (AFHMP) and Local Preference Examples</p> <ul style="list-style-type: none"> · LeClair Village Given Local Preference For Current Residents (Mashpee, MA): https://www.capenews.net/mashpee/news/leclair-village-given-local-preference-for-current-residents/article_7f1fdc39-54ac-5568-8143-20f13b40fcd3.html The state has approved Local Preference for Mashpee residents at LeClair Village, pending approval of the fair housing marketing plans to be submitted by Housing Assistance Corporation and Preservation of Affordable Housing. The application asked that 70 percent of the units be prioritized for

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>current residents. This would reserve 27 of the 39 units built. · 30-home affordable complex in Amherst gets go-ahead: https://www.gazettenet.com/Ball-Lane-duplex-project-in-Amherst-wins-approval-from-Zoning-Board-of-Appeals-54427323 In approving the development, the Zoning Board of Appeals is requiring a local preference for seven of the 10 homes that are set aside for people earning at or below 80% of the area median income. That is the maximum number of homes that can be given local preference during the lottery selection. The other 20 homes, being sold to those earning at or below 100% of the area median income, will have no similar local preference during the lottery selection.</p> <p>· Erving Selectboard approves \$15.6M senior housing proposal: https://www.atholdailynews.com/Erving-Selectboard-approves-\$15-6M-senior-housing-proposal-53525679 Erving will seek local preference for 70% of the eligible apartments. Preference will go to those who are either a current town resident, a municipal or local business employee, or a household with children attending local schools.</p> <p>· Zaara Gardens, Westborough, MA: https://www.boston.gov/sites/default/files/imce-uploads/2019-08/zaara_gardens_brochure_and_application.pdf a new 12-unit single family home development offering 3 affordable three bedroom homes, by lottery, for eligible first time homebuyers. Must meet one of the Local Preference Eligibility Criteria to be included in the local pool. Two units are for households who meet at least one of the Local Preference criteria.</p> <p>· Swampscott Pine Street Building To Be Demolished For Veterans Housing: https://www.msn.com/en-us/money/realestate/swampscott-pine-street-building-to-be-demolished-for-veterans-housing/ar-BB1kftcN the purchase of the property for the expressed purpose of becoming veterans housing.</p> <p>· Swampscott developer leads privately owned affordable-housing project: https://itemlive.com/2023/11/09/swampscott-developer-leads-privately-owned-affordable-</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>housing-project/ Age-restricted affordable complex with 16 one-bedroom units for residents aged 55 or older. · Swampscott project gets the go ahead: https://itemlive.com/2017/08/24/swampscott-project-gets-go-ahead/ The complex would be for seniors 55 or older with a preference for 62 and older. There will be a local preference for the building, with up to 70 percent of the units reserved for Swampscott residents, the maximum local preference allowed by the state. · 61 Park LLC, Brookline, MA: https://brooklinehousing.org/documents/oSheaApplication.pdf LOCAL PREFERENCE INFORMATION: Do you or any member of your household qualify for Local Preference? An applicant qualifies for local preference if the applicant or a member of their household fit into one of the following categories (A) a current resident of Brookline, (B) employed in the Town of Brookline (must be 20 hours+ weekly), (C) a parent or guardian with children attending the Brookline Public Schools (including METCO students), (D) an elderly individual (62 yrs.), (E) an individual who is disabled and not elderly.</p> <p>· Wellesley affordable housing unit lottery applications now available: https://theswellesleyreport.com/2020/07/wellesley-affordable-housing-unit-lottery-applications-now-available/ Applicants given a local preference include current residents of Wellesley; municipal employees of Wellesley; employees of Wellesley businesses; and households with children attending Wellesley schools.</p>
4/6/2024	4/6/2024	<p>CORRECTION TO EARLIER EMAIL</p> <p>Please change “30B” where it appears in my April 5, 2024 email to read “40B.”</p>	No response required.
4/4/2024	4/4/2024	<p>In advance of receiving the current draft of the HPP, I wanted to give a preview of my recommendations on how to play the cards the Town has been dealt.</p> <p>Finalize the HPP and present it to the Board of Selectmen and the Planning Board for approval.</p>	<p><i>Response from G. Canty dated 4/4/2024</i></p> <p>Your involvement, in my estimation, is recognized and much appreciated. Thanks again.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>The Board of Selectmen and Planning Board should approve, reject or instruct the advisory committee to revise and resubmit the HPP. If the HPP is approved it should be held in abeyance and not filed with the Commonwealth unless and until there is some indication that an unfriendly developer is hiding in the bushes and is interested in building an unfriendly 30B 40B project in Nahant. Based upon the best information available if there is a likelihood that an unfriendly 30B 40B project may be commenced, the HPP should be filed with the state to attempt to get a one- or two-year safe harbor protection against said unfriendly developer.</p> <p>The Housing Plan Advisory Committee should be thanked for its hundreds of hours of service and dissolved.</p> <p>The contract with the MAPC should be concluded, bills addressed and the contract closed out.</p> <p>Attention should be redirected to the MBTA 3A requirements. The Planning Board should take the lead in addressing zoning changes required to be made under the MBTA 3A statute. In view of the Town of Milton matter to be taken up by the SJC later in the Fall, no money should be spent for outside consultants. It may be helpful to solicit suggestions for locations of multi family zoning districts in Nahant from current residents. It also may be helpful to request free assistance from the state of their zoning experts to facilitate enactment of zoning changes in the Town.</p> <p>I intend to provide feedback / comments / recommendations within the comment period established by the Advisory Committee once the report is released to the public.</p>	
4/6/2024	4/8/2024	<p>Michelle,</p> <p>Thank you for my personal copies of the red line and final plan.</p> <p>You have done an extraordinary service to the Town and I recognize and applaud your hard work and leadership role.</p>	<p><i>Telephone Discussion with citizen 4/8/2024 to review feedback dated 4/6/2024.</i></p> <ul style="list-style-type: none"> Discussed scenarios that Nahant could follow to achieve affordable housing requirements within safe harbor.


**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Perhaps I am cynical, but I do not see this plan producing a single unit of affordable housing within the next one or two years in order to preclude an unfriendly 40B development.</p> <p>If you were the Nahant Housing Czar how would you produce a single unit of affordable housing in the next year? If you are successful, how would you produce 8 units? How would you produce 15 units of affordable housing in two years?</p> <p>My only thought to create an affordable housing unit is to concentrate on AHUs to be built by the property owner. However, I think a parcel owner would be hesitant to place a deed restriction on an AHU which rent is capped by the restrictions imposed by affordable housing regulations. Would an AHU created by a property owner and rented to an eligible family member (like an in-law) qualify as an affordable housing unit?</p> <p>In my view, no profit no housing production. If a project in Nahant is not profitable, it will not be built.</p> <p>Thank you again for the Town of Yarmouth lead. It will be interesting to learn whether the AFHMP, containing a local preference for town residents, for Yarmouth Gardens was submitted to and approved by the state.</p>	<ul style="list-style-type: none"> Discussed that ADU's do not count toward SHI nor can properties be divided and deed restricted with an ADU – there is pending updates on ADU to this effect.
4/7/2024	4/16/2024	<p>Michelle and Committee Members,</p> <p>Late last Fall I tried to find a copy of housing surveys from which data was obtained regarding Nahant resident's housing views and preferences. I was unable to locate one. Could you locate a blank survey and forward it to me?</p> <p>Thank you.</p>	<p>4/16/2024 M. Capano Response to Public Records Request fulfilled.</p> <p>This is a response to your public records request. Attached is a PDF export from Qualtrics containing all of the questions that were included in the "Online Open House" online survey that was made available from July 1, 2023 through August 1, 2023. All optional questions and information are displayed. The second page shows an embed to a YouTube video, that video is online https://youtu.be/pCpEils9ITU</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Working Doc</p>	<p>Otherwise, all content is as it appeared to the person taking the survey, with the exception that there are some image formatting concerns that display better in a browser than in a PDF export. These concerns do not impact how people would have answered the question.</p> <p>The matter for the public records request is now closed. If you disagree with any of the foregoing, you have the right to appeal to the Supervisor of Records of the Attorney General's Office under subsection (a) of Section 10A of M.G.L. Ch. 66 and then the right to seek judicial review of an unfavorable decision by commencing a civil action in Essex Superior Court under subsection (c) of Section 10A.</p> <p> Nahant HPP Online Open House Web Sur</p> <p>4/7/2024 M. Capano. Will need to treat at a public records request and contact MAPC to provide written copy of the survey.</p> <p><u>Response to citizen</u></p> <p>I would like to advise you that we have been very timely at responding to all citizens questions for the Housing Production Plan Advisory Sub-committee. For this request, I am going to treat as public records request. The information currently available are the survey results provided by Metropolitan Area Planning Council (MAPC).</p> <p>I will need to contact MAPC to have them provide a copy of the survey from last summer. I want to preference that the survey what was done is not a straightforward questions and answers. Rather, the survey was designed to allow a respondent to review the goals,</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>strategies, and proposed opportunities in a discovery fashion. The two main areas of the survey were:</p> <p>Social pinpoint: Online and interactive mapping tool for people to give feedback on opportunity area recommendations. Participants can add comments to a map and then interact with each other’s comments.</p> <p>Use of Qualtrics: Participants can rank how they feel about each goal or strategy using a slider bar and also provide further comments and feedback.</p> <p>Under Massachusetts Public Records Request, we will respond within 10 business days according to M.G. L. c. 66, § 10(b).</p> <p><i>In accordance with the Public Records Access Regulations, 950 CMR 32.08(1), you are hereby notified that you may seek redress under 950 CMR 32.00 and M.G.L. c. 66, § 10(b) if you disagree with this response. If you have any questions, please do not hesitate to contact me.</i></p>
4/7/2024	No feedback required.	<p>I have attached a document entitled Broad Brush Comments to summarize and repeat input I have provided over several months. I would like it to be considered as early in the final review process as possible before everyone tires of reading edits and spell checks.</p> <p>To summarize the summary:</p> <p>Be more candid with Nahant residents about local preference. Include a resident preference example which has been approved by the state.</p> <p>Remove MBTA 3A references from the HPP.</p> <p>Double check the statement for accuracy that 645 out of 1,600 Nahant households are eligible for Affordable Housing factoring in household assets.</p>	No feedback required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>I also repeat my recommendation that the HPP be finalized, approved and then held in abeyance. It should only be filed with the state to defend a hostile 40B development.</p> <p>Thank you for your service to the Town.</p> <p>BROAD BRUSH COMMENTS</p> <p>Local Preference. While earlier language aimed at solving housing issues for current Nahant residents has been revised expectations still may reflect unattainable results such as local preference. The housing assignment process needs to be expressed in detail so there is no confusion or false hopes among Nahant residents. If housing is going to be awarded based upon a lottery, it should be spelled out and what priority, if any, a Nahant resident will have in the lottery. It should be clearly and prominently stated that Nahant residents have no greater likelihood of obtaining affordable housing or new market rate housing than any other person outside of Nahant UNLESS an Affirmative Fair Housing Marketing Plan is prepared, submitted to and approved by the state. Approval is not guaranteed. Examples of approved AFHMPs by the state should be referenced in Exhibit E.</p> <p>Remove MBTA 3A References from the HPP</p> <p>The Town of Milton’s failure to comply with MBTA 3A zoning requirements will be heard by the Supreme Judicial Court later this year. The MBTA statute does not address affordable housing, household income, housing eligibility, demographics, seniors, veterans, first time homebuyers, disabled persons, median housing costs or community needs. It addresses one thing – multi-family zoning. The SJC will decide what each city and town within the MBTA service area is required to do. It is my view that rezoning should not be based upon HPP considerations but rather upon sound land use policies. I also expect dicta from the SJC what the legislature expected from the MBTA 3A statute.</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Affordable housing is complicated standing alone. When combined with MBTA 3A it becomes unnecessarily complex, intertwined and impossible for the average citizen to appreciate overlapping policy issues. A multi family zoning district permits a property owner to build something other than a single-family house as a matter of right. If Nahant already met the 10% requirement of affordable housing in its housing stock, it would still have to comply with MBTA 3A.</p> <p>All reference to MBTA 3A should be stricken from the HPP. At most it should be relegated to footnote status. Furthermore, the elected Planning Board has the responsibility for zoning. It should be allowed to proceed. If it needs assistance, it can request it.</p> <p>Affordable Housing Eligibility</p> <p>There is a statement in the report on page 12, second paragraph, third sentence that “[i]n Nahant, 645 out of 1,600 households, approximately 40% of households, are eligible for Affordable Housing.” In addition to household income, family size, number of bedrooms, etc. household assets over a certain limit may make a family or individual ineligible. This is not mentioned at all in the report. A widow or widower living in a three bedroom single family house whose income is primarily social security may wish to downsize. While this household may be eligible based solely on income, assets must also be considered. With a median sale price of a single-family house at \$950,000 in 2022, the sale of the house by the Nahant resident probably would disqualify her/him for Affordable Housing. While more market rate houses or condominiums may become available their price point is a shot in the dark. Downsizing is not the same as down pricing.</p> <p>Likewise, stocks/bonds, personal and real property may preclude a household from qualifying. (I have no idea if automobiles, a retirement fund or college fund would be included in household assets for purposes of eligibility for Affordable Housing.)</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>An explanation of asset limits should be included in the HPP beginning on page 43 in the eligibility requirements for Affordable Housing.</p>	
4/9/2024	No feedback required.	<p>Please find an attachment with feedback on the Housing Production Plan.</p> <p>I believe it would be time well spent to verify that all information required by the state guidelines are included in the HPP. These strategy requirements are quite specific and I anticipate a reply such as “Yeah, that is what it says, but the state really never requires all that information in the first submission.” It would be somewhat embarrassing to have the plan disapproved because there were no schedules to accomplish strategies or total silence on the types of housing Nahant prefers. Even rejecting certain types of housing such as Breakwater North in Lynn would be better than no discussion of preferred housing types.</p> <p>While probably not required in the HPP, telling residents of Nahant the anticipated costs of creating 112 units of affordable housing and identifying funding sources would be appreciated.</p> <p>Lastly and this is just a thought, any excess proceeds from the sale of the 12 Military (Coast Guard) Housing lots can be deposited in the Affordable Housing Trust, if it is established. ###</p> <p>FEEDBACK</p> <p><u>Compliance with State Guidelines</u></p> <p>The HPP should be reviewed for compliance with state issued guidelines contained in Section II. B of “M.G.L. c. 40B Comprehensive Permit /Projects Subsidized Housing Inventory,” particularly the requirements contained in Implementation Strategies. https://www.mass.gov/doc/housing-production-plan-guidelines/download</p>	No feedback required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>These requirements include:</p> <ol style="list-style-type: none"> 1. A time frame/schedule for achieving goals identified. 2. The identification of specific sites for which the municipality will encourage the filing of Comprehensive Permit applications. 3. Characteristics of proposed residential or mixed-use developments that would be preferred by the municipality. 4. Identification of municipally owned parcels for which the municipality commits to issue requests for proposals (RFP) to develop SHI Eligible Housing, including information on appropriate use of the site, and a timeline for the issuance of an RFP. <p>The HPP does not contain a schedule to establish an Affordable Housing Trust from which progress can be measured.</p> <p>The HPP does not contain a time frame or schedule to Adopt a Zoning Bylaw Permitting Accessory Dwelling Units (ADUs) from which progress can be measured.</p> <p>There is no identification of specific sites for which the town will encourage the filing of Comprehensive Permit applications.</p> <p>There is no identification of characteristics of proposed residential housing preferred by the town, such as duplexes, triplexes, quadplexes, town houses, apartment buildings, garden apartments, tiny homes, manufactured homes, etc.</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>There is no commitment for the town to identify town owned parcels and issue RFPs for development. There is no schedule from which progress can be measured.</p> <p><u>Financial Considerations</u></p> <p>Apparently, the state guidelines are thin on any financial analysis in an HPP to produce affordable and market rate housing. If the Town of Nahant is planning to increase its inventory of affordable housing by 112 units, more or less, WHAT is it going to cost and WHO is going to pay for it? This issue should not be kicked down the road with a cavalier attitude that funding will be there when we need it. Nor should the residents of Nahant be saddled with unknown future development costs to produce housing in which no or few current residents will ever occupy.</p> <p>To quote Tom Cruise and Cuba Gooding Jr. in Jerry Maguire, “[s]how me the money!”</p>	
4/9/2024	No feedback required.	<p>To comply with Chapter 40B the Town of Nahant needs “an additional 112 units of qualifying housing or an additional 3.5 acres of land used for qualifying housing.” Plan, pg. 12</p> <p>“The risk of not being in compliance with Chapter 40B is that Nahant is vulnerable to what is known as an “unfriendly 40B” or “hostile 40B” development.” Plan, pg. 12</p> <p>A temporary “safe harbor” can be obtained if the Town of Nahant files an HPP which is approved by the state using standards contained in the regulations and guidelines AND “makes adequate progress toward the permanent “safe harbor” conditions of 112 units of qualifying housing or an additional 3.5 acres of land used for qualifying housing.” Plan, pg. 13</p> <p>What is adequate progress for the Town of Nahant to achieve this temporary or transitional “safe harbor” protection? While not crystal clear, according to the Plan at page 94</p>	<p><i>Response from G. Cauty dated 4/12/2024</i></p> <p>If we don't meet the safe harbor requirements.....how then does an unfriendly 40B developer circumvent zoning by law protection. Is that a state override.</p> <p><i>Response provided by J. Walsh dated 4/10/2024</i></p> <p>Good question, well asked.</p> <p>My understanding is that your interpretation is incorrect. But, as you point out, we're all fallible. Benjamin Franklin stated it more eloquently and at greater length.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<ul style="list-style-type: none"> Nahant can achieve a two-year period of safe harbor if the Town increases the SHI by 1% by adding 15 SHI units or more, in one calendar year. <p>This is another incentive for using publicly owned land for Affordable Housing.</p> <ul style="list-style-type: none"> A one-year period of safe harbor can be achieved if the Town increases the SHI by 0.5% by adding 8 SHI units in one calendar year. <p>The process for obtaining one year or two year temporary or transitional “safe harbor” for the Town of Nahant requires:</p> <p>Preparation of a Housing Production Plan in accordance with regulations and guidelines. The guidelines are contained at https://www.mass.gov/doc/hpp-guidelines/download#:~:text=A%20community%20will%20be%20certified,(0.5%25%20or%201.0%25).</p> <p>Approval of the Housing Production Plan by the Board of Selectmen and the Planning Board.</p> <p>Submission to and approval of the Housing Production Plan by the Executive Office of Housing and Livable Communities (EOHLC).</p> <p>Certification of the required production of housing units by the EOHLC. “So long as the units produced are SHI Eligible Housing units (see 760 CMR 56.03), a certification shall be in effect for a period of one year from its effective date if the community has increased its SHI Eligible Housing units 0.5% of the total year round housing units, or two years from its effective date if it has increased its number of SHI Eligible Housing units 1.0% of total year round housing units.” Guidelines, section 9, Term of Certification See also section 6.a. and 6.b., Certification of Municipal Compliance with the HPP and section 11.b. Requests for Certification of the Guidelines.</p> <p>It is my opinion that 8 or 15 SHI units must first be built and certified by EOHLC in order to obtain 1 or 2 years temporary or transitional “safe harbor” respectively. Simply filing and receiving approval of an HPP by EOHLC, making best efforts or starting down the road is not</p>	<p>If the evidence presented in the town’s response shows that your assumption is wrong, will that alter your position on the plan? Or will you maintain that, regardless, because you do not think an unfriendly 40B would make sense for a developer, you would still oppose the plan?</p> <p>I ask this, of course, given your response to my last email.</p> <p>Rational discourse is a good thing...I'm sure you would agree.</p> <p><i>Response provided by P. O’Reilly dated 4/9/2024</i></p> <p>Thank you for pointing this out. On another read through of the regulations I believe you are correct on the point about an approved plan alone not being sufficient to achieve safe harbor for the two year period.</p> <p>So, I did misspeak on that point at the subcommittee meeting last week and I apologize for my statement in error. My recollection may have been conflating approval of the HPP and approval of the comprehensive permit or else my understanding predates the revisions to the regulations.</p> <p>The criteria for inclusion in SHI are enumerated in 760 CMR 56.03(2): https://www.mass.gov/regulations/760-CMR-5600-comprehensive-permit-low-or-moderate-income-housing</p> <p>However, it does still appear to me that the units can be counted towards certification and safe harbor once they are approved with a comprehensive permit or building permit so that doesn't have to wait until they are built or occupied.</p> <p>Thank you again for pointing this out.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>good enough to obtain “safe harbor” and protection from hostile 40B developments. Actual housing units must be completed according to the Guidelines to obtain Certification and protection. Otherwise the Town of Nahant still remains vulnerable to a hostile or 40B development.</p> <p>I am fallible. If my analysis is flawed or based upon incomplete information, please do not hesitate to respond.</p>	
4/10/2024	No response required	<p>Response to Jim Walsh:</p> <p>I oppose the HPP for many reasons, all presented in emails commencing in November, 2023. Michelle can provide you with some you may not have.</p> <p>There is much confusion about local preference. Residents should be told that there is currently no local preference for housing. There is no preference for seniors, veterans, disabled, town employees, families growing up in Nahant, etc. Approval of local preference is a decision to be made by the state and there is no guarantee that it will be given. Related to this is the omission that eligibility for affordable housing is not based solely on income eligibility. It also depends upon household assets.</p> <p>Treating MBTA 3A and housing issues together only further complicates factual and policy issues which should, in my view, be addressed separately.</p> <p>Lastly, I am skeptical that the Town of Nahant can produce 8 or 15 affordable housing units in one or two calendar years respectively in order to achieve safe harbor, regardless whether they would be counted at commencement or completion.</p> <p>Strategy one and two for the Affordable Housing Trust and AHU zoning does not require an HPP. Get them on the warrant, go to Town Meeting and VOTE.</p>	No response required

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
4/10/2024	No response required	<p>A recommendation to the housing plan:</p> <p>The first recommendation in the “Executive summary section” of the Nahant Housing Production Plan 2023 (page 18): Establish an Affordable Housing Trust.</p> <ul style="list-style-type: none"> · Establishing a municipal affordable housing trust fund signals a community’s readiness to address its housing needs. Communities with municipal housing trust funds have thought long and hard about what kind of affordable housing they need and are well prepared to use local funds to achieve their goals. Although the concept is not new, communities have shown increased interest in forming their own municipal affordable housing trust fund. This is largely due to increased availability of local funding sources like the Community Preservation Act. <p>The sources of funding vary among housing trusts and can include: · “Community Preservation Act (CPA) funds”; · Inclusionary zoning payments;⁵ · Negotiated developer fees; · The municipality’s general fund; · Tax title sales; · Payments from special bylaws/ordinances; · Cell tower lease payments; · Private donations.</p> <ul style="list-style-type: none"> · In most communities with housing trusts, CPA funds are the most common source of funds. Some communities appropriate CPA funds to their trusts in excess of the 10 percent minimum annual expenditure for community housing required by the CPA statute. <p>Locally Raised Revenue Community preservation (CPA) monies are raised locally through the imposition of a surcharge of not more than 3% of the tax levy against real property. Contrary to a common misconception, the CPA surcharge does not raise the tax rate for the adopting community; it assesses a surcharge on property tax bills after they have been calculated based on the community’s current tax rate.</p> <ul style="list-style-type: none"> · Nahant uses this method coupled with the state match. 	No response required

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Another method of obtaining additional funds to finance CPA projects involves engaging in the practice of leveraging. Taking advantage of the well-known adage that ‘money follows money,’ many communities make a practice of using their CPA funds, on a project-by-project basis, to leverage additional funds from state and federal grant programs, other local funds, non-profit organizations, and or private entities</p> <ul style="list-style-type: none"> · Nahant has some large property owners that do not pay property tax, so they do not contribute to the CPA. · Nahant has many (STR) transient residents, do not contribute to the CPA. <p>Can Nahant earmark certain annual (STR) fees, license fees, inspection fees, building fees, etc. to the CPA fund for allocation to Affordable Housing? This move would add revenue to the CPA and spread the cost over additional sources.</p>	
4/11/2024	No response required	<p>Written feedback from Chair of the Nahant Planning Board</p> <p>On Page 28 – Add to Preview of Key Takeaways starting on page 27</p> <p>5. Find Creative Solutions. To realize the objective above, the Town will need to find creative economic approach given the extreme financial challenges it faces due to costly deferred maintenance for infrastructure, and its small size and low median income, in addition to other fiscal issues.</p> <p style="padding-left: 40px;">Rationale: The report needs to recognize the fiscal challenges Nahant faces.</p> <p>On Page 50, start second sentence of No. 4 – with phrase noted below (and delete words prior to “discriminatory housing policies”)</p>	No response required


**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>The difference in racial diversity is due to the factors set forth on pages 33-34, and periods in the past of discriminatory housing policies ..</p> <p>Rationale: The current sentence attributes the difference in racial diversity in Nahant compared to Lynn to discriminatory housing policies. This conclusion conflicts with earlier analysis finding multiple reasons for the differences in diversity, a more accurate assessment.</p> <p>On page 83-84 (Coast Guard Housing)</p> <p>First sentence in Additional supporting information</p> <p>At the end to sentence saying Coast Guard site received public support, add: (however, this site engendered the most controversy of any of the sites identified).</p> <p>Rationale: Without elaboration, the report conveys view that there was widespread support for coast guard housing as opportunity site</p> <p>In the second paragraph of this section, would replace 3-6 lots with “in excess of 7 lots”</p> <p>Rationale: My understanding is that to pay-off the loan as well as the loan to make the lots sellable follow demolition and environmental remediation, as well as other loan-related costs, requires approximately \$3.4MM. With 8% selling costs, the Town needs to realize a gross of \$3.7MM to pay off the loans. At \$500k per lot (which seems reasonable given the tough interest rate environment), it will obviously take in excess of the sale of 7 lots for the Town to be made whole consistent with the intent of the Town vote.</p> <p>First full paragraph p. 84, first sentence after “entering into another agreement” add:</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		(after considering economic impacts on the Town of these changes)	
4/15/2024	No response required	<p>Attached please find my comments on the current posted plan. I look forward to the discussions at this week's meetings.</p>  <p>Public Response to Nahant HPP - Ken Car</p>	No response required
4/17/2024	No response required	<p>I am writing regarding the State 3a low income housing proposed for our very small town of Nahant.</p> <p>For our family and me we live on Nahant Rd with constant high-speed cars in and out of Nahant just to start with, many low-income apartments would make our one road in one road out much more hazardous to live on as well as dangerous for both dog beach and short beach playground area including Castle road to coast guard housing area and Johnson School.</p> <p>My next point is Nahant is meant to be a small family orientated neighborhood, there is not one person in our town that would accept the problems that would come with low-income housing or call it what it is section 8 housing including the many illegals the State is looking for any place to house them even if totally unwarranted as Nahant is.</p> <p>Nahant is basically a crime free town, low-income housing would change this, it is expected with section 8 or illegal housing. NOT ACCEPTABLE in any regard.</p> <p>We built our homes brought our families here to a safe beautiful town for a reason, do not allow this to change, we will not allow this to change for the worse.</p>	No response required

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>My last comment will be our property value, we all currently pay near \$10.00 per \$1,000 of the value of our homes, we do know when many low-income apartments move in, our property value will drop.</p> <p>*No one in town is willing to lose their property value for this sanctuary state 3a housing. This is not what Nahant is about or pay a high property tax for.</p> <p>* Why would town selectman even advocate for this low-income housing and not fight back for all the above reasons as well as many other reasons not listed here as they did against NE.</p> <p>Nahant fought hard against NE and the building no one would see, *why would anyone believe the town of Nahant would accept low-income housing for many more reasons than the very dangerous 3a section 8 housing?</p> <p>If this plan goes forward, I will not only make the same signs made to keep NE out and make sure every Nahant resident places on their front lawn but add a large banner to my own front area in protest of our small town of Nahant accepting section 8 low-income housing.</p> <p>*Bottom line, Nahant is NOT a section 8 low-income housing town with one road in and out not to mention the crime this would bring to each of our doors.</p> <p>*Town selectmen have NO RIGHT to make this or any decision without the town residents' approval.</p>	
4/18/2024	No response required	In the development of community housing needs and as a Lifetime Member of the American Legion, I feel that your committee should keep in mind the needs of our community, especially the members who have demonstrated their service such as veterans who are Nahant residents.	No response required

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		Having a priority status for Nahant veterans should be considered in the development of your housing plans.	
4/18/2024	No response required	I understand that many worthy groups wish consideration in the emerging plan. Seniors, young families, town employees, recent migrants and those of limited means all hope for consideration. Forgetting and excluding veterans seems unfair and ill advised. Veterans have already made immense personal sacrifices for the betterment and stability of this Republic. They also are likely to be good neighbors and promote stewardship of the property. I urge you to provide adequate inclusion for veterans in any go forward plan.	Response from M. Cullinan dated 4/18/2024 The report as written identifies, in several sections, the Town's desire to provide affordable housing for veterans. In addition, I know Michelle has also added reference for veteran preference in the goals section
4/18/2024	No response required	I first want to thank you for the work you have already put into the housing production plan. As a veteran and interested observer of the housing policy, I support a portion of the Housing Production Plan to include housing opportunity specifically for Nahant veterans.	No response required
4/18/2024	No response required	I am a Nahant resident, member of American Legion Post 215 Nahant, and a Veteran of Iraq and Afghanistan. I also assist the town's Emergency Management Program through Nahant Police and Fire. I am writing as a matter of record to voice my support of a veterans housing goal in the draft version of the Nahant Housing Production Plan. It is in good faith that statements in support of veteran inclusion in the plan will be heard before any motions or votes are made.	No response required
4/18/2024	No response required	Statement in Support - Veterans Housing Goal My name is Jon Lazar and I have been the Town's Veterans Service Agent since 2016. Throughout these past 9 years I have worked with hundreds of Nahant veterans and families, many of whom have been elderly and with disabilities. Veterans from World War II (ranging in age from 105 to 92), Korean veterans (ranging in age from 93 to 82), Viet Nam veterans (ranging in age from 81-69), and our emerging Global War veterans (ranging in age from 27 to 54). In each group of veterans, underlying housing issues are prevalent, some more than others. As I testify to you today, many of our vets can barely afford their rental units and/or maintain and support living homes that they have owned for many years. Last week a Viet Nam vet living in a rental unit complex shared with me that his (and wife's) rent has gone up \$400 a	No response required


**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>month on top of the \$300 in 2023 (\$700 over the past 2 years), a nearly 40% hit on their fixed-income social security and small pension. Two months ago, a similar raise in rent combined with an ambulatory restriction, has forced this couple out of town due to both the housing cost burden and lack of accessible housing in Nahant (aside from limited units in the Town’s state operated public housing Spindrift project and the Jesmond Nursing home that also has an elevator) are the only units available.</p> <p>The town has an opportunity through the Housing Production Plan Subcommittee to identify the needs for housing for all of its citizens, including those citizens who volunteered (or got drafted during the Viet Nam era) their time to serve their country. These remarkable individuals gave up years of employment, seniority and climbing the economic ladder, attending college and postponing their careers, while others kept pace with life. The prior Housing Production Plan draft of support for a veterans housing goal is a good start.</p> <p>Veterans deserve a place at the table. I am reminded at times like these of George Washington’s remarks to congress when he pleaded, “The willingness with which our young people are likely to serve in any war, no matter how justified, shall be directly proportional to how they perceive veterans of earlier wars were treated and appreciated by our nation.” (And community).</p> <p>From what I hear, there appears to be a move against a Veterans Housing goal, or to minimize the problem of veteran’s housing burdens, homelessness and accessibility. Please oppose any effort to remove or diminish the goal for veterans housing.</p> <p>I respectfully request, that the subcommittee who have already voted unanimously for a veterans housing goal, to stay the course and support the Towns ethical and moral obligations to help veterans access affordable and accessible housing in Nahant.</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>A Housing Production Plan that excludes or discounts veterans seems to be contrary to the wishes of the Nahant community and the nearly 200 veterans who live in town. I encourage everyone on the subcommittee to continue to support a meaningful veterans housing goal.</p> <p>Respectfully submitted; Jon Lazar, Town of Nahant Veterans Officer, 4/16/2024</p>	
4/19/2024	No response required	<p>I appreciate the effort put forth here but as a long time planning and strategy consultant I find this effort lacking in several areas critical to usefulness as a recommendation. In the planning board meeting Tuesday I would have provided a shorter response and hope to do so when appropriate.</p> <p>I agree with Rob on several points regarding the lack of financial requirements we are facing and specifically think the Coast Guard Housing should be removed as an option. The town has tried to sabotage the execution of this sub-division since before the town vote and including it here as an option means they will continue this effort to disregard the committee’s recommendations and make changes based on some individuals concept of what’s good for the town. The town voted to sell the 12 lot sub-division by 2/3rds vote and should be complied with.</p> <p>I apologize in advance for comments related to quality not knowing if public sector standards are as low as they appear being only knowledgeable of public sector (Fortune 100 standards). Please view my comments as well meaning, knowing that submitting a document lacking real substance would do more harm than good.</p> <p>Inline comments in the attachment.</p>  <p>Updated Nahant HPP Report_Clean Copy_Ti</p>	No response required

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
4/19/2024	No response required	<p>I believe it's the last day of the public comment period.</p> <p>Nahant Housing Production Plan Feedback</p> <p>General Comments: The report is organized well and presents the information on Nahant housing needs. However, some of the data was from pre-pandemic time frame so I wonder if trends shown still hold true. I realizing that housing data may not always be available, but I don't recall any discussion about level of uncertainty in the trends or housing data presented. It might be worthwhile to have a section discussion the short-comings of the reports data and identify which metrics should be updated prior to the town voting on any recommendations.</p> <p>Specific questions/Comments:</p> <ol style="list-style-type: none"> 1. The report did not seem to address the simple questions "Is there space for new housing in Nahant?" Of the undeveloped land in town, is there space to add any housing? Figure 35 shows potential land that could be compliant with 3A. But that is specifically multi-family housing potential. What are the potentials for tiny homes? The HPP mentioned in several places the need to diversify the towns housing stock, but the analysis seems focused solely on how to comply w 3A. The plots of land Site A, B, or D are all large pieces of land (for Nahant) that could be developed into multi-unit building (affordable and market rate), but these parcels of land only make practical sense for larger multi-unit developments. These buildings could be designed with a spectrum of housing options (Studio apartment to condos), but diversity is concentrated in just these few parcels. It would be help if the HPP discussion included how use of tiny houses (alternatively: replacing aging house with one or more tiny houses), or conversion of larger single family homes into 2-3 studio/1-bedroom apartments. These alternatives could help fill out the diversity of housing options (and not diverted to Short term Rentals). 2. The report appeared to lack discussion of need to preserve Open Space in town. I did see a number of instance where 'open space' text was strike from the final text. There did seem to 	No response required.

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>be an intent to Not identify Open Space as being available for development. But I think a brief section on why undeveloped land and town Open Space land should be preserved would be helpful, since the town has limited undeveloped wild parts or nature.</p> <p>3. Figure 10, page 40, pie chart shows that 177 housing units (9%) of the Nahant's Housing Units were vacant based on data from 2016-2020.</p> <p>3a. Is there any updated vacancy data given that the pandemic & high interest rates era have changed the housing occupancy rates in town?</p> <p>3b. Can the 9% (177 housing units) be identified to know what type of houses and size are vacant?</p> <p>3c. Can houses with potential to be converted into multi-studio apartments or modify existing structure to create split dwellings be identified?</p> <p>3d. Can a cost-benefit analysis comparing renovating an existing structure verse new construction be performed (at a later date)? Would it be better to convert existing homes into multi-dwelling structures than developing undeveloped /open space land.</p> <p>3e. Are there any state or federal tax advantages a Nahant resident (or their estate) gain by donating their property to the town for affordable house needs? Is there any way the town can incentivize donation of development land to the town for conversion/redevelopment into affordable housing?</p> <p>4a. If a Housing Trust is setup what mechanism are need to actually obtain Federal and state grant money (and donations)?</p> <p>4b. The HPP report mentions a few times that grant money is potential source of funding for Nahant housing needs, but aside from a recommendation of a Grant Funding consultant the HPP does not recommend the town establish a Grant Writing Team to holistically pursue federal and state grant money with Nahant's housing needs being one of beneficiaries. I have personally worked on town committees and assisted with grant writing. My experience and</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>discussion with peers leads me to believe that a dedicated team of funded grant writers could be more successful in securing grant money. I would encourage the HPP report to include a recommendation for a town funded dedicated team as part of larger town push to get more federal and state assistance for Nahant multiple needs.</p> <p>5. Regarding the ADU, the HPP recommendations assume that setback distances for ADU would be the same as existing by-laws (Page 106, 2nd Para, last sentence) has a GIS analysis been performed to determine how many parcels have at least 60 sq ft (6ft x 10 ft, small tiny home size) of free space for attached or detached ADUs? I'm all for allow for ADU to be included in town zoning by-laws, but I would like it quantified how much this change would help the town. The 60 sq ft is not realistic for daily living ADU, but it would identify upper limit on how many attached and detach ADUs could be added; this GIS analysis would not impact internal ADU since it's within the existing footprint of the structure. Google says 225 sq ft is the average size of tiny house structure. A 2nd GIS analysis using the 225 sq ft could be done with the setback restrictions to identify how many parcels could potentially fit daily living ADU.</p> <p>6. Page 107 mentions "residential building with commercial component (mixed-use)" (Basic Recommendation, last sentence).</p> <p>6a. Given the historical difficulties of businesses surviving in Nahant's 96% residential community the suggestion of 'mixed-use' does not seem practical. I have heard people in town express a desire for a cafe/breakfast service in town. However the footprint for such businesses (cafe/breakfast eatery) tend to be small (maybe similar size to Seaside Pizza). This would suggest a smaller sized 'mixed-used' building, which may help a little in the housing needs but would be limited in impact. Does this 'mixed-use' recommendation provide the 'best value for the dollar' and fitting the broader goal of diversifying the affordable housing options in town?</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>6b. Given that nearly all zoned business parcels are occupied (or have existing residential dwelling above) is there not a limited number of business zoned parcels available for development of a 'mixed-use' building?</p> <p>6c. Are not all of the current business zoned parcels in flood zones?</p> <p>6d. Is the HPP suggesting that R1/R2 zoning be reduced to expand the Business Zones and allow for a mix-used' building in new areas above flood zone?</p> <p>7. Page 109, In the 3A analysis that include proximity to MBTA access, does this analysis look at the topography route one would travel from the proposed 3A property location to the closest MBTA stop? For example the MBTA bus stop at Nahant Rd/High St is downhill of the proposed 50 Greystone Rd (Site ID B). There is no sidewalk on High Street and the grade appears to not conform to Americans with Disabilities Act (ADA) guidelines.</p> <p>7a. Does 3A have any requirement for ADA accessible route from 3A zoned parcels to closest MBTA access point?</p> <p>7b. Will the town be required (by federal or state grants, matching funds, or other financial benefit) to have ADA accessible route from closest MBTA access point to 3A parcel or qualified affordable housing property?</p> <p>7c. If no requirement then how is the common sense paradox of ADA compliance in affordable housing design/layout, but the accessible route from this home to mass transit access point is not ADA compliant?</p> <p>8. Site I Fox Hill Road should be removed from consideration. It is undeveloped land that provides habit for Nahant wildlife. There is plenty of land that can be renovated or redeveloped in our town without dwindling one of Nahant’s precious natural resources.</p> <p>9. Site C The Rectory parcel is L shape with potential for multi-story building allow for ground level parking with a mix of affordable and market rate (higher floors) units. If St Thomas Aquinas Church is ultimately closed the town should consider development of the whole</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>parcel. There is already a high amount of impermeable surface over the parcel, so there is no lose of open space. If the church, parking lot, and rectory were all developed into a mix of affordable and market rate units there could be area designated as community space on ground floor. This community space could be multiple purposes; rented out for events, town organizations events (e.g. council on aging), and as warming/cooling station and emergency shelter. The Johnson school is located in potential flood area and has limited access during flood events. An alternative emergency shelter above projected flood zones would take pressure off town hall and library during emergencies.</p> <p>10. The HPP did not mention Nahant's 'snow bird' population and the impact it may have on housing in town. Is it possible to quantify how many 'snow birds' MA resident and non-MA residents the town has?</p> <p>10a. What the percentage of year-round occupied housing units verse non-year round?</p> <p>10b. Are there policies the town could promote to increase the number of year-round residence?</p>	
4/20/2024	No response required	<p>Thank you for the work of the Committee over many months identifying sites for additional housing to serve Nahant, particularly to help address the needs of younger people having difficulty remaining in Nahant and older people desiring to downsize.</p> <p>While a number of appropriate sites have been identified in the report, the former Coast Guard housing site offers the best location for providing a variety of housing options because the site is owned by and under the control of the Town. Opposition by a small number of residents should not prevent creative use of the property to serve the greater community. I support any effort of the HPP which addresses the housing needs of the Town more effectively than selling twelve house lots for single family structures. The work of the Housing Planning Committee establishes a path forward.</p>	No response required
4/20/2024	No response required	To Members of the Board of Selectmen, the Planning Board and the Housing Advisory Committee:	Response from G. Canty 4/20/2024

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Do not endorse, approve or otherwise submit the proposed Housing Production Plan prepared by the Metropolitan Area Planning Council to the Executive Office of Housing and Livable Communities on behalf of the Town of Nahant. Simply stated, the plan is preliminary, lacks specificity and will require significant, additional work by the Town and approval by its residents to produce a single unit of affordable housing. The plan does not guarantee Nahant resident preference to rent / purchase newly produced housing, affordable or market rate. Furthermore, it does not assist the Town of Nahant in complying with MGL c. 40B to achieve a temporary or transitional safe harbor for one or two years to discourage hostile 40B developers. In my view, it just kicks the can further down the road because it does not identify a location or funding source to build affordable housing. In my view adequate progress to achieve a temporary safe harbor means building 8 affordable housing units for one year protection or 15 affordable housing units for two year temporary protection. Satisfying the GLAM requirement is also an alternative. What is the plan for location and funding source to build these units? The plan is silent. See page 94.</p> <p>I am skeptical that the Town of Nahant will ever satisfy the 10% minimum of 112 affordable housing units or the GLAM requirement.</p> <p>To quote page 11 of the HPP, “[t]he HPP is like a Master Plan specifically for housing. The effort of developing this plan has provided the Nahant community the opportunity to think about and discuss the topic of housing through a public process.” I agree that this is a great starting point to think about and discuss housing in Nahant. While helpful in identifying development constraints which are many, the plan provides few definitive and achievable solutions to put a shovel in the ground. More thinking and discussion is needed to prepare a better, workable, popular and more Nahant centric plan to submit to the state.</p> <p>Strategy No. 1 to establish an Affordable Housing Trust and Strategy No. 2 to adopt a Zoning By law to allow Accessory Dwelling Units do not require filing an HPP. These articles can be prepared for the warrant, presented at Town Meeting and voted by town residents. Both of</p>	<p>Certainly, worth taking a deep dive into what you've outlined. Thanks so much for your input</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>these strategies require Town Meeting approval. Why proceed with these strategies if the Town residents do not approve the strategies? Strategy No. 3 encourages MBTA 3A compliant multi family housing options. These MBTA 3A housing units do not have to be affordable, just allowance of multi family housing as a matter of right in a new zoning district.</p> <p>If you disagree with the following paragraph, you should not approve the HPP or at least delete this paragraph and similar references merging 40B Affordable Housing with MBTA 3A zoning:</p> <p>Even though Section 3A does not have any Affordable Housing unit requirements, the Town of Nahant will work to include affordability requirements in the 3A bylaw. These requirements will require up to 20% of any multi-family units developed within a 3A district to have Affordable units that will help Nahant reach the 10% town-wide affordability mandate under section 40b. Quoted from page 111. Emphasis added.</p> <p>The Town of Nahant cannot comply with MBTA 3A if it includes affordability requirements in a new multi family zoning district. More guidance is expected in the Town of Milton from the Supreme Judicial Court.</p> <p>Strategy No. 4 to consider publicly owned housing development doesn't create anything. This strategy would be more helpful if it said something like expand the Greystone Public Housing site from 5 rental units to 10 rental units. Strategy No. 5 to promote State Programs that Support Aging in Place and First-time Homeownership can be done from Town Hall on the web site.</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>My recommendation is to accept the plan and take it under advisement. If the HPP is approved by the Board of Selectmen and the Planning Board followed by their respective approvals to submit it to the Executive Office of Housing and Livable Communities, I suggest an Implementation Committee be created with membership to include Nahant residents who are income and asset eligible for Affordable Housing.</p>	
4/22/2024	No response required	<p>Conclusion Nahant’s zoning bylaws were historically written to ensure safe water and proper septic siting, which has facilitated large lot... <i>The statement above is probably not true (maybe it’s left over boiler plate form another town?). It also does not add value to the case from 40B or 3A or ADUs. So if it is not true and does not add value, it should be removed.</i></p> <p>Page 84: It is recommended that Nahant sell enough of the subdivided lots to pay off the loan owed to the federal government and then dispose the remainder of the property to a development partner for Affordable Housing and market-rate housing. <i>I would suggest replacing the word “recommended” with “possible”</i></p> <p>Page 100: 3.Use 3A Compliant Zoning to Encourage Small Multifamily Housing Options Basis of Recommendation Section 3A of Massachusetts General Law c. 40A requires Nahant to have zoning regulations that allow and encourage multifamily housing development. MAPC is providing technical assistance to the Town of Nahant to comply with this state law, which will ramp up following the adoption of this plan. <i>I am opposed to further involvement of MAPC in this effort, and certainly would not say “ramp up”. Here’s why: (1) we don’t know if Town Meeting would pass the zoning change (2) Lots of towns are challenging 3A (3) We know Nahant far better than MAPC. So what are we paying them for?</i></p>	No response required

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>Page 101: "...The developer will then have the option of seeking a permit through the base district regulations or overlay district regulations. For example, if the base district that exists currently allows single-family homes subject to certain standards..."</p> <p>What developer? Why is the plan talking about developers? Developers have nothing to do with a zoning change.</p> <p>Page 101: When planning for housing growth we should also guide development toward areas of town that are more suitable to live in such as places that are walkable or have access to transit.</p> <p>I think this sentence should be deleted, unless you want to identify which parts of town are not suitable to live, are not walkable, or don't have access to transit.</p> <p>Page 102: because the Country Club site is a large vacant piece of land where allowing development <u>could be a big upgrade to what currently exists</u>, which was mentioned in public comments at forum two.</p> <p>The underlined phrase should be removed. It's highly debatable and does not add to your case.</p> <p>Page 102: Next Steps MAPC will provide direct technical assistance with the following next steps for drafting 3A-compliant zoning: and all 6 of the sub bullets.</p> <p>Who decided this? This is not a rhetorical question, who did and how was this authorized?</p> <p>Page 105: Hire a grant-funded consultant: The Massachusetts Housing Partnership (MHP) and Mass Housing each offer technical assistance for site disposition and should be explored first. The Town can also use the Community One Stop for Growth application portal to explore opportunities to fund technical assistance.</p> <ul style="list-style-type: none"> • Design guidelines: Work with a consultant to establish design guidelines as a part of the RFP criteria so that development aligns with the design of the neighborhood where development is being proposed. Design guidelines should be used to build public support for the development. 	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		I think this is looking too far into the future and thus speculative. We may get there, but we might not. In general, I don't think we should be saying who we are going to hire and for what reason.	

Working Document

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

4/29/2024	5/1/2024	<p>Dear Mr. Barletta and Housing Plan Advisory Sub-Committee,</p> <p>At the Advisory and Finance Committee of April 9, 2024, Mr. Barletta said that the opportunity site B. Greystone Road of the Nahant Housing Production Plan was chosen site to hire a firm to prepare a study to address Nahant’s affordable housing needs (Address 50 Greystone Road Size 2.10 acres Parcels 1 Ownership Public Vacancy Vacant, undeveloped land)</p> <p>Specifically, he discussed that the Housing Production Plan identified development opportunity sites. Those sites were ranked based on developability and criteria. He said that the “lowest hanging fruit”, the best option is Greystone Rd. Greystone Rd ranked the highest. He also stated that the others were more challenging for a number of reasons.</p> <p>My questions are as follows:</p> <ol style="list-style-type: none"> Why did Greystone rank the highest? What was the ranking criteria? <p>There are 4 other public owned properties listed as opportunity sites:</p> <p>(A) Housing Authority North Address 194 Nahant Road, Size 1.46 acres, Parcels 1 (2 parts), Ownership Public, Vacancy Developed</p> <p>(F) Coast Guard Housing Site Coast Guard Housing Site Address 294 Castle Road – 8 Goddard Drive Size 3.04 acres Parcels 1 Ownership Public Vacancy Developed, will be demolished, and remediated by the Town.</p> <p>(I) Fox Hill Road Address 0 Rear Fox Hill Road Size 0.56 acres Parcels 4 Ownership Public Vacancy Vacant, undeveloped land</p> <p>(J) Housing Authority South Address Corner of Spring and Emerald Roads Size 2.40 acres Parcels 7 Ownership Public Vacancy Developed</p> <ol style="list-style-type: none"> Why were these sites ranked lower than Greystone? What specifically are the issues for each property causing the lower ranking? 	<p>Dear Mr. Barletta and Housing Plan Advisory Sub-Committee,</p> <p>Response from M. Capano dated 5/1/2024. Inline responses to questions from the citizen.</p> <p>Thank you to writing to the Housing Production Plan Advisory Sub-committee. Please see the inline responses below to your questions. Should you have further questions, please let us know.</p> <p>At the Advisory and Finance Committee of April 9, 2024, Mr. Barletta said that the opportunity site B. Greystone Road of the Nahant Housing Production Plan was chosen site to hire a firm to prepare a study to address Nahant’s affordable housing needs (Address 50 Greystone Road Size 2.10 acres Parcels 1 Ownership Public Vacancy Vacant, undeveloped land)</p> <p>Specifically, he discussed that the Housing Production Plan identified development opportunity sites. Those sites were ranked based on developability and criteria. He said that the “lowest hanging fruit”, the best option is Greystone Rd. Greystone Rd ranked the highest. He also stated that the others were more challenging for a number of reasons.</p> <p>My questions are as follows:</p> <ol style="list-style-type: none"> Why did Greystone rank the highest? What was the ranking criteria? <p>Response: The analysis of the Housing Committee started by looking at the entire town and then focused on the areas of Nahant with the most appropriate locations to encourage residential redevelopment while considering development constraints that impact development feasibility and suitability for housing. None of the opportunity sites in the Housing Production Plan were ranked in the analysis performed and Greystone Road from our review had the least constraints.</p>
-----------	----------	--	--

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

		<p>3. What committee or committees decided that Greystone was “the best option”? When was this decided and in what public meeting was this decision made? I cannot find anything in the meeting archives.</p> <p>4. Besides Davis Square Architects, what other architectural firms were contacted to quote this study?</p> <p>Thank you for your time.</p>	<p>Greystone Road is being considered as a target site since the Town has the opportunity to achieve 40B safe harbor through the General Land Area Minimum (GLAM). This approach will allow the Town to still provide community housing and meet the acreage needed under this scheme. Nahant needs to have 5.99 acres to achieve safe harbor and is currently at 2.49 acres which means the Town needs an additional 3.5+ acres. Greystone Road is 2.10 acres. The Town will also need to evaluate the feasibility of the other locations in order to make up for the difference.</p> <p>There are 4 other public owned properties listed as opportunity sites:</p> <p>(A) Housing Authority North Address 194 Nahant Road, Size 1.46 acres, Parcels 1 (2 parts), Ownership Public, Vacancy Developed</p> <p>(F) Coast Guard Housing Site Coast Guard Housing Site Address 294 Castle Road – 8 Goddard Drive Size 3.04 acres Parcels 1 Ownership Public Vacancy Developed, will be demolished, and remediated by the Town.</p> <p>(I) Fox Hill Road Address 0 Rear Fox Hill Road Size 0.56 acres Parcels 4 Ownership Public Vacancy Vacant, undeveloped land</p> <p>(J) Housing Authority South Address Corner of Spring and Emerald Roads Size 2.40 acres Parcels 7 Ownership Public Vacancy Developed</p> <p>3. Why were these sites ranked lower than Greystone? What specifically are the issues for each property causing the lower ranking?</p> <p><u>Response:</u> None of the opportunity sites in the Housing Production Plan were ranked in the analysis performed. Each site has constraints and opportunities which were described in the Housing Production Plan.</p>
--	--	---	---

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

			<p>See Reference: https://nahant.org/updates-to-the-nahant-housing-production-plan-hpp/ for a list of the opportunity sites and their development opportunities and constraints, pages 78-91.</p> <p>5. What committee or committees decided that Greystone was “the best option”? When was this decided and in what public meeting was this decision made? I cannot find anything in the meeting archives.</p> <p><u>Response:</u> The Housing Committee with support of the Town Administrator and the Board of Selectmen submitted a Community Preservation Act (CPA) article for consideration at the 2024 Annual Town Meeting to begin the effort to create design guidelines so that the Town will have better information on feasibility, requirements and specifications should the Town decide to move forward with a development. Final decisions and engagement with a development partner will require a vote of Town Meeting.</p> <p>6. Besides Davis Square Architects, what other architectural firms were contacted to quote this study?</p> <p><u>Response:</u> David Square Architects was contacted to gauge a baseline in costs for the proposed design guidelines study in order to develop the CPA article. If the CPA article is approved at Town Meeting, there will be a request for proposal (RFP) process to solicit other architectural firms who may be interested in performing this work.</p>
--	--	--	--

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
4/30/2024	No response required	Hello, my name is DENISE BUCKLEY and I am a resident In Nahant. I strongly owes the housing production plan. I do not understand how we are still fighting against Northeastern expansion because we do not want the town to be overdeveloped and add traffic lights, etc.. The people in Nahant do not want this. The Greystone development is moving way too quickly. I am asking to press pause until we can gather more information. Thank you	No response required
5/3/2024	No response	<p><i>Resident feedback sent to the Nahant Planning Board on the Housing Production Plan.</i></p> <p>Hello Rob (Chair of Nahant Planning Board),</p> <p>I am writing to you about the Planning Board's role (going forward) in both the MBTA 3A Zoning District as well as the Housing Production Plan (currently the by-product of the Town Administrator and the ad hoc Housing Production Plan Advisory Sub-committee).</p> <p>As an example, the Marblehead Planning Board was charged with creating the town's response to MBTA 3A. It resulted in a model process for soliciting community input and incorporating resident feedback.</p> <p>Oct 2023 - Planning Board Gathers Public Input on Implementation of Multi-Family Zoning Legislation https://marbleheadbeacon.com/planning-board-gathers-public-input-implementation-multi-family-zoning-legislation</p> <p>Jan 2024 - Planning Board to Hold Public Meeting to Discuss Progress on MBTA Communities Zoning https://www.marblehead.org/home/news/planning-board-hold-public-meeting-discuss-progress-mbta-communities-zoning</p>	No response required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>As a resident of Nahant, I would like to see my ELECTED officials on the Nahant Planning Board take over control of both 3A and the Housing Production Plan at this point. Decision-making of this scale, that could result in the re-shaping of our town and neighborhoods, should not be allowed to be made by an appointed, and not elected, ad hoc Sub-Committee and Town Administrator.</p> <p>Please share this request with Shannon Bianchi, and any other members of the Planning Board if you see fit.</p>	
5/21/2024	No response required.	<p><i>Resident feedback sent to the Nahant Planning Board on the Housing Production Plan.</i></p> <p>To the Nahant Board of Selectmen, Chair of Nahant Planning Board and Town Administrator,</p> <p>The landslide 136 - 22 vote on Article 20 D was a strong message of how the residents feel about the Housing Production Plan, and more importantly, how decisions are being made within Nahant's Town Committees. While the residents of the Greystone neighborhood turned out for their own reasons, residents from every neighborhood, including Spring road, turned out to voice their dismay with the process.</p> <p>If a town-wide vote were held allowing the residents of Nahant to vote on the HPP, I am fairly confident that it would fail by the same margin. Unless, and until, the residents can find a way to vote on the HPP, we can only hope that our elected officials are representing us. The residents of Nahant still have very serious concerns with the goals and the site locations in the HPP, and the authors of it (MAPC and the Housing Production Plan Sub-Committee). <u>Why is the Spring Road housing included? You have heard from residents over and over about their opinions about taking Spring road off. Our neighborhood has our fair share of housing. The housing is an eyesore and an embarrassment to the town. The properties are not maintained and tenants held to no such standards such as keeping the property neat, etc.</u></p>	No response required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>To add, why is HPP being pushed? Cities and towns in Massachusetts are not required to file a Housing Production Plan. It is an optional exercise. Additionally and as others have pointed out, no developer has sought a hostile 40b in Nahant in 55 years. Furthermore, we do NOT have to comply with 3A - other communities such as Marblehead have voted NO. Zoning decisions should remain in local control.</p> <p>I am asking that the Planning Board and BOS hold a vote to Indefinitely Postpone adoption of the Housing Production Plan. I would also like to see the appointed Sub-Committee disbanded and have this turned over to our elected officials on the Nahant Planning Board.</p> <p>-----</p> <p>Please watch below from concerned citizens in Winthrop about 3A: All About the MBTA Communities Act 3A, With Diana Viens and Vasili Mallios, April 16, 2024 (youtube.com) All About the MBTA Communities Act (3A), Episode Two, May 14, 2024 (youtube.com)</p>	
5/21/2024	No response required.	<p>Dear Planning Board and Select Board,</p> <p>Apologies for the long form, but I thought it important to get a few things down in writing.</p> <p>I am writing as a member of the public and the former representative of the Planning Board to the ad hoc Housing Plan Advisory Sub-committee to urge both boards that a vote for approval of the Housing Production Plan be postponed either indefinitely or until the Town is ready to realistically begin implementation of sufficient parts of the plan to achieve compliance or certification in a 2 to 3 year period.</p> <p>There are tangible downsides to approving the plan without readiness to achieve either final</p>	No response required.

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>compliance with the Gross Land Area Minimums or temporary compliance, certification of that compliance and safe harbor through permitting and construction of 9 units per year or 17 units for each two year period.</p> <p>The state has said that it takes 90 days approximately to approve a plan after submission by the town so it isn't a long arduous process for approval once the town is satisfied we are in a position to proceed with implementation.</p> <p>Meeting gross land area minimum compliance threshold, according to the Stantec report (attached to the end of the HPP), would require a minimum of 3.5 acres of additional land being used for subsidized housing. Although sufficient land area to meet that requirement has been identified in the HPP, a viable and detailed plan for creating subsidized housing on those parcels has not been made.</p> <p>And the fact that these parcels exist in a densely populated town means they are some of the more restricted and more complicated to develop parcels which will take likely time with risk of many hurdles.</p> <p>Given the complexity of subsidized housing creation, history of these parcels and limited town time and resources can anyone realistically conceive of being in a position to get permits to construct housing on any of these parcels within a year or even two? Conceive may be a bit too broad a word to use. I have quite the imagination, but I think the chances are very low that the town can juggle all the other priorities (including the 3A compliance we are a year behind our state approved plan for), and implementation of parts of this HPP at the same time.</p> <p>Without the funding for further planning (as was denied at the recent town meeting) it will be additionally difficult for the Select Board to come up with an implementation plan with</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>multiple RFPs to even move us toward permits in hand and "shovels in the ground" in the next two years. Even with that funding getting a plan for next steps would have likely taken us over a year.</p> <p>Without that implementation the town will not achieve state certification of compliance with the plan nor any even temporary "safe harbor". This was clarified after recent public comments challenged what we were advised by the MAPC and my own understanding. Not even temporary safe harbor from just getting the plan approved.</p> <p>However, having a state approved plan that the town cannot implement in a timely manner will put the town in a worse position than having no approved plan at all.</p> <p>The state has made it clear that approval of the HPP is equivalent to a request for proposals for the identified opportunity sites and comprehensive permit applications made for those sites will be more likely to be considered consistent with local needs when any local town decisions are appealed to the state. And therefore it follows that any town denials or even restrictions of comprehensive permits for those sites will be viewed more skeptically and more likely overturned by the state.</p> <p>While the town can more tightly control what is developed on town owned land, we will have much less ability to regulate the private opportunity sites identified. This isn't speculation. The state agency has an explicit mandate to create more housing and has been clear that they will consistently rule in favor of more.</p> <p>Without a viable path towards land area minimum compliance, or a path to the yearly permitting and construction of those 9 units, this plan invites proposals for new development without a regulatory framework</p>	

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>that would allow the town to say no to overly dense proposals without those decisions likely being overturned by the state. Any proposals received by the town for the privately owned land identified would therefore be made more difficult to restrict in height, setbacks, density or any other local regulations that are important quality and even safety issues for the town without the likelihood of costly litigation.</p> <p>I think it fair to say we are likely well over a year from being able to implement the aspects of the plan relating to actual housing production. More probably two years at best. In fact housing production on town owned land is stated as a "long term" goal in the draft HPP.</p> <p>I don't recommend however continuing to work on the drafting of the HPP or further engagement with MAPC through the ad hoc sub-committee. Enough time and resources have been spent to get the plan to this point and many aspects of the plan are worthy of further consideration for implementation by the Select Board. Lack of approval by the state does nothing to prevent the town from implementation of aspects of the plan that are more widely agreeable and would be of public benefit.</p> <p>Although it is true that some numbers in the plan would need to be updated if years go by without progress towards implementation, any changes to reality can be reflected in the final updates to the plan immediately before submission to the state.</p> <p>I don't see where there is required data in the plan that will need to be updated before the 2030 census, so the "shelf life" before those census derived numbers would also need to be updated is at least 6 or so years. And if we are no closer to implementation in those 6 years then nothing would have been gained by approving the plan anyway.</p> <p>In no way do I wish to disparage the work of MAPC or the subcommittee that I was a member of. We did what the Board of Selectmen asked of us and the product reflects many good ideas</p>	

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>that may move the town forward towards some good public benefit, but it falls short of being detailed enough that it should be considered as a request for proposals or a call to get shovels in the ground in the next year as would be required to achieve certification.</p> <p>The next steps are up to the Board. I hope the town can move forward, but not so that we stumble.</p>	
6/5/2024	6/5/2024	<p>I sent numerous emails to the address 'Housing Plan Advisory Committee' <HPAC@nahant.org>. Did you receive any of them?</p>	<p><i>Response from M. Capano dated 6/5/2024.</i></p> <p>The last email that the Housing Committee received from you was dated 4/20/2024. If you would like to resend your questions to HPAC@nahant.org, we can review and respond accordingly. Thank you.</p>
6/5/2024	6/7/2024	<p>Please confirm that Dana Sheehan is one of the subcommittee members. I have been submitting input since November 2023 and I do not know what he has and what he doesn't have. I have had my computer spoofed and am reluctant to respond to a new address. This is getting somewhat convoluted.</p> <p>My question is how are my emails addressed to HPAC@nahant.org routed? Does each committee member get a copy?</p> <p>If not how do I send an email to each committee member? Have my emails been assembled and promulgated/forwarded to the Planning Board, the Board of Selectmen, the Advisory and Finance Committee as resident responses to the last draft HPP?</p> <p>My position should be apparent. I object to the last draft of the Housing Production Plan. I do not think it should be approved by the subcommittee, the Planning Board or the Board of Selectmen. I am very disappointed with the MAPC and its presentation of alleged current data about housing in Nahant.</p>	<p><i>Response from M. Capano dated 6/7/2024. Inline response to questions.</i></p> <p>Please confirm that Dana Sheehan is one of the subcommittee members. I have been submitting input since November 2023 and I do not know what he has and what he doesn't have. I have had my computer spoofed and am reluctant to respond to a new address. This is getting somewhat convoluted. My question is how are my emails addressed to HPAC@nahant.org routed? Does each committee member get a copy? If not how do I send an email to each committee member? Have my emails been assembled and promulgated/forwarded to the Planning Board, the Board of Selectmen, the Advisory and Finance Committee as resident responses to the last draft HPP?</p> <p>Response: The Housing Committee has a group email account through the Town of Nahant, HPAC@nahant.org. Committee members were asked to provide their email address, so it is linked to this group/town email account in order to review committee communications and questions or feedback from residents.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>I also question how much MAPC is claiming for additional cost overruns to give us questionable data? My issue is there is no mention whatsoever in the HPP of assets of the 645 households which MAPC cites as Nahant residents being income eligible for affordable housing.</p> <p>Let’s get real. If the Town of Nahant asked its current residents whether they wanted to apply for affordable housing, submit income documentation and asset verification what do you think the response would be? Certainly, not 645 households!</p> <p>The Housing Production Plan does not help Nahant senior residents, Nahant veterans, Nahant disabled persons, Nahant young people who grew up in Nahant and want to remain or employees of the Town of Nahant. Why taut that it is good for these groups and pander to them. I am a senior and veteran with a hearing disability. Thankfully, I do not qualify for affordable housing.</p> <p>For those Nahant residents that may qualify, be honest with them. The Housing Production Plan does not comply with the guidelines issued by the DHCD updated October 2020. Any local preference is subject to state approval. I have asked for examples of state approval for local preference and have not received a single example from the sub committee and/or the town administrator who tried but was met with inability by the state to provide any examples of approved local preference for affordable housing.</p> <p>We have discussed these issues over the phone and agree to disagree. You want to press forward with drafting of development guidelines. I do not. Submission of an HPP to the state that is a total fiction is deceitful. It is a fantasy. Nahant cannot build 112 affordable housing units or comply with the GLAM requirement. It cannot enter temporary safe harbor. Admit it and don’t embarrass the Town of Nahant with a document which is much less than a glass half full.</p>	<p>Dana Sheehan has been a member of the Housing Committee since October 2023 and is included on any communications directed to HPAC@nahant.org since that time. Any questions that are received are also answered through HPAC@nahant.org to the respondent so that committee members see the responses. The Housing Committee has been tracking all questions and feedback on the Housing Plan and Housing Committee members are included on those responses.</p> <p>The Housing Committee also provided a consolidated document on the residents' questions/feedback on the Housing Plan to the Planning Board and the Board of Selectmen. This document represents the communication received through HPAC@nahant.org and was provided as part of the open comment period. The Advisory & Finance Committee has no jurisdiction in the adoption or approval process of the Housing Plan. This lies with the Board of Selectmen and the Planning Board to vote to the adopt and send to the State. However, the Advisory & Finance Committee provided questions on the Housing Plan, responses provided, and are included part of the record of citizens' feedback on the Housing Plan.</p> <p>Separately, if the Planning Board and Advisory & Finance Committee were included <u>by a citizen</u> in their question/feedback on the Housing Plan and it was directed to the Housing Committee via HPAC@nahant.org, the responses from the Housing Committee would include both Boards in the response back to the citizen.</p> <p>Please note that under the Massachusetts Open Meeting Law, public bodies are limited in how much communication can be addressed over email.</p> <p>My position should be apparent. I object to the last draft of the Housing Production Plan. I do not think it should be approved by the subcommittee, the Planning Board or the Board of Selectmen. I am very disappointed with the MAPC and its presentation of alleged current</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>My two dominant issues is what Mike Rauworth stated to be “truth in advertising.” How does the HPP help a resident of Nahant? It doesn’t unless he/she wins the affordable housing lottery.</p> <p>My second issue, also supported by Mike (GRHS), is combining the HPP with the MBTA 3A statute. Apples and avocados. One should not even be discussed in the same document. Two separate statutes. Two separate goals. Two separate approaches and compliance. Furthermore, MBTA 3A is before the SJC with no inkling whatsoever what will be decided.</p> <p>I understand that the Governor Healey has filed a \$4 billion affordable housing act. How much will Nahant receive? If Nahant is not part of the solution, it is not part of the problem.</p>	<p>data about housing in Nahant. I also question how much MAPC is claiming for additional cost overruns to give us questionable data? My issue is there is no mention whatsoever in the HPP of assets of the 645 households which MAPC cites as Nahant residents being income eligible for affordable housing.</p> <p>Response: Household assets was not a criteria in the analysis of affordable housing. There are certain state/federal requirements for Massachusetts residents when applying for Affordable Housing assistance where assets are considered. The data used in the Housing Plan came from American Community Survey (ACS) data from Census.gov. ACS household income data comes in subsets showing six income categories. Since ACS data is based on sample size and Nahant has a small population with lower sample sizes, this data needed to be aggregated into three income categories. Aggregating the data in this way increases sample sizes and strengthens the confidence in the accuracy of ACS household income distribution estimates.</p> <p>Nahant’s overall median income is \$94,243, the second lowest median household income compared with the context communities that is explained in the Housing Plan. The 2022 Area Median Income (AMI) for the Greater Boston Metropolitan Area that includes Nahant is \$140,200, \$45,957 higher than the 2020 median Nahant household income (U.S. Department of Housing and Urban Development, HUD, 2022).</p> <p>Let’s get real. If the Town of Nahant asked its current residents whether they wanted to apply for affordable housing, submit income documentation and asset verification what do you think the response would be? Certainly, not 645 households!</p> <p>Response: We will stand by the data provided to us from the sources MAPC recommended. Unless you have data and information that refutes this, please provide and we will share with MAPC.</p>

**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>The Housing Production Plan does not help Nahant senior residents, Nahant veterans, Nahant disabled persons, Nahant young people who grew up in Nahant and want to remain or employees of the Town of Nahant. Why taut that it is good for these groups and pander to them. I am a senior and veteran with a hearing disability. Thankfully, I do not qualify for affordable housing. For those Nahant residents that may qualify, be honest with them. The Housing Production Plan does not comply with the guidelines issued by the DHCD updated October 2020. Any local preference is subject to state approval. I have asked for examples of state approval for local preference and have not received a single example from the sub committee and/or the town administrator who tried but was met with inability by the state to provide any examples of approved local preference for affordable housing.</p> <p>Response: We have provided our responses on local preference based on information we were able to obtain and also reached out to contacts available. We also stated that the Town would need to apply to the State if there is a development, so we can not state with certainty what the State will or will not approve in this matter. We also previously provided examples available through public sources where communities were approved for local preference (See attached). If we were unsuccessful in obtaining information you requested, we apologize. We can not be responsible if the State is not tracking this information. If you still desire this information, you can also submit a public records request to the Executive Office of Housing and Livable Communities.</p> <p>We have discussed these issues over the phone and agree to disagree. You want to press forward with drafting of development guidelines. I do not. Submission of an HPP to the state that is a total fiction is deceitful. It is a fantasy. Nahant cannot build 112 affordable housing units or comply with the GLAM requirement. It cannot enter temporary safe harbor. Admit it and don't embarrass the Town of Nahant with a document which is much less than a glass half full.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>My two dominant issues is what Mike Rauworth stated to be “truth in advertising.” How does the HPP help a resident of Nahant? It doesn’t unless he/she wins the affordable housing lottery.</p> <p>My second issue, also supported by Mike (GRHS), is combining the HPP with the MBTA 3A statute. Apples and avocados. One should not even be discussed in the same document. Two separate statutes. Two separate goals. Two separate approaches and compliance. Furthermore, MBTA 3A is before the SJC with no inkling whatsoever what will be decided.</p> <p>I understand that the Governor Healy has filed a \$4 billion affordable housing act. How much will Nahant receive? If Nahant is not part of the solution, it is not part of the problem.</p> <p>Response: The submission of the Housing Production Plan to the Commonwealth of Massachusetts illustrates how communities are attempting to comply with MGL Ch. 40B and the affordable housing needs of the State. The Housing Plan is the Town of Nahant's best effort to show the State we have some ability to increase housing but also have constraints relative to our land size, land availability, wetland restrictions, etc. Illustrating our efforts in this form, provides the Town an opportunity to open further dialogue with State officials, possible access to resources and funding which we may not have without a housing plan.</p> <p>Related to the recent Affordable Housing Act, H. H4138. Reference: https://malegislature.gov/Bills/193/H4138 There is nothing in the current proposed Bill where funds our earmarked for housing related initiatives for the Town of Nahant. However, there are means for access to funding that the Town may apply for through various new programs offered by the Bill. Upon direction of the Board of Selectmen, can and should the Town review these funding opportunities. However, a Housing Plan for the down sends clear message to the State we are strongly interested in addressing affordable housing</p>


**Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024**

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>and need State support. Therefore, having no Housing Plan does not support Nahant's cause if we wanted to increase affordable housing.</p> <p>As to the matter of MBTA 3A, the Town will be reviewing this statute and seek to organize an effort on this. The compliance deadline for Nahant is 12/31/2025 and the hope is for the 2025 Annual Town Meeting, Nahant will have proposed zoning recommendations that address MBTA 3A compliance. Communities who are working on the review of this statute should not wait until the legal matter with the State and Town of Milton are resolved. Nahant should move forward and cooperate with the State in order to demonstrate its readiness to fulfill compliance of this new zoning requirement.</p> <p>The Housing Committee, under direction of the Nahant Board of Selectmen, have worked tirelessly on behalf of the residents of Nahant. Considerable effort in producing this housing plan has been completed and to now disregard this work is a disservice to the Nahant community and citizens who participated in the public process. We acknowledge the plan may not make everyone happy or is complete; however, there are opportunities every 5 years to update the housing plan when new information or economic conditions change in a community.</p> <p>Nahant has a strong desire to develop affordable housing, and our leaders have publicly expressed this. The Housing Committee supports the Board of Selectmen and the residents. Nahant needs to step forward. We appreciate the support of the community on efforts to increase, build, develop, and partner on affordable housing whether its is subsidized housing or owner-occupied deed restricted housing. Further decisions will be voted on by the residents at a future Town Meeting when a site is identified and further information available for residents to review.</p>

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
			<p>The Housing Committee has been open and transparent through this entire process. We will continue to advocate in a manner on affordable housing that supports the Nahant community.</p>
6/7/2024	No response required.	<p>The Boston Globe has an editorial touching upon a housing bill winding its way through the legislature. It is attached. Policy makers in Nahant should read the center column very carefully. These housing production projects simply do not make me think of Nahant.</p> 	No response required.
6/9/2024	No response required.	<p>As always, thank you for your very detailed reply. I have been out of town for the last couple of days and did not receive your response until today. My opinion is that Nahant residents are unlikely to directly benefit from any affordable housing to be built in Nahant. I also believe that the MBTA 3A zoning issues should not be included in the Housing Production Plan. My takeaway is:</p> <ol style="list-style-type: none"> 1. Sub committee member Dana Sheehan should have received all my emails with the HPAC@nahant.org address. 2. "Household assets was not a criteria in the analysis of affordable housing." We agree. 3. In the matter of preference to Nahant residents, its seniors, veterans, employees, etc. you cannot state with certainty what the state will approve. We agree again. 	No response required

Town of Nahant
Housing Production Plan Advisory Sub-committee
June 2023 – June 2024

Disclosure: The following document is a work product of the Housing Production Plan (HPP) Advisory Sub-committee. Any proposed findings or conclusions are subject to change and may require the HPP committee review and approval. Final housing recommendations will be published in the final Housing Production Plan.

Receipt Date	Response Date	Comment / Question	Response
		<p>4. We also agree that the sub committee has worked particularly hard and the large amount of data collected and presented in the HPP is not disputed (except maybe eligibility). With regard to filing vs. non filing a Housing Production Plan as helpful to obtain funding, my view is that a Housing Production Plan without an actual, specific plan to build housing at a selected location with an estimated price tag is not going to convince a legislator that it should be funded under the proposed bill.</p> <p>The first strategy of the Housing Production Plan is to establish an Affordable Housing Trust (AHT). Let's go with that. If the Town supports it and the state contributes to it, let's get it to a Special or Annual Town meeting and pass it. It is like opening a savings account. To me establishing an AHT from which future affordable housing is funded carries more weight than the current HPP. Just my opinion.</p>	