



# TOWN OF HINGHAM

## Land Use & Development

June 1, 2023

Community Services Division  
1 Ashburton Place, Room 2101  
Boston, MA 02108  
Attn: Filipe Zamborlini, Community Grants Coordinator

RE: One Choice Grant Application – Housing Choice – 86 Central Street, Hingham, MA

Dear Mr. Zamborlini:

As Chair of the Hingham Affordable Housing Trust, I write in support of the Town of Hingham's ("the Town's") application for a One Stop/Housing Choice grant for roof replacement at the Lincoln School Apartments located at 86 Central Street in Hingham, MA. The Lincoln School Apartments (LSA) comprise 60 affordable rental units. Its residents are all seniors and persons with disabilities who earn 50% or less of AMI. The original building, built in approximately 1912, was a school that in 1980 was renovated and expanded, including adding a second building to the site, to be repurposed as affordable apartments.

In 2009, the Town purchased the LSA. It leases the building to the Lincoln Schools Apartments, LLC (a Limited Liability Corporation), of which the Affordable Housing Trust is the sole member. One of our Trust members serves on the LSA's board of managers.

The Town engages a management company to manage the rental of the units and interior care of the building. The Town seeks to meet the property's capital needs, including upkeep, from a line-item in the budget that is only able to provide very limited funds. The limited capital financing source, coupled with the fact the buildings are owned by a municipality, limits what the Town can outlay for capital projects such as a roof replacement. As a result, it has been difficult financially to make any large-scale improvements to the structures, and as a result the LSA has a couple of very large deferred capital improvement needs, including replacement of its roof.

The Affordable Housing Trust seeks continually to use our limited funds to increase the number of affordable homes in Hingham, as well as maintain existing units. It would be extremely helpful to our ongoing efforts if the Town were to receive the requested funding to partially offset this significant upcoming capital cost.

Sincerely,

*John J. Falvey Jr.*

Jack Falvey, Chair

Hingham Affordable Housing Trust