

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

**Date:** February, 13, 2019

**Location:** South Hearing Room, Hingham Town Hall

**Called to Order:** 7:05 pm

**Attendance:** Tim White, Chairman; Kathleen Amonte, Karen Johnson, Anita Comerford, Nancy Kerber

**Housing Plan:** Karen Sunnarborg is in attendance to present her plan to the Trust. Also in attendance is Emily Wentworth, Joe Fisher and Gordon Carr. Karen gives an overview of herself and what is involved in a Housing Plan. She asks if the Trust will have a working group – yes. The group will include Trust members as well as other in the town. She asks who she should reach out to: SNAP, Veterans, Council on Aging, Lincoln School, Linden Ponds, Hingham Housing Authority, Father Bills, CPC. Have there been any zoning adjustments recently? Yes.

The challenge Tim sees is in neighborhoods. Nancy suggests inviting abutters of certain projects to the community meetings, all agree. The Trust's goal is to spread affordable housing throughout town and would like to see where units are now.

Would Karen like to see anything from the Trust? She asks about the public process. How do we get word out about the community meetings? She will rely on the Trust for that. Timing for a meeting would be after Town Meeting but before summer. Early to mid-May and then a final forum in September.

Gordon asks timing – 26-27 weeks but will tweak according to meetings. Anita asks how far the plan takes us – 5-10 years, but should be revisited every 5 years. The Planning Board is excited because they will be doing a Master Plan for the Town and this will be helpful. Nancy asks about how the working group will be created. Karen will talk to Tom Mayo and John Coughlin. Nancy will chair the project. It is expected to also include a member of the BOS, Planning Board, Zoning, COA, HHA.

**Approval of Minutes from Meeting of January 16, 2019:** Voted – a motion was made by Anita Comerford and seconded by Nancy Kerber to approve the minutes as amended from January 16, 2019. A vote was taken and all were in favor; the motion passed.

**Treasurer's Report/Approval of Invoice:** Anita went over the report. It only shows expenses this month, not income. The report will be corrected for next month.

Karen mentions again that she would like to see Lincoln School as its own account. Anita and Sue will work on doing that starting in the new fiscal year.

There are a few bills for 499 Cushing that fall under the previous approval – Degala Plumbing for a total of \$933 related to the turning off and reconnecting of water at the property. There was also a cost for the advertisement for renting the property of \$116, which also falls under the previous approval.

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Voted – a motion was made by Kathleen Amonte and seconded by Nancy Kerber to approve the Treasurer’s Report. A vote was taken and all were in favor; the motion passed.

**Selectman’s Parcel:** The CPC money has been transferred out of the Trust’s account.

**Cedar Street:** Greg was unable to attend so there is no update.

Rust House: Tim got a call from Father Bill’s regarding payment in good faith for trying to get the property onto the Town’s housing inventory. The Trust will hold off until they get Karen Sunnarborg’s insight.

**Whiting Street:** Noreen from Habitat for Humanity says the next step will be to file applications with Town boards. They have not filed anything yet and Tim will follow up.

**Cushing Street:** Cavanaro continues to work to determine if a second unit is feasible.

The rental advertisement yielded 4 people plus Jeff Paul. Anita spoke to all parties. Three were not interested after they were told it was short term and there may be some construction. The other person decided they were not interested, leaving Jeff Paul. With a discount for construction and being responsible for maintenance, the rent will be \$2300 (It will be reduced by \$300 if he does all landscaping and small maintenance). The renter covers all utilities and the Trust will cover insurance.

The tenant has asked to paint the first floor bathroom. The Board agrees per the lease.

Voted – a motion was made by Nancy Kerber and seconded by Kathleen Amonte to authorize the Trust to enter into a month to month lease agreement with Jeff Paul for \$2000 per month provided he takes care of landscaping and other small maintenance of 499 Cushing Street. A vote was taken and all were in favor; the motion passed.

**Lincoln School Apartments:** Kathleen is doing a site visit with other members of the LSA Board on February 25<sup>th</sup> to look at the windows. It will most likely be a spring 2020 project. They will be looking for funds from the Trust for two potential projects – the windows (projected to be \$700,000 to \$900,000 and would eliminate sliders) and the generator replacement, which they are getting quotes. Could be around \$40,000. Kathleen asks if the Trust could ask for CPC monies for 2020 for the windows. She will also investigate if the Trust can apply for grants.

**2019 CPC Application:** Nothing new to report.

**LIP Properties:** Nothing new to report.

**Executive Session Minutes:** Voted – a motion was made by Anita Comerford and seconded by Kathleen Amonte to approve the Execution Session minutes from January 16, 2019. A vote was take and all were in favor; the motion passed.

**Chairman’s Report:** Karen mentions the Water Company Forum on Saturday, March 9<sup>th</sup> from 1 -3 pm. It is a good opportunity to learn the facts of the acquisition.

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**Set Next Meeting:** March 13, 2019

**Adjournment:** Voted – a motion was made by Anita Comerford and seconded by Kathleen Amonte to adjourn the meeting. A vote was taken and all were in favor; the motion passed. The meeting adjourned at 7:58.

Meeting Documents

1. Open Session and Executive Session Meeting Minutes dated January 16, 2019
2. Treasurer's Report

Respectfully submitted by: Necia O'Neill

Approved: March 13, 2019

Released: March 13, 2019