



OBSERVER REPORT

JOINT FAIR HOUSING COMMITTEE (FHC) AND HOUSING PRODUCTION PLAN IMPLEMENTATION COMMITTEE MEETING – May 14, 2024, Abbot Hall

Hybrid Meeting – Not Recorded

LWVM Observer – Bonnie Grenier

Members Present -Debra Larkin, Dirk Isbrandtsen, Mimi Hollister, Kurt James, Cathy Hoog, LoulS Meyi, Erin Noonan, Thatcher Kezer

Guest: Jennifer Schaeffner, Marblehead Housing Authority

UPDATE ON MBTA COMMUNITIES ACT- Thatcher Kezer

- Even though Article 36 was voted down by 33 votes at town meeting, Marblehead is still in compliance with the law because the final deadline for compliance is December 31, 2024.
- The Select Board will call for a Special Town Meeting before the end of the year to revisit the matter and have another vote.
- In the meantime, the Select Board, Planning Board and others will reach out to the community to explain the law, which is quite confusing, and to garner support.
- In Milton, the MBTA Communities Act was passed by town meeting but a provision in their bylaws allowed for a subsequent election to try to repeal that vote. The Communities Act was repealed by the second vote. Marblehead has no bylaw which would allow for a vote to repeal the decision of town meeting.

BROUGHTON ROAD UPDATE – Cathy Hoog, Salem/Marblehead Housing Authority, Jennifer Schaeffner, Marblehead Housing Authority

- There has been discussion of the redevelopment of Broughton Road since the fall of 2023.
- An RFP with a due date of March 15th 2024 was initiated. There was one developer who responded.
- In April there was a presentation of the proposal followed by a decision to seek a Memorandum of Understanding.
- The proposal would require that some units be torn down to create space for a larger building that would have forty-seven one, two and three bedroom units.
- The remaining units would be renovated.
- The final total would be 97 units for low and moderate income families and individuals.

- Those people relocated during construction are guaranteed the right to return to Broughton Road
- Funding for the project is complex and would require several funding sources.
- It could take up to three years just to complete all the funding, design and permitting for the project with a possible completion date of March 2029.
- There are approximately 7000 seniors/people with disabilities and 10,000-12,000 families on the waiting list for housing in Marblehead.

COMMUNITY DEVELOPMENT PLANNING DEPARTMENT UPDATE-Thatcher Kezer

- This new department will consist of a Community Development Director, a Town Planner, a Sustainability Coordinator, and a Grant Coordinator
- They will advertise for the Town Planner shortly with the hope that the person will be hired and ready to start by July 1, 2024.
- The expectation is that the Grant Coordinator will bring more money into the town in the form of grants than the town will pay in salary for the position.
- The repair of the Village Street Bridge will cost \$11 million which will come from state transportation funds. The town must pay for the design which will be paid for with Chapter 90 funds. Repair of this bridge is critical. A weight limit for use of the bridge has already been imposed due to its deteriorated condition.