



OBSERVER REPORT

HOUSING PRODUCTION PLAN IMPLEMENTATION COMMITTEE AND FAIR HOUSING COMMITTEE JOINT MEETING –

June 27, 2023 Hybrid Meeting nor Recorded
LWVM Observer – Bonnie Grenier

Members in Attendance: Erin Noonan, Thatcher Keezer, Becky Curran Cutting, Kurt James, Dirk Isbrandsten, Louis Meyi, Joe Whipple, and Barton Hyte,
Others: Cathy Hoog, Executive Director of Marblehead/Salem Housing Authorities,

Jenny Armini, State Representative and Eva DeCharleroy, Legislative Director for the Office of State Senator Brendan Crighton were invited to the meeting for a discussion of housing development on the state level and in Marblehead.

Erin Noonan began the meeting with a slide presentation on Marblehead Affordable Housing Initiatives highlighting the following:

Accomplishments:

- Adoption of the Housing Production Plan which assessed housing needs, developed goals and priority strategies.
- Created the Housing Production Plan Implementation Committee and the Affordable Housing Trust Fund which currently has \$118,900, with an additional \$10,000 expected from the Gerry School development
- Approval of the Accessory Dwelling Unit by law at the 2023 Town Meeting

Committee Priorities

- Leveraging public assets for mixed use housing and partnering with the Marblehead Housing Authority to leverage public assets
- Expand Smart Growth Overlay Districts (SGOD) and Create New SGODs (Ex. Village Plaza, Miller's Plaza, Broughton Road)
- Engage community groups and stakeholders to support regulatory changes
- Allow conversion of existing housing to result in more dwelling units.
- Strengthen the Affordable Housing Trust Fund
- Propose inclusionary zoning with MBTA Communities Plan

The meeting covered other topics including the possible development of other public properties in town:

Cathy Hoog referenced the **Broughton Road** as a possible Housing Authority property for re-development. The MHA has applied to the Massachusetts Housing Partnership for a feasibility study on a technical level. Representatives from the Executive Office of

Housing and Livable Communities (HLC) will come out to review the site. HLC may be a future funding source for development.

Any plan for the development of the Coffin School would first require a vote of the School Committee to turn over the property to the town by a vote of town meeting. In the meantime, a plan would need to be created outlining the possible options for the development of the property. This would also require a vote of town meeting. Given that warrant articles for town meeting have an early 2024 deadline, there is a six-month timeframe to lay the groundwork for all this.

State Representative Jenny Armini had several updates on proposed state legislation:

- Governor Healy's Capital Investment Plan (CIP) includes \$1.5 billion in housing investment, \$97 million of which is for a new program called Housing Works to develop, preserve and rehabilitate housing and is capable of producing 200-300 units of affordable housing per year
- The CIP provides \$43 million in new additional funding for the Affordable Housing Trust Fund, \$120 million for public housing rehab, climate resiliency and redevelopment, and \$14.9 million for a Housing Innovations Fund that supports innovative forms of rental housing
- The House budget includes \$102 million for Housing Authority subsidies.
- The Tax Package would increase the rental deduction cap from \$3000 to \$4000
- Funding for the RAFT Program (Rental Assistance for Families in Transition) could increase to \$181,000 million up from \$41 million.
- Proposed legislation would increase the Senior Circuit Breaker to \$2400, up from \$1200.