

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

Date: March 13, 2019

Location: Central South, Hingham Town Hall

Called to Order: 7:05 pm

Attendance: Tim White, Chairman; Kathleen Amonte, Al Chambers, Anita Comerford, Brittan DuBose, Nancy Kerber, Mike MacDonald, Greg Waxman

Additional attendees: Davalene Cooper

Approval of Minutes from Meeting of February 13, 2019: Voted – a motion was made by Al Chambers and seconded by Mike MacDonald to approve the minutes from February 13, 2019 as amended to correct the spelling of Delgallo Plumbing. A vote was taken, and all were in favor; the motion passed.

Treasurer's Report/Approval of Invoice: Anita presented January and February reports as the January income has been posted making Lincoln School Apartments positive. The only expenses booked were for 499 Cushing Street.

Voted - A motion was made to approve the Treasurer's Report by Al Chambers and seconded by Nancy Kerber, vote taken, and all were in favor; the motion passed.

Housing Production Plan: Nancy spoke with Karen and she is getting started. The working group has been established and it includes: Mary Savage Dunham, George Carr, Kathleen Amonte, Nancy Kerber, Emily Wentworth and Davalene Cooper from Advisory (if permitted). A rough draft is anticipated in three to four weeks. Once the draft has been delivered the working group will meet. A community meeting will also be planned for after Town Meeting, most likely in May.

Selectman's Parcel: No update

Cedar Street: Greg met with Susan Sarni regarding alternative systems. The town has not really explored this avenue and Greg was informed that the engineer the Trust is using on the site is currently in litigation with the town on an unrelated item. Susan also reminded Greg that test pits must be witnessed, as the previous pits were not witnessed we could not use these spots again. The Trust has decided to put this on the back burner for now. Greg will talk to a couple of developers/contractors to get an idea on how to remove ledge for information purposes.

Rust House: No update.

Whiting Street: Tim spoke with Noreen at Habitat and they have done their test pits and the plans are being drawn up. The plans will be presented to the abutters and then the zoning process will begin.

Cushing Street: Anita will contact Sue Nickerson to inform the insurance company that the property is no longer vacant. Lease and ethics forms were signed, and the first rent check was received.

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29-31 Rhodes Circle: Anita brought a purchase opportunity to the Trust, Mike and Tim met with her at the property with the owner. An offer of \$539,000, list price, and accepted with the conditions of a home inspection and subject to a vote by the Trust. Tim presented the opportunity to the Selectmen and they have approved the Trust moving forward. The septic failed and will need to be hooked up to sewer. The Trust will pay for this and the cost is roughly \$17,000 without waivers. If the sale moves ahead the Trust will need to decide if we want to rent out the two units or condo them and sell as two units. If we were to pursue having the units as rentals we will need to see if the Housing Authority will rent them out.

Voted - A motion was made by Nancy Kerber and seconded by Al Chambers authorizing the Trust to enter into a Purchase & Sale Agreement for 29-31 Rhodes Circle for \$539,000, paying all costs associated with the sewer connection and subject to inspection. A vote was taken, and all were in favor; the motion passed.

Lincoln School Apartments: Kathleen stated that the Board is continuing to review the window replacement project and asked that this project be considered when requesting CPC funds for 2020. Al stated the new Manager/ maintenance person was doing a great job and was well liked by the tenants. It was noted that there has been a high turnover rate but not enough to consider opening the list.

2019 CPC Application: Britton noted that the 2019 CPC is pending Town Meeting and the 2020 process will begin in October.

LIP Properties: Mike remarked there is nothing of note.

Chairman's Report: Tim received an email from a former Hingham resident looking for information regarding affordable housing for his sister who is living in Hingham. This conversation made him think that we need to have a better response prepared for people who are looking for affordable units. Nancy will discuss this with Karen and have information available to provide. The Trust members also agreed to brainstorm ideas as well. Al added that the Trust should pursue donated properties and inquire about the abandoned properties as you enter Wompatuck State Park on the left.

Set Next Meeting: April 17, 2019

Adjournment: Adjourned at 8:20 PM

Respectfully submitted by: Kathleen Amonte