

**HINGHAM AFFORDABLE HOUSING TRUST
HINGHAM, MASSACHUSETTS
OPEN SESSION MINUTES**

Date: January 22, 2020

Location: Central South Hearing Room, Hingham Town Hall

Called to Order: 7:05 pm

Attendance: Tim White, Chairman, Nancy Kerber, Anita Comerford, Kathleen Amonte, Amy Farrell, Greg Waxman, Al Chambers

Hingham Housing Authority: The Housing Authority Board is present. Tim White welcomes everyone. James Marathas is the Acting Director and introduces himself to the Trust and goes over the goals of the Housing Authority. He is very excited to partner with the Trust and sees a lot of opportunities to work together. Irma Lauter asks on the progress for Whiting Street. There has been the first Zoning meeting and the next one will be in February. Tim is optimistic on the plan. Janine Suchecki is excited about working with the Trust and has high complements for James and his staff. Kathleen Amonte says the access to services will be huge.

James mentions CHAMP – an online tool to find housing.

CPC Application: The Trust agrees to skip to CPC Application because CPC member Jim Watson is in attendance. The Trust requested over \$800,000 from CPC but they are only recommending \$270,000. Tim, along with the rest of the Board is disappointed in the recommendation. He feels they gave an excellent presentation on the projects the Trust is involved with and the needs of the Trust. Tim asks Jim what the Trust did wrong and what they could do better.

Jim Watson tells the Board that there were a lot of people asking for limited funds and the perception is the Trust already has a lot of money. Emily asks if there are Housing Reserve Funds the CPC could appropriate? Jim did not know, Emily will look into it.

Approval of Minutes from Meeting of December 4, 2019:

Voted – A motion was made by Anita Comerford and seconded by Kathleen Amonte to approve the minutes from December 4, 2019. A vote was taken, and all were in favor; the motion passed.

Treasurer's Report/Approval of Invoice: Anita went over November and December reports.

Voted - A motion was made by Anita Comerford and seconded by Al Chambers to approve a bill for Cavanaro Consulting for work on 499 Cushing Street for \$2125.70. A vote was taken and all were in favor; the motion passed.

Voted – A motion was made by Al Chambers and seconded by Amy Farrell to approve the November and December 2019 Treasurers Reports. A vote was taken and all were in favor; the motion passed.

Housing Plan: The working group received the completed draft report just before the meeting. Emily thinks it needs edits. The working group will review.

**HINGHAM AFFORDABLE HOUSING TRUST
HINGHAM, MASSACHUSETTS
OPEN SESSION MINUTES**

Voted - a motion was made by Anita Comerford and seconded by Nancy Kerber to approve the second installment for Karen Sonnarborg for \$8150.00. A vote was taken and all were in favor; the motion passed.

Whiting Street: As mentioned previously there was a positive ZBA meeting and the next meeting is February 11th. Tim encourages Trust members to attend.

499 Cushing Street: Nothing new to report.

29-31 Rhodes Circle: The Trust received notice of the Grant approval for \$140,000. Once a contract is executed with the state then the Trust will look to get the sewer going, then the rest of the work.

Lincoln School Apartments Update: Nothing new to report. There has not been a meeting since the last Trust meeting.

Central Street Habitat House: the Board of Selectmen has received notification of intent to purchase the property by the son of the previous owner. The Town has first right of refusal. If the Town purchases the property then it can be added to the Town's inventory.

Voted- a motion was made by Anita Comerford and seconded by Amy Farrell to reaffirm the vote taken by the Trust on July 17, 2019 to acquired 270 Central Street if the Selectmen delegate that right to the Trust. A vote was taken and all were in favor; the motion passed.

Chairman's Report: Kathleen will be attending an MHP event on March 14, 2020. She will submit an invoice to the Trust.

Set Next Meeting: February 12, 2020

Tim White recuses himself.

Executive Session: Voted – a motion was made by Anita Comerford and seconded by Nancy Kerber to recess to executive session and not return to open session at its conclusion, to discuss the purchase, exchange, lease or value of real property. A vote by roll call showed; Amonte-yes; Farrell-yes; Chambers-yes; Waxman-yes; Comerford-yes, Kerber - yes. Time 8:55 p.m.

Meeting Documents

1. Open Session Meeting Minutes dated December 4, 2019
2. November and December 2019 Treasurer's Report

Respectfully submitted by: Necia O'Neill

Approved: February 12, 2020

Released: February 12, 2020