



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, September 28, 2022

TIME: 7:00pm

PLACE: Remote Meeting via Zoom

Trust Members Present: Jack Falvey, Chair
Pamela Bates, Liz Klein
Liz Cullen, Brigid Ryan,
Greg Waxman & Randy Winters

Staff Present: Jennifer Oram & Eleanor MacKay, Land Use & Development

Call to Order and Roll Call Vote

At 7:00 p.m., Chair Falvey called the meeting to order, read the Open Meeting Law statement, and asked whether anyone in the audience would be recording the meeting, and if they were, to please alert him so other attending are aware. No reply. The Town is recording the meeting.

Welcome New HAHT Member Pamela Bates: The Trust welcomed Ms. Bates to the Trust. She reviewed her background as a Real Estate Agent and has lived in the Town of Hingham for many years. Welcome Pamela!

Minutes Approval – August 17, 2022

Chair Falvey asked for a motion to approve the August 17, 2022 minutes as amended..

MOTION: Randy Winters **MOVED** to approve the minutes of August 17, 2022 as amended.
SECONDED: Liz Cullen
ROLL CALL VOTE: Liz Klein - aye; Brigid Ryan, - aye; Greg Waxman - aye; Randy Winters - aye, Liz Cullen - aye; and Jack Falvey – aye.

6-0 MOTION CARRIES (new member Pamela Bates was not present for the 8.17.22 Meeting)

Treasurer's Report – July and August 2022

Treasurer Ryan briefed the Trust on the July and August 2022 reports and expenses. Chair Falvey stated the new snap shot formats for the individual projects showing expenses and carrying costs make it easier to follow what the costs and expenses are for each project.

Chair Falvey asked for a motion to approve the July and August Treasurer Reports.

MOTION: Randy Winters **MOVED** to approve the Treasurers' Reports for July and August 2022.
SECONDED: Greg Waxman
ROLL CALL VOTE: Randy Winters - aye; Liz Klein - aye; Brigid Ryan - aye; Greg Waxman - aye; Liz Cullen - aye; Pamela Bates, aye; and Jack Falvey, aye.

7-0 MOTION CARRIES

Staff Update

Project Updates – Jennifer Oram & Eleanor MacKay:

- 29-31 Rhodes Circle – at the Select Board meeting of September 13, 2022, The Select Board voted to sign and approve the submittal of the LAU application for this project to DHCD.
- 270 Central Street is still in limbo as the Architect hired to help develop the IFB package was very late in delivering the initial bid package. Eleanor MacKay has reviewed the most recent version sent to Staff, edited and sent it back for it to be finalized by the Architect.
- 23 Ridgewood Crossing's draft IFB prepared by Eleanor MacKay has been sent to the Town's Procurement Manager and Town Counsel.

Other Updates:

Select Board Meeting of September 13, 2022:

- In addition to the Select Board voting to submit the Rhodes Circle LAU application to DHCD at this meeting, the Select Board approved the request to reduce the size of the HAHT membership from 9 members to 7 members. This will help with recent quorum issues.

Habitat for Humanity Update:

- Construction of the two single-family homes at the 302-304 Whiting Street location is well under way. The Trust will be sent dates for "build days" where members can go on-site and participate in the construction of the homes. Staff Members are also working with Habitat to get their CPC funding processed that was awarded at the 2022 Annual Town Meeting and have it dispersed to them.

Chairperson's Update:

Lincoln School:

- The Window project is approximately 90% done. HAHT Staff are now supporting the LSA Board of Manager's and will be able to provide updates as needed. In addition, the Trust will be considering a vote this evening to appoint an HAHT member to the Board of Managers.
- As discussed last month, the Old Ship Parish had a buyer for 107 Main Street; the closing was to occur this month. The potential buyer has pulled out of the deal and the Parish has put the Parish House back on the market. Chair Falvey polled the Board asking if there was still interest amongst the Trust to once again pursue purchasing a sliver of land at the back of the 107 Main Street lot, located behind the Lincoln School Apartments. There was consensus amongst the Board to do so; Chair Falvey will reach out to his contact at the Parish.

CPC Application – Fiscal Year 2024:

The final application for this year's round of CPC grants is due on October 11, 2022. There was continued conversation (the amount of the request was discussed in August) about the cost to purchase and renovate single-family homes in Town. Based on this, it was proposed that they increase the request from \$500,000 to \$700,000. There was agreement among the Trust Members that they should pursue a larger grant. Chair Falvey stated he would reach out to the CPC Chair and see if they can amend their funding request to a higher amount and submit that in the final application.

ADU Study Committee Update:

Chair Falvey has been attending the ADU Study Committee Meetings over the past few months. The Committee is getting to the stage where they will present their findings and proposals to the Planning Board. Those meetings will start in October. The ADU Study Committee has done a great deal of work which can be seen on their webpage. Chair Falvey encouraged members to attend the joint meetings of the ADU Study Committee with ADU Committee if they could.

Votes Needed by the Trust:

Appoint HAHT Trust Member, Elizabeth Cullen as one of the two HAHT representatives on the LSA Board of Managers:

MOTION: Randy Winters **MOVED** to approve Elizabeth Cullen, as one of the two HAHT representatives on the LSA Board of Managers, to fill the unexpired term of Amy Farrell. The unexpired term is a 3 year term, to expire June 20, 2023.

SECONDED: Liz Klein
ROLL CALL VOTE: Randy Winters - aye; Liz Klein - aye; Brigid Ryan - aye; Greg Waxman - aye; Liz Cullen - aye; Pamela Bates, aye; and Jack Falvey, aye.

MOTION: Greg Waxman **MOVED** to approve *South Shore Home Improvements* to paint damaged locations where thermostats were replaced, replace and install the bathroom light and install new mailboxes at 29 and 31 Rhodes Circle. Cost of work will not exceed \$600.00.

SECONDED: Pamela Bates
ROLL CALL VOTE: Randy Winters - aye; Liz Klein - aye; Brigid Ryan - aye; Greg Waxman - aye; Liz Cullen - aye; Pamela Bates, aye; and Jack Falvey, aye.

Administration

Next Meeting – October 26, 2022

Adjournment

Chair Falvey asked for a motion to adjourn the meeting.

MOTION: Brigid Ryan **MOVED** to adjourn the meeting at 9:04PM.
SECONDED: Liz Cullen
ROLL CALL VOTE: Liz Klein - aye; Liz Cullen - aye; Randy Winters - aye; Greg Waxman - aye; Brigid Ryan - aye; Pamela Bates – aye, and Jack Falvey - aye.

7-0 MOTIONS CARRIES

Respectfully submitted,

Jennifer Brennan Oram
HAHT Minutes – 9.28.22

Documents Used for this Meeting:

- **Agenda - AMENDED (New Zoom Info.)**
- **HAHT Project Calendar - September 2022**
- **August Minutes - Further Amended**
- **HAHT Monthly Treasurer's Reports - July 2022**
- **HAHT FY 23 Treasurer's Reports - July 2022**
- **HAHT Monthly Treasurer's Reports - August 2022**
- **HAHT FY 23 Treasurer's Reports - August 2022**
- **HAHT CPC Annual Report**
- **HAHT Monthly Standard Dev. Sources - 23 Ridgewood - Sept 26, 2022**
- **HAHT Monthly Standard Dev. Sources - 270 Central - Sept. 26, 2022**
- **HAHT Monthly Standard Dev. Sources - 29-31 Rhodes Circle - Sept. 26, 2022**
- **HAHT Monthly Standard Dev. Sources -499 Cushing - Sept. 26, 2022**
- **Chris Brennan - Quote for Minor Repairs - 29-31 Rhodes Circle**

A complete meeting packet of supporting documentation for this meeting can be obtained in the Land Use & Development Office.