

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

**Date:** May 27, 2020

**Location:** Virtual Meeting Dial in 929-205-6099 Meeting ID 886 6914 1541

**Called to Order:** 7:02 pm

**Attendance:** Tim White, Chairman, Nancy Kerber, Anita Comerford, Kathleen Amonte, Michael MacDonald Al Chambers, Amy Farrell, also attending Emily Wentworth

**NeighborWorks Rental Assistance:** Maureen Fitzgerald and Rob Corley from NeighborWorks are in attendance. They are the provider for the South Shore for mortgage and rental assistance. Rob gave an overview of himself and NeighborWorks Housing Solutions. The RAFT program has been going on for years and is typically oversubscribed and is now overwhelmed. Maureen is the Director there. She says the need is acute. They help people on a short term basis. The State has dedicated more funds to this program and they are getting 50-60 calls a day. All the new money is allocated right now and they are hoping the State gives more.

They offer emergency rental assistance, which can serve a higher income bracket. The help goes directly to the lender. Anita asked what the time frame is from when someone calls to getting relief – it depends on the situation and getting documentation.

What role will the HAHT play? Awareness and possible assist with local funding in the future.

NeighborWorks Hotline: 781-422-4208. This is for any housing issue at all. The RAFT number is 781-422-4204. Website nhsmass.org

Nancy recommends getting a flyer from them to post around Town.

**Approval of Minutes from Meeting of April 22, 2020:**

Voted – A motion was made by Al Chambers and seconded by Nancy Kerber to approve the minutes from April 22, 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. As of April 30, 2020 there is about \$456,000 available. The Trust acquired 270 Central Street and there were small bills paid.

Voted – motion was made by Anita Comerford and seconded by Al Chambers to authorize the Treasurer to pay ordinary and regular bills for 270 Central Street. A roll call vote was taken and all were in favor; the motion passed.

Voted – a motion was made by Nancy Kerber and seconded by Brittan DuBose to pay the insurance bill for 270 Central Street for \$1333.60. A roll call vote was taken and all were in favor; the motion passed.

**Housing Plan:** No update

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

**Whiting Street:** the Zoning hearing was continues to June 9<sup>th</sup>, they are hoping to have a live meeting. Assuming the Board gets the documents needed it is possible to have a vote remotely.

**499 Cushing Street:** Nothing new to report. There will be a neighborhood meeting at some point.

**29-31 Rhodes Circle:** Emily gave an update. The State has asked the Trust to confirm the amount they will spend before the end of the Fiscal Year. The Trust believes \$12,000 and hope to get it going in the next few weeks. Also working on the RFP for the rest of the repairs.

**Lincoln School Apartments Update:** the LSA Board has extended the management contract for Corcoran and will send out an RFP. All things are going well there.

**Potential Property Acquisition (222-224 Hull Street):** the Trust received an inquiry that the owner might be interested in selling. The property could be made into two units, a one bedroom and a two bedroom but there would be challenges. The seller was hoping to list the property at \$450,000. The owner would be amenable to the Trust doing a walkthrough. Gary Santareii, the owner was on the call. Mike and Tim will look at it.

**Central Street Habitat House:** was purchased for around \$118,000. The property seemed in good order during the walkthrough. Now will need to put together an RFP for a contractor to update the house.

**CPC Application:** Waiting for Town Meeting. The Trust will ask for money for Rental Assistance for 2021.

**Chairman's Report:** Mike MacDonald will not renew his term.

**Set Next Meeting:** June 24, 2020

**Adjournment:** Voted – a motion was made by Al Chambers and seconded by Kathleen Amonte to adjourn the meeting. A roll call vote was taken and all were in favor; the motion passed. The meeting adjourned at 8:29 p.m.

Meeting Documents

1. Open Session Meeting Minutes dated April 22, 2020

Respectfully submitted by: Necia O'Neill

Approved: July 8, 2020

Released: July 8, 2020