



Housing Lynn

City Council Meeting | 08.10.2021

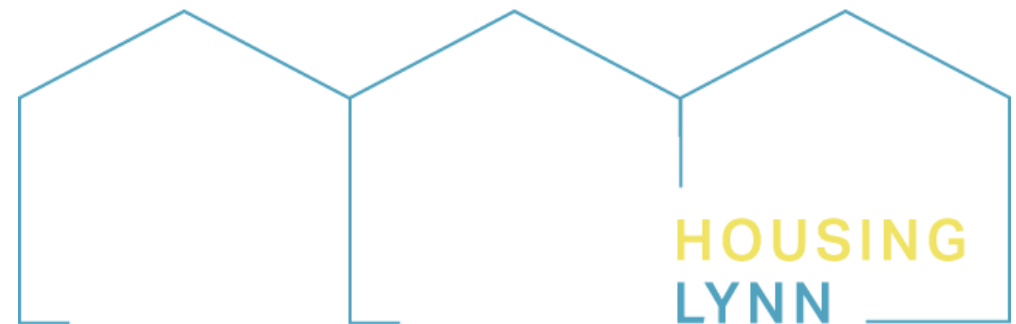
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Chief of Housing + Neighborhood Development
Metropolitan Area Planning Council



Why Housing Lynn?

The goals of this project were to:

- Conduct an open and **transparent planning process** around housing in the city
- **Hear from the community** about their housing needs and goals
- **Come together around a vision** for housing that builds on existing objectives
- Understand **development opportunities and constraints** over the next 5 years
- **Identify housing tools** that can help advance the vision given the City's current and likely capacity in the short term



Plan features and timeline



- **Fall 2019**
Public launch and housing workshop at the Lynn City Summit in November
- **Winter 2020**
Forum on housing challenges and goals in January
- **Spring 2020**
Online open house on housing strategies in May-June
- **Summer 2020**
Developer engagement and development webinar in June
- **Fall 2020**
Virtual forum on development opportunities in September
Online open house on draft recommendations in October-November
- **Winter 2021**
Public comment period on draft plan in January
- **Spring 2021**
Update plan based on public input and finalize



Steering Committee

A Steering Committee of Lynn residents working on issues pertaining to social justice, service provision, education, housing, economic development, and job security was assembled to share local housing knowledge and ensure the process and plan content are true to Lynn and apolitical

Member name	Title
Pete Capano	State Representative
Leonardo Casillas	La Vida Scholars Board of Directors
Magnolia Contreras	EDIC Board Member, Affordable Housing of Lynn Board Member
Jeffrey Crosby	New Lynn Coalition, North Shore Labor Council
Laura Gallant	Northeast Justice Center
Iveth Martinez	Pathways, Inc.
Nicole McClain	North Shore Juneteenth Association
Jared Nicholson	Lynn School Committee, North Shore Latino Business Association
Lilian Romero	LEO Inc.

Engagement overview

Resident outreach and engagement focused on groups with unmet housing needs, including:

- people of color
- renters
- low-income residents
- non-native English speakers
- families
- and others

Focus was also on engaging municipal staff, developers, elected/appointed officials, and more



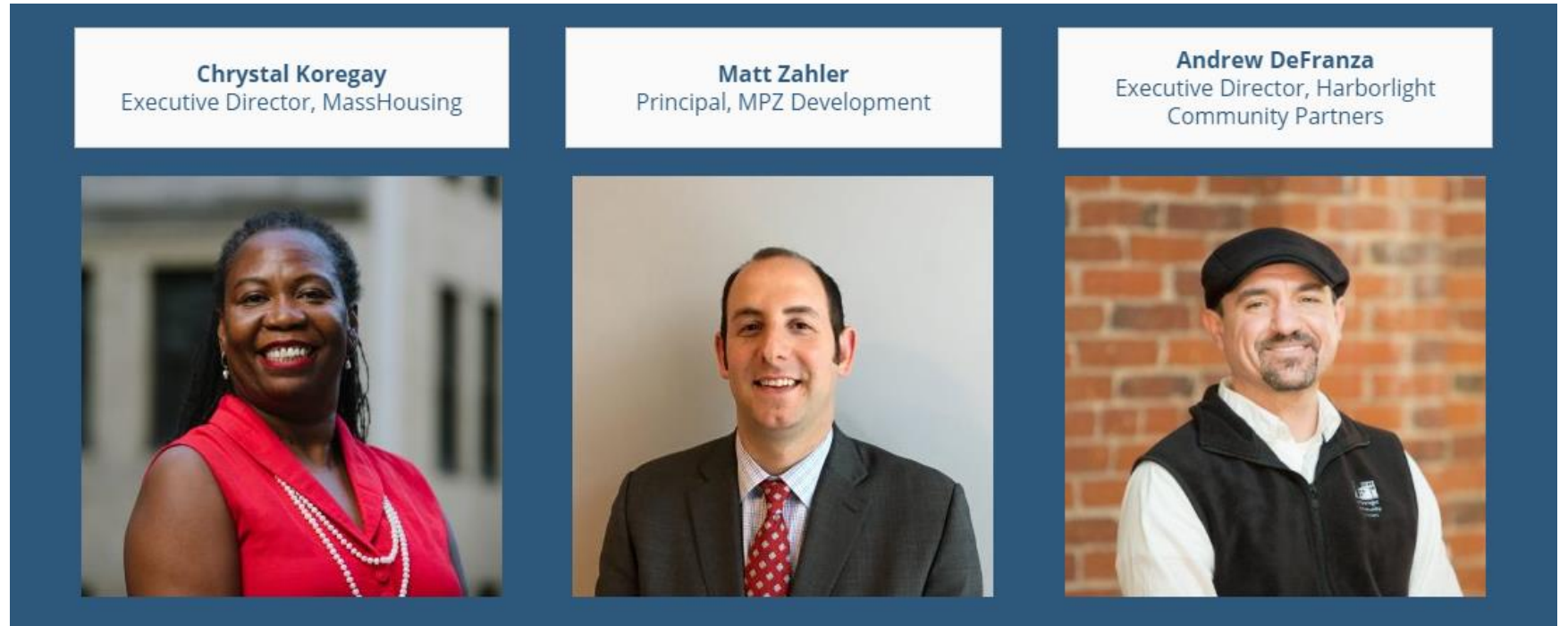
Special outreach to municipal staff

Housing Lynn engaged **19 city staff and representatives** from these offices and departments

- Department of Community Development
- Department of Public Works
- Downtown Lynn Cultural District
- EDIC
- Inspectional Services Department
- LHAND
- Planning Board
- Public Health Division
- Zoning Board of Appeals

Developer engagement

- **Panel discussion** with Harborlight Community Partners, MPZ Development, and MassHousing
- **1:1 interviews with 10 developers** active in Lynn and the region who prefer to be unnamed



Overall participation

Housing Lynn held many citywide events and opportunities to collect input from residents, city staff, appointed and elected representatives, and everyone active in the community, engaging hundreds of Lynners over nearly 1.5 years

Event	Date	Participation
Housing workshop, Lynn City Summit	11.16.19	35
Forum on housing challenges and goals	1.28.20	110
Online open house on strategies	5.22-6.8.20	289
Development webinar	6.17.20	40
Virtual forum on development opportunities	9.23.20	35
Online open house on draft recommendations	10.29-11.15.20	77
Public comment period	1.7-1.28-21	100+ individual comments, organized letters signed by approx. 300

What we heard and learned

- **The city is segregated**, with housing opportunities unequally distributed across neighborhoods and lower-income residents and people of color disproportionately impacted by housing challenges
- **Demand for housing is growing** and changing, but new production has not kept up with population growth
- Much of Lynn's existing housing is older and many residents say they live in **substandard and/or overcrowded conditions**
- Many Lynn **residents cannot afford market-rate housing** and report that private landlords engage in dangerous practices
- Lynn's current **Affordable Housing stock is insufficient** to meet the present need and some units are expected to be lost without intervention
- Many Lynn residents face the **risk of displacement** as housing prices rise
- Many residents feel **municipal processes are opaque** and that their voices are not represented and/or they do not know how to participate

Plan vision

To address these concerns, Housing Lynn establishes the following vision:

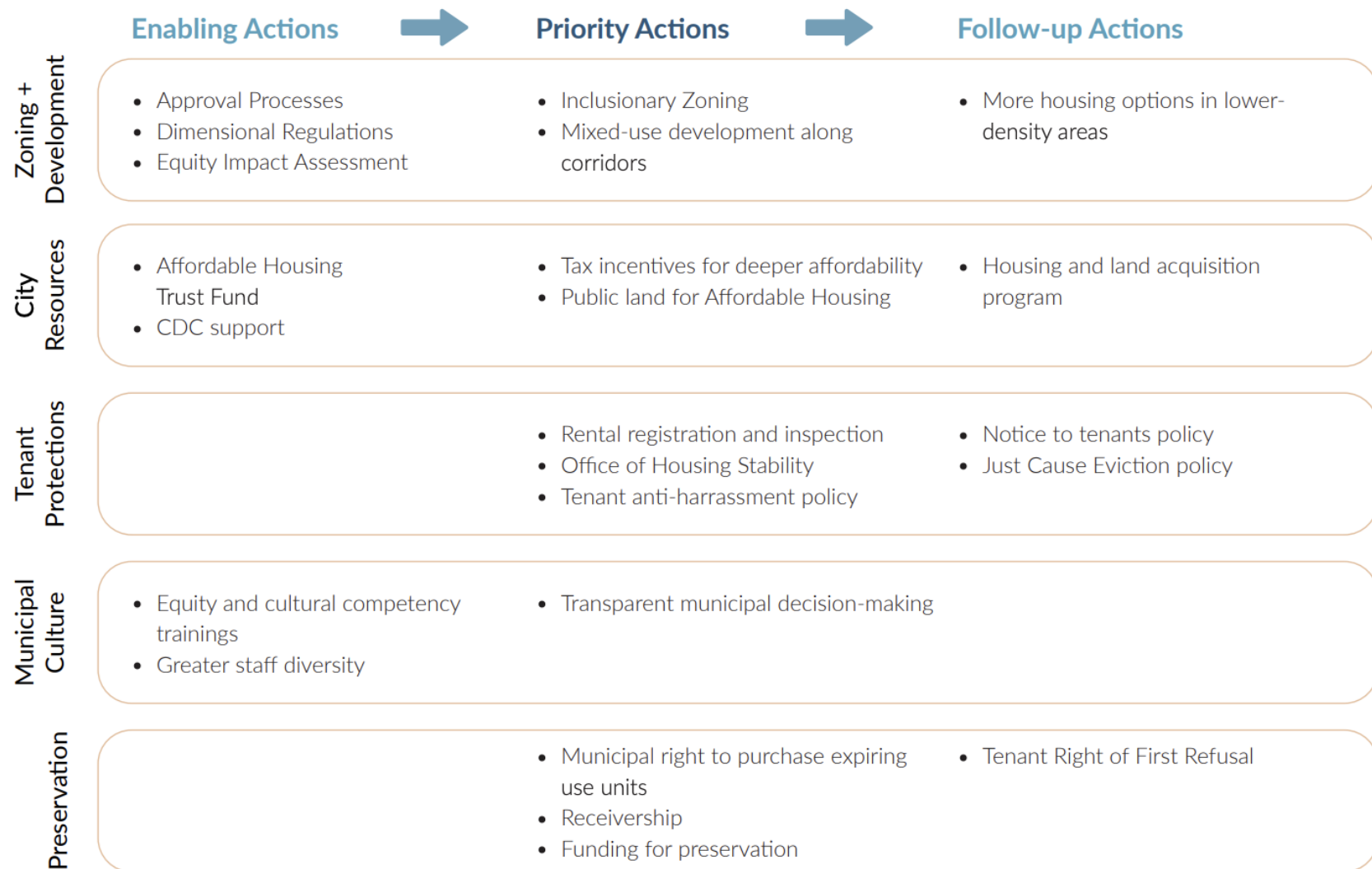


“Lynn’s housing will be safe, affordable, and accessible. New housing will meet the needs of Lynn residents and increase the strength and vibrancy of neighborhoods. Housing will enable everyone to thrive in a community that is inclusive to all.”

Plan goals

1. **Affordable Housing.** Facilitate greater production of housing in Lynn that is deed-restricted to be affordable to residents with incomes below the local median of \$53,500.
2. **Anti-displacement.** Establish protections against displacement for vulnerable residents.
3. **Building safety.** Ensure building maintenance and safety standards are enforced.
4. **Integrated neighborhoods.** Welcome residential development that advances integration and prevent discrimination in tenant practices.
5. **Representative governance.** Increase representation in municipal governance, transparency, and engagement in decision making.
6. **New development benefits.** Leverage market-rate and mixed-income residential development to meet a range of housing needs, provide community benefits, and support economic development.

Addressing housing challenges



Plan implementation

- ✓ Implementation of any recommendation requires its own **process of analysis and policy or program development**
- ✓ **City Council will play a key role** in determining what recommendations are advanced, when they move forward, and what their key features are
- ✓ Most recommendations require a **vote (either simple majority or two thirds) of the City Council to adopt**

The logo consists of a white house-shaped outline with the words "HOUSING" and "LYNN" stacked vertically inside it.

HOUSING
LYNN

The logo consists of a blue house-shaped outline with the words "HOUSING" and "LYNN" stacked vertically inside it. "HOUSING" is in yellow and "LYNN" is in blue.

HOUSING
LYNN

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Key considerations

- The City Council has taken many actions to facilitate residential development over many years that are now paying off!
- Potential development impacts do not dramatically differ depending on whether housing is market rate, affordable, or mixed income
- All new development of scale should be carefully planned for to ensure it meets community needs and any potential impacts are addressed by the developer and/or municipality
- Resources are available to help, such as state funding like MassWorks, Housing Choice capital grants, and other sources

School enrollment concerns

Increasing school enrollment is due to many factors -- some related to housing, some not

- The aging population is driving considerable housing turnover, mostly seniors
- Seniors are replaced with younger residents
- New production pales in comparison to housing turnover and cannot be a primary driver of enrollment increases

The City is working to address school capacity constraints in Lynn

- Process to replace Pickering
- Broader capital plan that includes addressing school needs
- Lynn's legislative delegation filed a bill that would allow the City to build new schools faster than the current system

Limiting development is not an effective strategy to address school issues, but it will exacerbate the housing crisis

- The population will continue to age and homes will turn over regardless of new development
- Housing cost burden and instability for households with children puts additional pressures on schools

Affordable Housing can help!

- It relieves overcrowding
- It stabilizes households
- It prepares children for better educational outcomes

Support for Housing Lynn

- **Public comments from hundreds of Lynnners** were overwhelmingly positive and the plan was meaningfully updated in response to concerns
- A **Change.org petition with 167 signatures** of residents in support of Housing Lynn
- A **petition to the City Council with 285 signatures**, 222 of which were certified, requesting a public hearing for a vote on the plan
- **Letters, op-eds, or other official positions of support** were issued by the:
 - ✓ Steering Committee
 - ✓ Mayor's Office
 - ✓ LHAND
 - ✓ EDIC
 - ✓ Lynn School Committee
 - ✓ Lynn Housing Coalition

Our ask to you

**Please vote
to adopt!**

**Hold a public hearing
by October 12th**

What adoption means -

- **Acknowledge** the housing crisis in Lynn
- **Commit** to work to address local housing needs
- **Explore** recommendations, each with its own process to refine and implement
- **Aim** to produce deed-restricted Affordable Housing in line with the plan target of 15% of new development

Thank you!

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