

# Housing For All New Lynn 2019-2020



New Lynn Coalition

THE FUTURE OF

**WORK**

IN MASSACHUSETTS



*"It is hard to argue that housing is not a fundamental human need. Decent, affordable housing should be a basic right for everybody in this country. The reason is simple: without stable shelter, everything else falls apart."*

*-Matthew Desmond, author of Evicted: Poverty and Profit in the American City*





***This report was commissioned by the New Lynn Coalition, researched and written by Jessica Grant, UMass Lowell Labor Studies Graduate Research Assistant.***

# Welcome!

**Lynn is at a crossroads.** Either the city supports mixed income housing that will not displace our residents who live, work, play and pay taxes, or developers will build luxury apartments and condos and drive us out.

For 8 years the partners of the New Lynn Coalition have worked to bring in housing we can afford, like the successful Gateway North development on Washington St.

**This pamphlet provides some facts and information to support that fight.**

**Join Us!**

# When we say "Housing For All" we mean...

Housing for our retirees whose pensions aren't covering costs.



Housing with 3 or 4 bedrooms for our Lynn families to live in.



Housing for students and young adults who want to remain in Lynn and contribute to our city.



Housing for the long-time residents whose rent has significantly increased because of management changes.



Housing affordability for homeowners paying more than a third of their income on their mortgage.



Housing for people with different abilities and needs.

# MYTHS

"Lynn already has too much affordable housing"

"Developers won't want to create affordable housing"

"Limited affordable housing only affects those with lower incomes"

"We need people with more expendable income"

"We need any investment in our city"

"Nobody lives downtown"

"Lynn has more than 30% affordable housing"

# REALITY

**57% of all renters and 78% of low-income renters are struggling to pay rent.**

**Development incentives allow for developers to financially benefit from creating affordable housing in Lynn.**

**\*ex: Gateway North development**

**Housing insecurity impacts the vast majority of Lynners - both homeowners and renters.**

**'Expendable income' is code for 'not working class'.**

**Investment can help or hurt us, make us better or drive out the Lynners who live here today.**

**In 2010, the Downtown area reported having close to 30,000 residents.**

**According to the State Data, Lynn has 12.4% affordable housing and 01901 was rated the 5th least affordable zip code in the state. Lynn has additional subsidized housing that does not meet federal affordable standards.**

# Why Now?

*For those seeking to leave low and middle income Lynn residents out of development, it is never a good time to talk about affordable housing.*

There are no laws in Lynn that require developers to include a certain percentage of affordable housing - unlike the neighboring towns of Peabody, Beverly and Swampscott.

Lynn is facing massive developments that will reshape Lynn for the next 100 years- the time is now.

"Housing is an important determinant of health: affordability, safety, quality and neighborhoods all effect how and whether residents get sick, and how and whether they heal." (1199 SEIU)

In a forthcoming study by Conservation Law Foundation, 54% of respondents living in Lynn for 20+ years reported thinking they'll have to leave in the next 5 years due to housing costs.

# GET EDUCATED

- Circulate this packet and start conversations
- Learn about candidates' housing platforms and support those with comprehensive plans for housing for all Lynns families
- Attend public planning events

## GET ORGANIZED

-Support non-profits, unions, coalitions and organizations that fight for housing justice in Lynn

-Get to know your neighbors: in unity there is strength

## GET ACTIVE

-Pressure Lynn City Government to create a fully staffed planning department and make information public on developers submitting proposals for Lynn  
Lynn City Hall: 781-598-4000

- Get out and vote!

-Talk to your city councillors about Lynn's housing crisis (Ask them about plans and deals for development)

# Some laws and policies you need to know

## Chapter 40B

The state's Affordable Housing Law. This allows developers to build affordable housing with a streamlined permit process and flexible zoning rules, for developments with at least 20-25% of their units for low and moderate income families. (*Mass.gov*)

## Chapter 91:

The oldest program of its kind in the nation, Chapter 91 guarantees public access to waterfronts, and protects coastal and inland waterways. (*Mass.gov*)

## Section 8

A federal assistance program to help low-income residents pay their rent. In Massachusetts, it is against the law to refuse rent to someone just because they have a section 8 voucher. (*HUD*)

## Housing Development Incentive Program

HDIP provides Gateway Cities with a tool to develop market rate housing while increasing residential growth, expanding diversity of housing stock, supporting economic development, and promoting neighborhood stabilization in designated areas. (*Mass.gov*)

## Rent Control

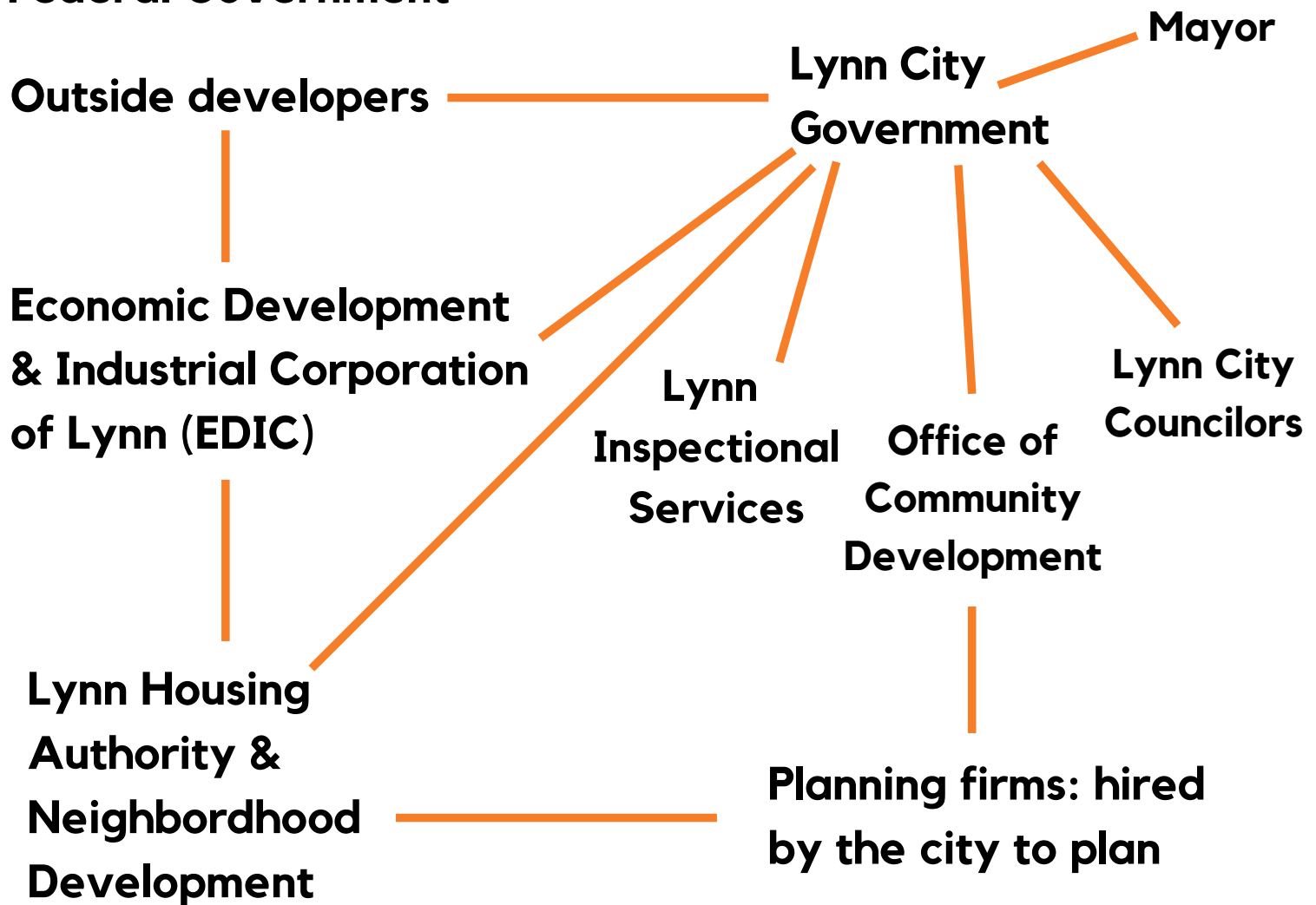
Capping rents at a certain level and limiting the percentage rent can go up every year. This practice is currently illegal in Massachusetts. (*Mass.gov*)



# Who are the key players of housing in Lynn?

*Lynn does not currently have a housing or planning department; these are some of the offices that work with housing.*

## Federal Government



*Yes, it's really confusing...*

# Resources



**New Lynn Coalition:** a coalition of progressive community and labor organizations fighting for housing for all and working to build a new Lynn that benefits all of us

**Phone:** 781-346-9738

**Website:** <http://newlynn.org/>



**Mass Senior Action Counsel:** Massachusetts Senior Action Council (MSAC) is a statewide, grassroots, senior-led organization that empowers its members to use their own voices to address key public policy and community issues that affect their health and well-being.

**Phone:** 617-284-1234

**Website:** <https://hawcdv.org/>



**Lynn Housing Authority & Neighborhood Development:** LHAND's mission is to assist low and moderate-income families and individuals with safe and affordable housing. They emphasize fostering economic independence and providing homeownership opportunities.

**Phone:** 781-581-8600

**Website:** <http://www.lhand.org/>



**Lynn Shelter Association:** Works alongside individuals and families to create a supportive environment. They provide shelter, supportive services, housing solutions and access to a continuum of community supports to more than 1,000 individuals and families at risk for and experiencing homelessness each year.

**Phone:** 781-581-0739

**Website:** <http://www.lsahome.org/>



**Mass Access Housing Registry:** The MassAccess Housing Registry helps people to find affordable rental and homeownership opportunities in Massachusetts. A key feature of the Registry is to highlight homes for people with disabilities who need accessible or barrier-free housing.

**Phone:** 617-742-0820

**Website:** <https://www.massaccesshousingregistry.org/>



**HAWC (Healing Abuse for Women and Children):** HAWC provides services to victims of domestic violence residing in 23 cities and towns on Massachusetts' North Shore in order that they may make informed, independent decisions about their futures.

**Phone:** 781-592-9900

**Website:** <https://hawcdv.org/>



**Neighbor to Neighbor:** Advocates for the needs of immigrant communities, people of color, women and working class people through housing, environmental and educational justice.

**Phone:** 781- 595-5551

**Website:** <https://www.n2nma.org/en/>



**Lynn United for Change:** A volunteer-based community organization made up of Lynn residents. They are dedicated to fighting back against unjust evictions and foreclosures through information, support and solidarity.

**Phone:** (781-346-9199

**Website:** <http://lynnunited.org/>



**Massachusetts Law Reform Institute:** provides statewide advocacy and leadership in advancing laws, policies, and practices that secure economic, racial, and social justice for low-income people and communities.

**Phone:** 617-357-0700

**Website:** <https://www.mlri.org/>



**Social Service Hotline:** 211

# Let's Clarify Some Things:

## **Affordable Housing**

Housing that costs no more than 30% of household income leaving enough income to cover other basic needs.

## **Zoning**

Regulations that control different uses of land, including development.

## **Housing Code**

The minimum standards for property maintenance, sanitation, etc that must be met by all housing.

## **Gentrification**

The rapid shifting of working-class neighborhoods to appeal to new upper-income residents.

## **Displacement**

When current residents of a neighborhood are priced out and can no longer afford to live in their own community. Typically replacing marginalized people and people of color.

## **Area Median Income (AMI)**

The household income level where half of households in a given area earn more and half earn less. Lynn's estimated AMI in 2017 was \$53,513 and the city's federal housing district AMI is \$82,099.

## **Market Rate Housing**

Housing rented or sold at maximum profit for highest possible rents.

# Our City, Our Vision

**What is  
YOUR vision?**

*We (New Lynn Coalition) recently outlined some of our priorities in housing. We encourage you to use this space write down your vision of what housing in Lynn could look like.*

*The only way to have a respectful process is to have it led by those impacted.*

# Acknowledgements

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## Who is New Lynn Coalition?

NLC is made up of community, faith, and labor organizations. Our mission is to organize ALL sectors of working class people in our region into a unified, permanent, political and economic force that is union and non-union, employed, underemployed and unemployed, and that transcends racial, linguistic, ethnic, citizenship, faith, and gender boundaries. We work to build ties with other allies as well. We seek to re-address the extreme income inequality that comes from lack of power for working people, and to have the ability to re-distribute the wealth. We directly address white supremacy in our organizing and educational activities.

New Lynn Coalition members are: Essex County Community Organization (ECCO), 1199SEIU, North Shore Labor Council, IUE/CWA Local 201, Lynn Health Task Force, Lynn United for Change, Lynn Worker's Center, Neighbor to Neighbor, Mass Senior Action Council, Highlands Coalition, Latina Center MARIA, North Shore Juneteenth Association, MataHari Women Workers' Center.

[www.NewLynn.org](http://www.NewLynn.org) 112 Exchange St, 2nd Floor, Lynn Phone# 781-346-9738

Email: [NewLynnCoalition@gmail.com](mailto:NewLynnCoalition@gmail.com) Facebook.com/[NewLynnCoalitionMA](https://www.facebook.com/NewLynnCoalitionMA)

## What is UMass Labor Studies?

A program of study where work is not just an individual experience, but is deeply embedded in our social structure. Our labor market reflects and reproduces many societal inequalities, and at the same time workers united by their identity as workers have created lasting social change through the labor movement.

For more info, email: [LaborStudiesMinor@uml.edu](mailto:LaborStudiesMinor@uml.edu)

Or visit: <https://www.uml.edu/FAHSS/Labor-studies/>

# New Lynn Coalition Members



**HIGHLANDS COALITION:**  
Community Gardens,  
HEY Club and more...

[www.NewLynn.org](http://www.NewLynn.org)

112 Exchange St, 2do Piso, Lynn

Phone# 781-346-9738

Email: [NewLynnCoalition@gmail.com](mailto:NewLynnCoalition@gmail.com)

[Facebook.com/NewLynnCoalitionMA](https://www.facebook.com/NewLynnCoalitionMA)