



**HINGHAM AFFORDABLE HOUSING TRUST**  
**REVISED 3/22/23**

**DATE:** Tuesday, March 7, 2023  
**TIME:** 6:00 pm  
**PLACE:** Remote Meeting via Zoom

**Trust Members Present:** Jack Falvey, Chair  
Elizabeth Cullen  
Liz Klein  
Brigid Ryan  
Greg Waxman

**Trust Members Absent:** Pamela Bates, Randy Winters  
**Staff Present:** Jennifer Oram, Zoning Board of Appeals

**Call to Order**

At 6:03 pm, Chair Falvey called the meeting to order, read the Open Meeting Law statement, and asked whether anyone is recording the meeting. No response. The Town of Hingham is recording the meeting.

**Annual Town Meeting Warrant Article Discussion**

- The Trust will discuss the need to request the Select Board place a Warrant Article on the 2023 Annual Town Meeting Warrant regarding the change of language to the present and future Deed for the Trust owned property located at 270 Central Street (proposed language on the HAHT web page)
  - The deed is with Habitat for Humanity who built the home.
  - The home is presently not on the SHI Subsidized Housing Inventory.
  - A Habitat for Humanity home has its own deed restriction with terms that include the Select Board having First Right of Refusal to purchase which is common.
  - The present deed contains language that the property is to be used for Hingham residents only.
  - We worked with Counsel to suggest if the deed rider restriction isn't updated to state certain terms for DHCD, the property will not be listed on the SHI Subsidized Housing Inventory.
  - Town Counsel, Mark Coughlin, drafted the language which is available on the web site.
  - Select Board would vote to reopen the Warrant to add this Article if they agree with the language.
  - Select Board needs to know the Trust has voted and recommends amending the deed.
  - Deed is not in DHCD format which prevents listing on SHI Subsidized Housing Inventory.
  - The deed excludes residents outside of Hingham which is not allowed for a DHCD lottery.
  - The current deed is restricted to affordable housing in perpetuity.
  - Members discussed whether amending the deed language for use on the DHCD form would render the property eligible for CPC funds in the future.
- Consider a Vote to submit the draft article to the Select Board regarding the Deed for the Trust owned property, located at 270 Central Street, and request that it be placed onto the 2023 Annual Town Meeting Warrant.

**MOTION:** **B. Ryan moved to approve submitting the draft Warrant Article to the Select Board regarding the deed for the Trust on property at 270 Central Street and request that it be placed on the 2023 Annual Town Meeting Warrant.**

**SECONDED:** B. Ryan

**ROLL CALL VOTE:** L. Cullen, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; G. Waxman, aye

**5-0 MOTION CARRIES**

**Adjournment**

**MOTION:**

**G. Waxman moved to adjourn the meeting at 6:15 pm.**

**SECONDED:**

L. Klein

**ROLL CALL VOTE:**

L. Cullen, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; G. Waxman, aye

**5-0 MOTION CARRIES**

Respectfully submitted,

Dale Michaud  
Recording Secretary

**A complete meeting packet of documents used for this meeting can be found at the following link:**

<https://www.hingham-ma.gov/960/HAHT-Meeting-Documents>

- Agenda 3/7/23
- Draft Article Language