**Marblehead Affordable Housing Timeline**

1948 Town establishes Marblehead Housing Authority, which subsequently constructs 307 units of public housing for families and elderly households

1983 Board of Selectmen creates a Fair Housing Committee to work to increase fairness and opportunity for residents with the emphasis on low and moderate income households and minorities

1990 Town forms the Marblehead Community Housing Corporation (MCHC), a 501(c)(3) corporation, to develop privately owned affordable housing

1991 Town joins the North Shore HOME Consortium enabling Marblehead to receive Federal HOME funds for various affordable housing projects, first time homebuyer assistance and replacement of utility systems for low income residents

1992 Town conveys the Sewall Building on Elm Street to MCHC which develops 4 units of affordable housing utilizing low income housing tax credits and HOME funds

2002 Board of Selectmen forms a Community Preservation Committee to evaluate adopting the Community Preservation Act (CPA), which would provide state funding for local affordable housing. Despite Board of Selectman support, residents vote not to adopt the CPA at Town Meeting.

2003-2004 Private developer builds Marblehead Highlands on Peach Highlands, the Town’s first 40B project, which has 22 affordable units (25% of total units).

2005 Private developer submits plans to develop a 44 unit 40B housing project at the former Lead Mills site, which would include 11 units of affordable housing. Following lengthy appeals of the 40B permit, the developer sells the property to the Town which devotes the property to conservation/open space uses.

2006 Private developer builds Oliver’s Pond on Humphrey Street, the Town's second 40B project, which has 5 units of affordable housing (25%)

2008 MCHC submits proposal to Board of Selectmen to develop a 15 unit affordable housing project on Town owned land on Lichtman Terrace. Following opposition from abutters, Board of Selectmen vote against the project.

2008 MCHC purchases and renovates condominium units on West Shore Drive and Pond Street and resells to low income purchasers  
  
2009 Board of Selectmen appoints a Smart Growth Advisory Committee to plan for a Smart Growth development.  Based on recommendations from the Committee, the Planning Board creates three Smart Growth Overlay Districts including the former YMCA on Pleasant Street and the former General Glover site near Vinnin Square

2009 Board of Selectmen create an Affordable Housing Trust to oversee use of public funds for affordable housing

2010 Planning Board permits a 17 unit affordable housing project at the former YMCA on Pleasant Street, the first 40R project (the National Grand Bank subsequently purchases the property from the developer and builds a parking lot on the site)

2011 Private developer obtains a Special Permit under the Town's Incentive Zoning Bylaw to develop a 20 unit project including two affordable units on Green Street (Habitat for Humanity will construct the two affordable units)

2014 Marblehead Fair Housing Committee files town warrant to adopt the Community Preservation Act. Following opposition from the Finance Committee and Board of Selectmen, residents vote not to adopt the CPA at Town Meeting

2019 Town Administrator funds the Affordable Housing Trust with proceeds from the sale of tax title properties

2020 Town adopts a Housing Production Plan and forms a Housing Production Committee to increase affordable housing in Town

2021

-A developer is seeking a 40B permit to develop Marblehead Highlands Phase 2, which will include 25% affordable housing

-A developer is seeking permits to develop the former General Glover site as a 40R project with at least 20% affordable housing

-The Town is preparing a request for proposals to redevelop the former Coffin School as affordable housing