

Fair Housing Committee Minutes, 5/16/2022

Mimi Hollister, Scribe

Present: Debby Larkin and Dirk Isbrandtsen, Co-Chairs; Mimi Hollister, Teri McDonough, Joe Whipple, Katie Farrell

Guests: Barton Hyte, Bonnie Grenier, Christi Staples

Minutes of 4/25/2022 meeting approved.

Communications:

1. Town Meeting review: Article 33 was of particular interest. Thanks to Kurt James's revision work, the school property that was voted to be used as a bike park overseen by Parks and Rec, now explicitly states that it will revert to the Selectboard in 5 years, or sooner if there is need. The collaboration between the Bike park team and Fair Housing was very nice and appreciated by all.
2. June 27 will be our next and last meeting for the summer. No scheduled meetings in July and August. The Community Center oversight wants us to meet on a Monday or Tuesday going forward. Which is best will be decided at the June meeting.
3. Due to time, the CHAPA webinar will be discussed at a later time. It included reports from some towns that could be helpful down the road.
4. The Accessory Dwelling Unit (ADU) Focus Group then commenced with Barton Hyte from the Housing Production Plan Implementation Committee helping to steer us. This is in preparation for a Public Forum on June 14th.

There were specific questions to address:

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 ?

Responses were in kind of random order:

Since the elderly have the greatest need in Marblehead, how do we find a way to accommodate the elderly and the need for general affordable housing? There is much dialog out there now about affordable housing for elderly, care givers of the elderly and child care, the work force in

town, for some examples . It is possible to document what's needed, research what other towns have done, start a discussion so that something gets rolling and then refine it. It is very complex.

ADU's could be anywhere and everywhere in town.

Including parking in the plan is essential.

Not allowing ADU's to be marketed as AIRBNB's is essential. Some towns require that restriction in permitting ADU's – a signed restriction. The Building Inspector could be the enforcer.

Restricting to family members living in an ADU is widespread among towns and too restrictive. Perhaps include creating incentives to keep the ADU "affordable".

Using ADU's to increase the overall housing stock is more important than creating them just for the elderly. A younger work force such as college kids moving back to town forces important dialog around the issues.

Much public education and inclusion is needed. The public needs to know the facts and extent of the need for affordable housing in this town and ADU's are one solution that does not markedly change the look of the town, enhances the property value as income producing, and the homeowner has control because they are present. Education should be framed as work force development and aging in place as the value of any form of affordable housing.

There was a recognition of the complexity of details that need to be considered with ADU's.

Our time ran out so we needed to vacate. The rest of the agenda was tabled to the June meeting.

Meeting adjourned.

Respectfully submitted,

Mimi Hollister

5/18/2022