



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Thursday, March 22, 2023
TIME: 7:00 pm
PLACE: Remote Meeting via Zoom

Deleted: Tuesday

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

Trust Members Absent: Elizabeth Cullen, Greg Waxman
Staff Present: Jennifer Oram, Zoning Board of Appeals
Eleanor MacKay, Land Use & Development
Guest: Caitlyn Kirk

Call to Order

At 7:00 pm, Chair Falvey called the meeting to order, read the Open Meeting Law statement, and asked whether anyone is recording the meeting. No response. The Town of Hingham is recording the meeting.

Minutes Approval – February 22, 2023 and March 7, 2023

MOTION: P. Bates moved to approve the meeting minutes of February 22, 2023 and March 7, 2023.
SECONDED: L. Klein
ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; R. Winters, aye
5-0 MOTION CARRIES

Treasurer's Reports

- A. February 2023
- B. Vote to approve Treasurer's Report
The reports will be considered at the next meeting.

Commented [FJ1]: Not following this. did we vote February and defer on older reports?

Staff Update

- A. Project Updates on All projects – Jennifer Oram and Eleanor MacKay

29-31 Rhodes Circle

- The LAU application was approved by DHCD and will go to Select Board this week for signature.
- It will then will be returned to DHCD; Jottery dates will then be provided to the Trust.

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270 Central Street

- All permits have been issued. Electrical has been done.
- Project Manager, Greg Waxman, was present for the walkthrough.

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23 Ridgewood Road

- Working with Counsel to update the deed which needs to be submitted to DHCD.
- The unit is already on the SHI Subsidized Housing Inventory.

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The progress of these properties confirms that the Trust should continue to look for new single family home purchase opportunities during the Spring season.

499 Cushing Street

- The home there has opportunity for two lots
- Staff will follow-up with an engineer to begin the process of looking at options/layouts for a plan that can be bid upon.
- We need to understand the wetlands in the rear and explore access from both sides.

B. Lincoln School –Jennifer Oram and Eleanor MacKay

- The window project is substantially complete; many windows are leaking. The building is safe.
- Testing each window will determine if the problem is the building envelope or the newly-installed windows.
- Electrician evaluated electrical sockets near windows and made necessary replacements.
- The schedule for substantial capital improvements may be need to be accelerated if leakage is structure related.
- Members expressed appreciation to Ms. Oram and Ms. MacKay for their attentiveness and engagement with the Board of Managers and Corcoran.

Chairperson’s Update

A. Planning Board / ADU Study Committee By-Law Update

- Planning Board recommended By-Law amendment allowing detached ADU's but maintaining the family restriction.
- The Trust and Planning Board Chair presented at the recent Advisory Committee meeting, which is considering 3 options and took a straw vote:
 - Two members oppose detached ADU's altogether.
 - A majority were in favor of lifting the family restriction and allow detached ADU's, in line with the Study Committee recommendation and the Trust’s position.
- Multiple options will likely be presented and considered at Town Meeting, but unclear at this point what the majority AdCom view would be.
- Mr. Falvey noted that at the beginning of the process the Trust members unanimously supported lifting the family restriction in accordance with the ADU By-Law Study Review Committee’s recommendation, and invited any member that may have changed their mind to discuss the issue or raise it privately with him.

B. 2023 Operational Override Update

- Both the 2024 Budget and Override Budget have been approved by the Select Board.
- Continued staff support for the Affordable Housing Trust is included in the Override Budget but would be reduced absent the Override.
- Mr. Falvey and the Staff encouraged members to review the slide deck on Town's site and try to get people to go to Town Meeting to vote.

C. We will be presenting and adopting a standing AHT Calendar including annual reports to Select Board, AdCom

- It is important the Trust present an update of the Trust's activities to the AdCom.
- The Trust also is expected to provide a written update of the Trust's activities annually to the Select Board.

D. Communications Update

- Education and outreach is important; the draft overview slide deck remains an outstanding item but has been overtaken by more urgent priorities.

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Property Acquisition Opportunities

A. Report on market status

Tax title properties:

➤ Staff has reviewed a number of properties and will come back at a future meeting with the most promising prospects for consideration by the Trust.

➤ Market properties:

- 19 White Horse Road - Three-bedroom, 1 bath, 850 sq. ft. ranch located at
 - Developer intended to gut and renovate it but did not pull permit for the demo.
 - The developer partnership that purchased it has gone in 2 different directions.
 - Marketed at \$499,000 as a shell house without plumbing, electrical, or flooring.
 - It has a roof and 4 walls. It is an affordable opportunity but with significant investment.
 - It was agreed this would be a very substantial investment but we should keep an eye on it in the event it remains on the market.
- Comprehensive condo in Adams Court off Field Street
 - This affordable unit in a condo development is being reviewed by Counsel; it may not actually be available for sale.

Trustee Comments/Updates

There were no comments or updates.

Votes Needed by the Trust:

A. Vote to approve Dain Torpy Invoice - February
Chair Falvey reviewed and recommended paying the invoice.

MOTION: B. Ryan moved to approve payment of the Dain Torpy invoice for February 2023.

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; R. Winters, aye

5-0 MOTION CARRIES

B. Vote to approve Annual Town Report
The Trust will update last year's report by providing a brief summary of the Trust's recent activities.

MOTION: B. Ryan moved to approve the Chair to update and submit the Trust's submission for the 2022 Annual Town Report to the Select Board's office on the Trust's behalf.

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; R. Winters, aye

5-0 MOTION CARRIES

Administration

A. Next Meeting – April 26, 2023

Adjournment

MOTION: B. Ryan moved to adjourn the meeting at 7:32 pm.

SECONDED: L. Klein

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; R. Winters, aye

5-0 MOTION CARRIES

Respectfully submitted,

Dale Michaud

HAHT Minutes – 3.22.23

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Recording Secretary

A complete meeting packet of documents used for this meeting can be found at the following link:
<https://www.hingham-ma.gov/960/HAHT-Meeting-Documents>

➤ Agenda 3-22-23	➤ HAHT Project Calendar
➤ Minutes 2-22-23	➤ Project Snapshot - 29-31 Rhodes Circle
➤ Minutes 3-7-23	➤ Project Snapshot - 270 Central St.
➤ Monthly Treasurer Report - December 2022 REVISED	➤ Project Snapshot - 499 Cushing
➤ Monthly Treasurer Report - January 2023 REVISED	➤ Project Snapshot - 23 Ridgewood
➤ Monthly Treasurer Report - February 2023	➤ Lincoln School Investor Report - February 2023
➤ Treasurer Report by FY - February 2023	➤ Lincoln School Balance Sheet - February 2023

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If the view of any member has changed, or you have questions or concerns, let us know.

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In the event the Override is not approved, we need to live with the 2024 Budget.

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An annual calendar with milestone intervals should be prepared.