



OBSERVER REPORT

MARBLEHEAD HOUSING AUTHORITY – February 10, 2026

LWV Observer – Cathy Marie Michael

Board members present: Jenn Schaeffner, Bill Kuker, Terri Tauro, Kristin DuBay Horton

Absent: Jean Eldridge. Executive Director: Cathy Sheehan- Present

Guest speakers from Winn: Sam Randall and Brendan

All present voted and unanimously passed top 5 department salaries with no discussion

Winn Design Project - Sam Randall and Brendan and one other via zoom

Still in the design phase. This is the plan so far. Nothing has been set in stone. After Winn held several information and feedback gathering sessions over the last 2 months with current MHA residents, Winn designed a new mid-rise building with 62 units for seniors.

There will be a community room in the mid-rise building. The front of building would face Humphrey St near the current Senior Center and high school, rather than set back where it would abut small private homes. It will be 4 stories with a gable roof to reduce the blocky feeling.

Winn has met with residents and next will meet with abutters, whose homes reach well into Countryside Lane and more. Winn will also meet with MHD planning board members. Feedback has been in the direction of calling for a more modern look rather than the traditional brick facade, thus the composite, high quality siding.

This is a rendering of the 42 current units. They will be refurbished including dishwasher, garbage disposal, green spaces, play areas. Also, one parking spot for each unit.

State Regulations:

Application process for the mid-rise Senior housing unit is available to 55 plus only, meeting certain income requirements. The initial application process according to state regulations allows for up to 70% Marblehead residents and employees to fill the unit, but only initially.

It will remain as public housing in perpetuity