



OBSERVER REPORT

FAIR HOUSING COMMITTEE (FHC) – May 16, 2022 at the Jacobi Community Center and via Zoom LWVM Observer – Bonnie Grenier

Members Present – In Person: Debra Larkin, Mimi Hollister, Joseph Whipple, Katie Farrell. Via Zoom: Teri McDonough
Guests: Barton Hyte from the Planning Board and Christy Staples

Recognition the Kurt James had worked closely with the Recreation and Parks Department on helping to get the article on the bike park passed. The agreement is that after five years the land will revert to the Select Board.

The committee will not meet in July or August, but will meet on June 27th.

Committee members need to get their research on how other towns deal with Additional Dwelling Units (ADUs) to Becky Cutting this week, if possible. There will be a public forum conducted by the Town Planner, Becky Cutting and the Housing Production Plan Implementation Committee on June 14th.

The FHC turned the meeting into a Focus Group to respond to questions from the Planning Board about ADUs.:

- What do you think the need is for ADU's in Marblehead?
- What population should new ADU's serve?
- What do you like and dislike about ADU's?
- Are you concerned people will use their ADU as AIRBNB short term rentals? If yes, any ideas on how to prevent that?
- What is your opinion on where they should be located within town?
- What kind of opposition do you think we can expect from this process? How can we target our messaging to bring people along?
- The Coffin School process was contentious? What takeaways from that process would you apply to the introduction of ADU's?

Discussion points related to above questions:

- ADUs are likely to increase property values because they would include the opportunity for rental income
- Would ADUs be restricted to family members as is the case in some towns

- ADUs are a way to increase affordable housing, especially for the elderly, health care providers, care givers and young people returning to town
- Adding an ADU might allow some people to remain in their homes
- When one applies for an ADU, would they have to agree to certain parameters?
- An ADU could be a free-standing building or a converted garage
- Would additional parking spaces be required?
- Could official ADUs be required to pay some amount of money to the Affordable Housing Trust Fund?
- Some towns have meal/hospitality taxes associated with ADUs
- Would there be restrictions on how much one could charge for renting an ADU?
- There would have to be a change in town bylaws to accommodate ADUs.
- Which town department would monitor compliance with ADU regulations?
- What happens if ADUs are converted to Air B&Bs?
- ADUs are a more likely option than new houses given the scarcity of land in Marblehead
- All agreed that this is a very complicated topic requiring on-going discussion and research
- There would need to be community education about ADUs and the overall need for affordable housing in Marblehead.