

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

Date: April 22, 2020

Location: Virtual Meeting Dial in 1+929-205-6099 Meeting ID 990 9401 6281

Called to Order: 7:05 pm

Attendance: Tim White, Chairman, Nancy Kerber, Anita Comerford, Kathleen Amonte, Michael MacDonald; also attending Emily Wentworth and Delores Delilse

Approval of Minutes from Meeting of February 12, 2020:

Voted – A motion was made by Anita Comerford and seconded by Kathleen Amonte to approve the minutes from February 12, 2020. A roll call vote was taken, and all were in favor; the motion passed.

Treasurer's Report/Approval of Invoice: Emily said there was no formal report right now but there has been little activity. Of note was no revenue from 499 Cushing for March or April. Anita will contact for at status report. The Trust balance is around \$339,000.

Housing Plan: Emily gave an update. Obviously it is behind schedule. Emily is doing a cleanup on the Draft, hopes to get to it next week.

Whiting Street: the Zoning hearing was postponed to May 5, 2020, and may be extended again. Habitat is still getting the Board some information.

499 Cushing Street: Tim signed the Cavanaro contract and they are moving forward. The next step would be a neighborhood meeting, probably June or later.

29-31 Rhodes Circle: Amy was unable to attend to give an update. Emily told the Board that DHCD formally gave their approval for the Trust to go to outside bids for the repairs.

Lincoln School Apartments Update: Kathleen mentioned there were two residents with COVID-19. She feels Corcoran is doing what they need to do and there has been very good communication.

The Board has decided to hold off on the window project until next year given all that is going on. They will address and immediate needs.

The management contract with Corcoran has been extended through July 31, 2020.

Rental Assistance Option: Tim has gotten calls regarding rental assistance. He believes it is a good program but might take some time to implement. Kathleen and Nancy listened to a CHAPA call earlier today regarding it. They suggest reaching out to Neighborhood Housing Solutions to get guidance. Nancy has a contact there and will get in touch. Anita suggests reaching out to a town that has already implemented the program, Nancy will talk to Hull. Tim will reach out to Karen Johnson and see if we can increase our CPC ask. He will also speak to Amy Farrell regarding financing other projects if the Trust needs to use its funds for Rental Assistance.

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Central Street Habitat House: The Trust will be purchasing the house for \$118,241.19 by the end of the month. The house is currently empty and Emily will do a final walkthrough. Anita will work on getting insurance and Tim will work on utilities. Mike says there will be work needed on the house.

CPC Application: The Trust will ask for money for Rental Assistance for 2021.

Chairman's Report: Nothing to report.

Set Next Meeting: May 27, 2020

Adjournment: Voted – a motion was made by Anita Comerford and seconded by Nancy Kerber to adjourn the meeting. A roll call vote was taken and all were in favor; the motion passed. The meeting adjourned at 7:50.

Meeting Documents

1. Open Session Meeting Minutes dated February 12, 2020

Respectfully submitted by: Necia O'Neill

Approved: May 27, 2020

Released: May 27, 2020