



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, May 10, 2023
TIME: 7:00 pm
PLACE: Remote Meeting via Zoom

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

Trust Members Absent: None

Staff Present: Jennifer Oram, Zoning Board of Appeals

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 – March 22, 2023

This item will be considered at the next meeting.

At 7:05 pm, Greg Waxman and Randy Winters entered the meeting.

Treasurer’s Reports

- A. December 2022 REVISED
- B. January 2023 REVISED
- C. February 2023
- D. March 2023

- Two payments to contractors totaling over \$50,000 for 23 Ridgewood Road and 270 Central St.
- Other costs reflected in the recent monthly reports are mostly carrying costs for the properties.

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- E. FY through March 2023 (July 1, 2022 - March 31, 2023)

- Lincoln School, two charges for engineers:
 - July 2022, \$1,918.75 for the Merrill Engineers looking at the expansion project
 - January 2023, \$175 for the Merrill Engineers looking at the expansion project
- Trust’s total expenses totaled \$114,338.66
- Income totaled about \$26,000 (\$18,000 in rental income, \$8,000 in interest)
- For the quarter, the Trust spent approx. 20% on property carrying costs and 80% on contractors and architects.
- Budget needs of \$26,000 yearly in operating/carrying costs for current properties.
 - This does not include insurance costs for the properties with exception of Cushing Street.
- Trust balance \$885,729.65 consists of: Opportunity Funds \$525,164.31, General Fund \$304,249.88, Cushing Street \$56,315.46.

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- F. Vote to approve Treasurer’s Reports

MOTION: B. Ryan moved to approve the Treasurer's Reports.
SECONDED: P. Bates
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; G. Waxman, aye; R. Winters, aye
MOTION CARRIES: 7-0

G. Property Insurance Increases

Because properties at 23 Ridgewood Road and 270 Central St. are no longer vacant and are under construction, insurance costs have tripled due to builders' risk and for contractor notes. Once properties are transferred to the new owner, unused insurance will be reimbursed to the Trust.

Town Meeting passed the Warrant Article to remove the local preference for the lottery at 270 Central Street so it is eligible to be on the SHI (subsidized housing inventory).

Staff Update

A. 2023 Operational Override Update

As a result of passage of the override, the Town posted the open position in Land Use & Development last week. Eleanor MacKay added great value to this role given that she is an architect; for example, she created the standardized template for fixtures for use in bidding out future properties.

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B. Project Updates on All Projects

29-31 Rhodes Circle

- DHCD approved the LAU (Local Action Unit) application. Town Counsel has recorded it. It went back to DHCD.
- HUD is set to release new AMI figures next week. We could release the marketing materials but they may need to be updated to reflect updates to AMI.
- Applicants must be income qualified and have a mortgage pre-approval letter at application.
- The lottery takes 60 days from the start. Occupancy should be 45 days after lottery award.
- The Trust can expect to receive a few hundred thousand dollars on the sale.

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270 Central Street

- Construction is well underway. The house is fully gutted. Bathrooms are partially complete
- Some electrical work is complete. The sliding glass door is in. The roof is done. The water is in.
- Trust members will be invited for a tour when the project is complete.
- A lottery agent has been contracted. The draft LAU is complete. It will be sent to Counsel.

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23 Ridgewood Road

- Kitchen cabinets are in. Refrigerator was not counter depth and will be replaced.
- The bathroom upstairs is installed. New walls are painted.
- This condo is already on the SHI. It could qualify as a resale which means a shorter process with DHCD and it could sell sooner.

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499 Cushing Street

- Insurance is up for renewal. The tenant has been informed the trampoline and contractors' trucks are to be removed; a business cannot be operated on the premises.
- The tenant was reminded to look for housing as he will need to vacate within the year.

C. Lincoln School

The window project is wrapping up.

- The Board of Managers is now looking more at the building envelope, roofing issues, and the extenders.
- We are holding off on the canopies for \$75,000 which would be impacted if we do a large scale repainting of the building and the envelope as well as the HVAC system.
- Windows have been tested and recaulked to assure they are not leaking.
- The building could leak if other issues are not addressed.

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Chair Falvey thanked Jennifer Oram and Elizabeth Cullen for their tireless work and involvement in the window investigation at Lincoln School apartments.

New owners of former Parish House property are planning a single family home renovation.

- We have spoken with them preliminarily about the Trust's continued interest in the particular slice of their property that we had offered to purchase from Old Ship Parish.
- Conversations are ongoing.

D. Update on Tax Title properties

P. Bates and E. MacKay toured Town owned properties to determine buildability.

- Two of 5 parcels are worthy of due diligence and may be buildable.
 - Andrews Isle at the intersection of Rockwood Road.
 - The Trust may need a zoning waiver depending on design.
 - This Site would require a Septic System.
 - The site has potential. It is suggested to move ahead with a perc test.
- Members discussed the process for any potential development of the parcels
 - Properties may need to be surveyed before a perc test is done.
 - Go to the Treasurer/Collector to get the history on the two properties.
 - Seek Select Board approval for entry on the property to obtain a plot plan and perc test; the latter should cost in the range of a few thousand dollars.
 - If the property perked and has development potential, we would then ask the Select Board to transfer property to the Trust, ultimately requiring a Town Meeting vote.

- The second parcel is located at 211 Hobart Street.
 - The lot is below street level with wetlands in the back corner.
 - The lot is .47 acres. It would need a waiver on dimensional requirement for lot size and would need additional waivers to qualify.
 - The site has potential. It is suggested to move ahead with a plot plan and perc test.
 - The Trust would be the applicant going before the Zoning Board of Appeals.
 - Chair Falvey suggested gathering multiple bids for the plot plan and perc test to take to the Select Board.

- There are 3 others that are not worth pursuing:
 - 10 Cedar Street on the corner of Central and William Streets.
 - The lot is covered with large rock outcroppings which render it unbuildable.
 - The property was identified by the Trust in 2018 and perked to build a 2 bedroom home.
 - 0 Leavitt Street near the Library
 - The property was inaccessible without walking through another resident's property.
 - There were definitely wetlands. The property require a well.
 - 2 & 6 Great Rock Road
 - There are wetlands, ledge, and standing water on the best portion of the property.

MOTION: B. Ryan moved to authorize Jennifer Oram and the Chair Falvey to spend up to \$10,000 in total for prevailing bids for plot plans and perc tests for the properties at 211 Hobart Street and Andrews Isle.

SECONDED: P. Bates

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

MOTION CARRIES: 7-0

E. Communications update

- J. Oram worked on the Affordable Housing Trust slide deck and will send to Chair Falvey.

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- F. AHT Calendar including annual reports to Select Board, AdCom
 - Members discussed the Annual Calendar commitments.

At 8:30 pm, L. Cullen left the meeting.

Chairperson’s Update

A. ADUs – Town Meeting Update

- Residents voted at Town Meeting to lift the family restriction.
- This was a remarkable effort by many people including Planning Board Chair, Judy Sneath; ADU Study Committee Chair, Jen K. Smith; members of the Affordable Housing Trust, and the Hingham Unity Council for their extensive communications in advance of Town Meeting.
- There are lots of constituencies with whom to forge relationships in Town.
- Chair Falvey thanked Jennifer Oram and Eleanor MacKay for preparing presentations to the Planning Board; Randy Winters for work before the Planning Board; Pamela Bates for developing comparable data to support ADU's as affordable in Hingham; AdCom supporters including Davalene Cooper; and members of the Trust for their input.

B. Determine sale prices for 23 Ridgewood and 270 Central St. – 60% or 80% AMI

- Members reviewed 2023 Price Calculators for 60% versus 80% AMI (area median income).
- Members discussed whether a homeowner would have more difficulty supporting the cost of the home at 60% AMI with a lower mortgage than at 80% AMI with a higher mortgage.
- The home at 23 Ridgewood will be a two-bedroom home. Price and AMI were not yet determined.
- The home at 270 Central St. will be sold at \$230,000 at 80% AMI.
 - Discussion of whether the home is assessed correctly to determine the tax payment; and whether owner could avoid PMI if they qualify under a state loan program.

C. Discuss thresholds for purchase prices & net Single Family Home investments for the Trust

- There has been discussion of 3 properties in the \$700,000 range that were on the market but quickly had multiple offers: a property across from Plymouth River School, a property on Whiting Street, a property at 53 Whiting Street.
- One member raised the possibility of partnering with a developer who could bring in State funding such as applying to DHCD for development grant funds.
- It was suggested that we follow up with Massachusetts Housing Partnership about funding for single family homes (Shelly Goehring).
- The recent prices and high demand indicate it may not be feasible to purchase single family homes in the current market.

Votes Needed by the Trust:

A. Vote to approve paving driveway at 270 Central Street

MOTION: P. Bates moved to approve payment of \$8,600 to Pilgrim Paving to pave the driveway at 270 Central Street.
SECONDED: G. Waxman
ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; B. Ryan, aye; G. Waxman, aye; R. Winters, aye
MOTION CARRIES: 6-0

Chair Falvey reviewed and recommended paying the invoice.

MOTION: B. Ryan moved to approve payment of the Dain Torpy invoice for March 2023.
SECONDED: G. Waxman

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Members who offered excellent insight into maintaining relationships with Town Boards.¶

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Report on market status ¶
There were no updates other than the three discussed above in section "C". ¶
¶
Trustee Comments/Updates ¶
There were no comments or updates.¶

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

MOTION CARRIES: 6-0

Administration

A. Next Meeting – June 21, 2023 [Includes annual Trust reorganization discussion / vote]. The meeting will be in person at Town Hall.

Matters not anticipated by the Chair within 48 hours of the meeting

- The Chair and Jennifer Oram met with Art Robert to discuss preliminarily pursuing multi-family properties.
 - As to LSA, it now appears that we would need to combine any expansion plans with major capital improvements once they are identified.

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Adjournment

MOTION: G. Waxman moved to adjourn the meeting at 9:17 pm.

SECONDED: P. Bates

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

MOTION CARRIES: 7-0

Respectfully submitted,

Dale Michaud
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/Meeting-Documents>

➤ Agenda 5-10-23	➤ HAHT Project Calendar - May 2023
➤ Treasurer's Report - December 2022 REVISED	➤ Tax Title Review
➤ Treasurer's Report - January 2023 REVISED	➤ 23 Ridgewood Crossing - 60% AMI
➤ Treasurer's Report - February 2023	➤ 23 Ridgewood Crossing - 80% AMI
➤ Treasurer's Report - March 2023	➤ 270 Central Street - 60% AMI
➤ FY - March 2023	➤ 270 Central Street - 80% AMI
➤ 270 Central Street - Snapshot	➤ HAHT Proposed Annual Calendar
➤ 23 Ridgewood Crossing - Snapshot	➤ Pilgrim Paving Quote
➤ 29-31 Rhodes Circle	➤ Hanabury and Sons Paving Quote
➤ 499 Cushing Road	

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At Town Meeting, the property was approved for private sale.
A neighbor is interested in what will be done with the property.

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One member said a perc test would not be expensive at

Page 3: [3] Deleted **Oram, Jennifer** **5/30/2023 10:11:00 AM**

Theoretically, the Select Board would support this though it has not been discussed.
Is the parcel conservation land? It is leftover land after development.

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Members discussed the difficulties of getting waivers.

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It would be an affordable housing application for the Comprehensive Permit.

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Members discussed wetlands criteria for the Conservation Commission.

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