



OBSERVER REPORT

MARBLEHEAD HOUSING AUTHORITY – March 17, 2026

LWVM Observer – Cathy Marie Michael

Members Present: Jennifer Schaeffner, William Kuker, Terri Tauro, Kristin Dubay Horton, Cathy Sheehan, Executive Director

Public Comment

Tenant 1 - Washers and Dryers down for 2 weeks, sometimes 1 week - "This company is not showing up in a timely manner."

ED, Cathy Sheehan response - "Thank you for the feedback, we will look into it"

Tenant 2 Judith Z - 2 Issues - Noise and Cigarette smoke

Noise including screaming at 4am is intolerable for me.

Cigarette smoking does not stop.

Judith said there is a policy of quiet hours and NO smoking so why is this allowed to continue? Why are police not called in?

"Judith's ask - organize a conversation between board members and tenants. Other tenants are not here today because they fear retaliation from either the housing authority or neighbors. This issue needs to be taken seriously"

Tenant 3 Elaine M - there was no robo call for both this board meeting and last month's. It should come through 2 days before to give people notice.

Roads School - attention needed outdoors, especially the benches and constant dog poop droppings. The signs always go missing.

Tenant 4 - "The adhesive on floor in my unit is not properly working. I have had too many surgeries to keep bending to fix it"

Annual Budget Presentation, Dec 30, 2026 - Paul Pavia, Accountant

Bottom line Paul said good joint effort by both Salem and Marblehead Boards.

- "Great job staying within your budget" Reserve increased to an outstanding 54%
- Utilities - MHA gets 100% reimbursement from State
- Expenses

- Administration expense increase 2%
- Legal Fees - Used 20k of 50k budgeted
- Admin fees \$25/unit
- Insurance 0% increase - Remained the same, greatly because the deductible increased from \$3000 to \$9000
- Retirement and Health up 30k in Marblehead - tied into the town
- Entire Budget - 1.9 million 2026, 1.8million 2025
- 250th Celebration - Allotted a \$3000 reimbursement from the State
- 3% Salary increase allowed by state

Executive Director Report

- Broughton Road update
 - 2 abutter meetings held in March, low turnout but great feedback
 - Landscaping, drainage, height issues brought up
 - Glad that large building will be at the front, not at back which is too close to abutters
 - Lots of opportunity to beautify the area with community gardens
- Zero vacancies
- Future Forward with Laura - Laura was hired with a grant to help people decide and achieve their economic goals
- New Housing Manager, hired by another grant with great feedback for him- tenants can connect with him instead of bringing their issues to the board meetings.
- The next Broughton Road resident meeting to show Broughton Road designs and updates will include tents, refreshments and kid activities.