

**Fair Housing Committee &
Housing Production Plan Implementation Committee
Joint-Meeting Minutes
May 14, 2024**

Members present in person:

FHC: Thatcher Kezer, Debra Larkin, Mimi Hollister, Kurt James

HPPIC: Thatcher Kezer, Kurt James, Lou Meyi

Members present on Zoom:

FHC: Erin Noonan, Dirk Isbrandtsen

HPPIC: Erin Noonan, Dirk Isbrandtsen, Cathy Hoog

Others Present in person: Will Dowd, Managing Editor, Marblehead Current, Steve Elliott, Resident - Turner Road

Others Present on Zoom: Jennifer Schaeffner, Chair MHA Board of Commissioners, Rick Smyers, Resident - 30 Phillips Street, Pearce Law, Resident - 35 Devereux Street

CALL TO ORDER: Thatcher Kezer, Chair called the meeting to order at 3:32 PM.

APPROVAL OF MINUTES: Mr. Kezer distributed two sets of Fair Housing Committee (*Draft*) Meeting Minutes (10/10/2023 and 11/14/2023) to be reviewed and voted upon at the next meeting.

MBTA ZONING AMENDMENT DISCUSSION: Mr. Kezer mentioned the recent Town Meeting and the fact that the MBTA Zoning Proposed Compliance model, Article #36 failed to pass by approximately thirty-three (33) votes. He stated that Marblehead is fully in compliance with the zoning law because the deadline is December 31, 2024. A “Special” Town Meeting will take place prior to the end of this year to re-visit this, remain compliant and ensure the continuance of compliance with state laws beyond 2024.

Due to time constraints, the order of the agenda was revised to accommodate Cathy Hoog, Marblehead Housing Authority (MHA) Executive Director and Jennifer Schaeffner, Chair - MHA Board of Commissioners.

A brief update took place. A “Request for Proposals (RFP)” to select a developer partner to assist the MHA in pursuing the mixed-finance redevelopment of its state-aided public housing development located at Broughton Road was issued. A conceptual model had been requested by MHA.

One qualified developer submitted a bid, “WinnCompanies” (Winn Development Company, LP) and was accepted on April 30, 2024.

All information is on the MHA website. A ninety-seven (97) unit development which reflects an increase of thirty-five (35) units is in the RFP. Both Ms. Hoog and Ms. Schaeffner stressed that it is early in the planning stage and will most likely change along the way.

The process will take two or more years to complete. In the plan is a large three-story apartment building and extensive renovation to existing units which may include demolition depending on cost. All will be done under the guidance of the Executive Office of Housing and Livable Communities (EOHLC). Funding was discussed as was the MHA's current waiting list.

A crucial point made by Mr. Kezer was that out of the three zones proposed, one of the zones was to incorporate this MHA project which was already in the works. Therefore, one third of what was part of the plan is already in process with this MHA project. Ms. Hoog urged the Committee members to reach out should any questions arise.

ADDITIONAL UPDATE: The Community Development and Planning Department being added was voted upon at Town Meeting. Mr. Kezer advised that Community Development Advertising for vacant Town positions is taking place. Regarding the “Town Planner” position, the goal is to have a new Town Planner in place after, but as close to July 1, 2024, as possible as the new budget goes into effect on July 1, 2024. Several open and/or upcoming vacant positions were also discussed.

NEXT MEETING DATE: To be determined.

PUBLIC COMMENT:

Steve Elliott, Turner Road inquired about whether the Broughton Road project will be designated to Marblehead residents specifically. He also expressed concerns that Marblehead is being managed in combination with Salem Housing Authority. Later in the meeting, he inquired about the current residents of Broughton Road and how the upcoming project will affect their residency. A brief discussion took place regarding the above to clarify and address these concerns. Appreciation for Thatcher Kezer, Town Administrator, his knowledge, and expertise was expressed.

Will Dowd asked about whether current residents of Broughton Road will be displaced during renovations. Kurt James stated that residents' rights to return will be guaranteed.

Rick Smyers revisited occurrences at the recent “Town Meeting” and stated his wish for the MBTA Zoning Proposed Compliance model, Article #36 to pass at the Special Meeting later in the year, 2024.

Pearce Law – 35 Devereux Street, observed that there are two (2) vacant positions on the HPPIC Committee and Mr. Kezer explained the procedure to him should he decide to pursue becoming a volunteer on the Committee.

ADJOURNMENT: A motion was made, seconded, and unanimously voted upon to adjourn the meeting at 4:25 PM.

Debby Larkin, Vice Chair – FHC, Scribe