

## MUNICIPAL AFFORDABLE HOUSING TRUST

Annual Report to the Community Preservation Committee (CPC)

**Municipal Affordable Housing Trusts (MAHT) created under MGL Chapter 44, section 55c are required to report Community Preservation Act (CPA) expenditures to the CPC on an annual basis.** This form can be used to list CPA expenditures and should be filed with the municipal official responsible for completing the CPA Projects Report (CP-3). *Since the CP-3 is due to the Department of Revenue by September 15, this form should be submitted to the CPC by September 1 or another agreed upon date.*

**TRUST NAME:** Hingham Affordable Housing Trust **FISCAL YEAR:** 2022

**YOUR NAME:** Eleanor MacKay **EMAIL:** mackaye@hingham-ma.gov

**PHONE NUMBER:** 781-741-1494

PROJECT #1	
<b>Project name</b>	Rhodes Circle Two-Family Dwelling Rehabilitation - Phase 3
<b>Project address</b>	29-31 Rhodes Circle
<b>Approval date</b>	December 23, 2020
<b>Project status</b>	In progress
<b>Description</b>	<p>In Phase 1 of this project, the Hingham Affordable Housing Trust acquired the property in April 2019 with CPA/Opportunity Funds (Book 51031, Page 284).</p> <p>In Phase 2, the Trust developed the scope of work to renovate the dwelling and issued an Invitation for Bid. The Trust voted to award the contract to the lowest bidder on December 23, 2020. Renovations to each unit, including roof and deck replacement, sewer connection, and other system upgrades, are complete at this time.</p> <p>In Phase 3 of the project, the Trust will submit a Local Action Unit application to the Department of Housing and Community Development (DHCD) after review and approval from the Select Board on September 13, 2022 to qualify the property for inclusion on the Town's Subsidized Housing Inventory. The units will then be marketed and sold to households earning no more than 60% Area Median Income.</p> <p>NOTE: The Town received a Housing Choice Capital Grant from DHCD in January 2020 to offset costs associated with the renovation work. Since the Capital Grant operated on a reimbursement basis, CPA/Opportunity Funds supported the initial cost of the project. Reimbursements to the Trust in the amount of \$119,471.38 were received from the state in July and August – after the close of FY21.</p>

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

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<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	2
Number of units supported	0
<b>LAND</b>	
Number of acres acquired for housing	0.33
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<b><i>If no restriction, please explain why.</i></b>	The property is owned by the Hingham Affordable Housing Trust. An affordable housing deed restriction will be placed on the property when it is sold by the Trust.

**CPA PROJECT FUNDS FROM MAHT = \$44,069**

Other Municipal Funds = \$0

Private Donations = \$0

State Funds = \$0

Federal Funds = \$0

Other Funds = \$1460 Please describe other funding: HAHT General Fund, Landscaping Expenses

**TOTAL PROJECT COST = \$734,942 to date (Acquisition - \$527,959; Rehabilitation - \$206,983)**

<b>PROJECT #2</b>	
<b>Project name</b>	Central Street Single-Family Dwelling – Phase 2
<b>Project address</b>	270 Central Street
<b>Approval date</b>	January 22, 2020
<b>Project status</b>	In progress
<b>Description</b>	<p>The Select Board authorized the Trust to exercise the Town's right of first refusal to acquire the property, which is improved by a single-family dwelling (ca. 1995). The transfer took place in April 2020 (Book 52675, Page 23). Some preliminary rehabilitation work is complete, including mold remediation and a septic tank replacement.</p> <p>In Phase 2 , the Trust will produce and issue IFB package for pricing electronically through Projectdog.com.</p> <p>In Phase 3, The bids will be due by Fall 2022 and the Trust will award the contract to the low bidder. Once signed by the involved parties, a Notice to Proceed will be issued and the Trust will undertake a full building rehabilitation. Significant construction work is required including a new roof, HVAC system, kitchen cabinetry, bathroom fixtures, flooring, lighting, and appliances.</p>

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	In Phase 4 of this project, the Trust will modify the Deed with the aid of Counsel and with the aid of a Lottery Agent, prepare and submit a Local Action Unit application to the Select Board then the Department of Housing and Community Development (DHCD) for review and approval to qualify the property for inclusion on the Town's Subsidized Housing Inventory. The units will then be marketed and sold to households earning no more than 60% or 80% Area Median Income.
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Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	1
Number of units supported	0
<b>LAND</b>	
Number of acres acquired for housing	0.46
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<b><i>If no restriction, please explain why.</i></b>	The property is owned by the Hingham Affordable Housing Trust. An affordable housing deed restriction will be placed on the property when it is sold by the Trust.

#### CPA PROJECT FUNDS FROM MAHT = \$9195

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = \$1190 Please describe other funding: HAHT General Funds (Landscaping Expenses)

**TOTAL PROJECT COST** = \$171,266 to date (Acquisition - \$118,506; Mold Remediation - \$24,407; Septic - \$7,600; Misc - \$8,897)

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**YOUR NAME:** Eleanor MacKay **EMAIL:** mackaye@hingham-ma.gov

**PHONE NUMBER:** 781-741-1494

<b>PROJECT # 3</b>	
<b>Project name</b>	Cushing Street Single-Family Dwelling – Phase 1
<b>Project address</b>	499 Cushing Street
<b>Approval date</b>	July 18, 2018
<b>Project status</b>	In progress
<b>Description</b>	The Trust acquired this property in July 2018 (Bk 50024, Page 110) with the intention of restricting the existing single-family dwelling and potentially creating additional affordable housing on the 2+ acre site. In March 2019, the Trust leased the single-family to a tenant in an effort to maintain the functionality of the dwelling while developing longer-term plans for the property. Rent collected to date totals \$84,000. Exploration into potential expansion and acquisition of property in the rear of 499 Cushing Street is underway. FY22 Expenses from CPA/Opportunity Funds supported engineering and design services related to the potential development of an additional housing unit on the property.

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	1 Pending with Potential for Additional Housing
Number of units supported	1
<b>LAND</b>	
Number of acres acquired for housing	2.34
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Pending
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<b><i>If no restriction, please explain why.</i></b>	Pending due to the exploration of a potential expansion. The intention is to record a deed restriction at that time.

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**CPA PROJECT FUNDS FROM MAHT = \$31,077**Other Municipal Funds = Enter dollar amount.Private Donations = Enter dollar amount.State Funds = Enter dollar amount.Federal Funds = Enter dollar amount.

Other Funds = \$25, 195 Please describe other funding: Rent Revenue

**TOTAL PROJECT COST = \$616,394 to date, including \$552,966 acquisition cost**

<b>PROJECT #4</b>	
<b>Project name</b>	Whiting Street – Habitat for Humanity – Phase 3
<b>Project address</b>	302-304 Whiting Street
<b>Approval date</b>	2014
<b>Project status</b>	In progress
<b>Description</b>	<p>This project has been ongoing for a number of years in an effort to create affordable housing through South Shore Habitat for Humanity. All permits to move forward with the comprehensive permit have been obtained from municipal boards. At the 2022 Town Meeting, CPC appropriated \$166,840 to be used to construct these homes.</p> <p>In Phase 2 of this project, July 2022, a lottery was held by Habitat for Humanity to determine the two families who qualify to purchase the homes at 80% ami.</p> <p>We are currently in Phase 3 of this project, construction which began in December 2021 is estimated to be complete by Spring 2023. Both 3 bedroom houses will be owner occupied by Summer 2023.</p>

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	2
Number of units supported	Number of units.
<b>LAND</b>	
Number of acres acquired for housing	0.95
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<b><i>If no restriction, please explain why.</i></b>	A restriction will be placed on the deeds as the properties are completed and sold.

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**CPA PROJECT FUNDS FROM MAHT** = \$25,031 plus \$166, 840 appropriated at Town Meeting

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = \$1045 Please describe other funding: HAHT General Funds for Lawn Care

**TOTAL PROJECT COST** = \$53,930



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**PHONE NUMBER:** 781-741-1494

PROJECT #5	
<b>Project name</b>	23 Ridgewood Crossing, Unit #24 – Phase 3
<b>Project address</b>	23 Ridgewood Crossing
<b>Approval date</b>	August 2021
<b>Project status</b>	In progress
<b>Description</b>	<p>In Phase 1 of this project, the Hingham Affordable Housing Trust acquired the property in November 2021 with CPA/Opportunity Funds.</p> <p>In Phase 2, the Trust developed the scope of work to renovate the dwelling. The scope of work is for interior renovations.</p> <p>In Phase 3 of the project, the Trust will produce and issue an Invitation for Bid for pricing electronically through projectdog.com. The bids will be due by late Fall 2022 and the Trust will award the contract. Once signed by the involved parties, a Notice to Proceed will be issued and construction will commence. Significant construction work is required including new kitchen cabinetry and appliances, a new water heater, and on the second floor, new walls, new flooring, a full bath, and lighting.</p> <p>In Phase 4, the Trust will prepare and submit a Local Action Unit application to the Select Board for approval then the Department of Housing and Community Development (DHCD) for review and approval to qualify the property for inclusion on the Town's Subsidized Housing Inventory. The unit will then be marketed and sold through a lottery process to households earning no more than 80% Area Median Income.</p>

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Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	1
Number of units supported	Number of units.
<b>LAND</b>	
Number of acres acquired for housing	0
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	The property is owned by the Hingham Affordable Housing Trust. An affordable housing deed restriction will be placed on the property when it is sold by the Trust.

**CPA PROJECT FUNDS FROM MAHT = \$189,502**

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds = Enter dollar amount.

Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

**TOTAL PROJECT COST = \$189,502 ( Acquisition \$182,885; \$6,617 misc expenses)**





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**PHONE NUMBER:** 781-741-1494

PROJECT #6	
<b>Project name</b>	Lincoln School Apartments Potential Expansion
<b>Project address</b>	86 Central Street
<b>Approval date</b>	February 17, 2021
<b>Project status</b>	In progress
<b>Description</b>	This project is related to engineering and design services related to a potential expansion of the Lincoln School Apartments.

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	Number of units.
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	Number of acres.
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

**CPA PROJECT FUNDS FROM MAHT = \$7,427**

Other Municipal Funds = Enter dollar amount. Private Donations = Enter dollar amount.

State Funds = Enter dollar amount. Federal Funds = Enter dollar amount.

Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

**TOTAL PROJECT COST = \$14,523**

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<b>PROJECT #7</b>	
<b>Project name</b>	Clerical Services
<b>Project address</b>	Enter street number, street name, town and zip code.
<b>Approval date</b>	Date the trust approved project.
<b>Project status</b>	Completed
<b>Description</b>	Funds spent on clerical services include administrative support to the Affordable Housing Trust.

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes or No.

<b>HOUSING UNITS ANTICIPATED or CREATED</b>	
Number of new units created	Number of units.
Number of units supported	Number of units.
<b>LAND</b>	
Number of acres acquired for housing	Number of acres.
<b>AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT</b>	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

#### **CPA PROJECT FUNDS FROM MAHT = \$525**

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

**TOTAL PROJECT COST = \$525**

