



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, September 20, 2023

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote:

Jack Falvey, Chair
Pamela Bates, Vice-Chair
Mike Sutton
Greg Waxman

Trust Members Absent:

Elizabeth Cullen, Liz Klein, Brigid Ryan

Staff Remote:

Jennifer Oram, Zoning Board of Appeals; Donna Thompson, Land Use

Call to Order

At 7:03 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.

Welcome Michael Sutton to the Trust

J. Falvey welcomed M. Sutton at last month's meeting in absentia. Members introduced themselves and stated their background and involvement with the Trust.

Minutes Approval - August 9, 2023

MOTION: M. Sutton moved to approve the minutes of August 9, 2023.
SECONDED: G. Waxman
ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, G. Waxman, aye. Unanimous.
MOTION CARRIES: 4-0

Treasurer's Reports

July 2023

FY through June 2023

Vote to Approve Treasurer's Reports

In the absence of Treasurer, B. Ryan, this item will be reviewed and voted on next month.

Staff Update

Project Updates on All Projects

J. Oram reviewed updates and milestones toward sale of each project using the [Project Calendar - September 2023](#) as well as the [July Snapshot](#) for each property.

29-31 Rhodes Circle

Milestones for this property are nearing the end and the property was made ready for sale. The two lottery winners have both requested home inspections. The Trust is coordinating repairs and inspections toward closing on sale of both properties. J. Oram commended D. Thompson for coordinating vendors to do the repairs and meeting them on-site for a September 29 closing per Purchase & Sales agreements. Closings will occur in late October or early November. Trust members discussed pest treatment with regularity for any Trust property which goes unoccupied for a length of time as well as utilizing a contractor to remedy any pest access (utility entrances, HVAC entrances, electrical wiring, foundation cracks, entrances, small space between garage door and floor).

- Electrical work is underway
- Plumbing work is complete
- Repair to drywall in the basement separation between the units is almost complete
- A sump pump will be installed and attached to the French drain
- Condominium documents have been filed with the Registry of Deeds
- The condominium association has been set up
- The groundhog has relocated and holes have been covered up permanently
- DigSafe needs to be called as a safety measure for the termite treatment installation
- There is mouse treatment in place

23 Ridgewood Crossing

- The first lottery winner declined; runner-up winner is expected to close on the property in Q4 2023.
- A punch list of items is being accomplished
- Mouse treatment is in place

270 Central Street

Mark Coughlin and the contractor walked the site with J. Oram and D. Thompson along with the checklist prepared from the bid package. There are small housekeeping items to complete. J. Oram will reach out to EOHLC Executive Office of Housing and Livable Communities, formerly DHCD, as the LAU package has been with their office for 90 days. Once approved, the 60-day lottery process can begin for a project which was not on the SHI, Subsidized Housing Inventory.

- A large dehumidifier has been purchased for this property and will stay with the homeowner.
- Mice traps should be added if the property continues to wait for EOHLC approval. A service plan for a safety fumigate will be set up.
- Weather standardization will be installed before winter.

499 Cushing Street

The current tenant will be moving out October 1, 2023. The home is in need of overdue repairs before it can be occupied thus there will be no rental income in the meantime. Members discussed the cost of renovating the existing home as well as the goal to build a second home behind the current home on the long, narrow lot and the costs associated with this. Members discussed the feasibility of building a second home on the lot with its own septic system, driveway access issues versus seeking permitting to make the home a two-family or add on to the existing home.

Lincoln School

There hasn't been an update the past month due to vacations. J. Oram will meet with A. Robert to rejuvenate activity on the project since engineers have been busy during paving season. For the benefit of new member, M. Sutton, members reiterated the status of the building from previous meetings.

- The window project has not been closed out yet.
- Repointing the building is estimated to cost \$2,200,000
- The Town has applied for a State grant for \$500,000 to repair or replace the roof at certain areas.
- The HVAC system needs repair or replacement; apartments get very warm.
- The Town has received reports on each of these major systems for the Lincoln School Apartments.
- The Trust had hoped to add 30 units to the 60-unit Lincoln School as there is a long wait list. Town Administrators and the Selectmen support this broadly.
- D. Thompson is working on the slide deck/presentation for the Trust.

Update on Tax Title Properties

There was no update.

Communications Update

Trust members would like Hingham residents to understand why affordable housing is a priority; it is in the Master Plan. It was suggested to hold public forums to educate people and build support for affordable housing. Members discussed presenting to other Town departments at least annually to gain support as well as using multi-media and social media.

Chairperson's Update

Upcoming costs for the Trust include potential contribution to major system repairs at the Lincoln School apartments, including approximately \$500,000 potentially needed to repair/replace portions of the roof, as well as HVAC and envelope repairs needed. We also anticipate spending funds for renovations at 499 Cushing Street and potential purchases of one or more single family homes.

CPC Update

The Trust missed the CPC application deadline to apply for funds this year. We submitted the initial application 4 days business days late but the CPC determined not to waive its deadline. Funds for the following year's CPC application cycle would be available after June 30, 2025. At least 10% of CPC funding annually must be used for affordable housing needs, which in recent years has meant a minimum of approximately \$150,000 annually.

Members discussed current Trust funds available, monies available but not yet reflected in the Trust's accounts from this past year's CPC award (\$735,000), as well as proceeds expected from the sale of homes this year. The Trust potentially will have \$2,000,000 available for operations between now and July 1, 2025.

Property Acquisition Opportunities

Report on Market Status / Properties Considered Since June Meeting

P. Bates reports there are two opportunities in Hingham Woods:

304 Tuckers Lane - two-bedroom, one bathroom condo, 932 square feet for \$449,000. 2603 Hockley Drive - two-bedroom, two bathroom condo, 1002 square feet adjusted to \$449,000. P. Bates toured 304 Tuckers Lane, but not 2603 Hockley Drive. At 2603 Hockley Drive, the kitchen is original to the condominium; bathrooms look to be updated.

Hingham Woods was built in the 1980's and consists of 300 units including garden style apartments, first and second floor apartments with townhomes on the ends of each building. There are pool and tennis facilities. The condo association has been proactively managing the exterior of the building.

P. Bates compared Beals Cove with Hingham Woods. Beals Cove was built as apartments and not as condos. The quality of construction is different than that of Hingham Woods. The utilities are communal and in a separate building. Heat and hot water are included in the HOA fee. They do not have the same budget for managing exterior maintenance. Five years ago, Hingham Woods did a full building envelope project replacing windows, doors, roofs, siding, and decks. They have since added landscaping, paving all the roads, and putting in gas lines. This required a special assessment to manage this.

Members discussed factors to consider when purchasing a condominium property in a managed complex with an HOA fee, adding the property to the SHI subsidized housing inventory, etc.

Further Discussion Thresholds for SF Home Purchase Prices and Net Trust Investments

- Recent activity indicates that the Trust is currently priced out of single family starter homes, which have tended to sell above asking price as they hit the market. The Trust has to consider the additional \$100,000-\$150,000 expense to renovate a single-family starter home in addition to the \$400,000-500,000 asking price.
- Members discussed that condominiums currently appear to provide homeownership opportunities at a lower cost and timeframe to the Trust. If the Trust purchases a condominium to add to the SHI subsidized housing inventory, the homeowners HOA fee would need to be factored into a lower sale price at a cost to the Trust.

Trustee Comments/Updates - There were none.

Votes Needed by the Trust

Votes Needed to Approve Various Bills for Ongoing Projects

MOTION: P. Bates moved to approve payment to Dain Torpy for legal services in the amount of \$1,677.50.

SECONDED: M. Sutton

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, aye; G. Waxman, aye. Unanimous.

MOTION CARRIES: 4-0

MOTION: M. Sutton moved to approve payment to ClearResult in the amount of \$1,123.69 for a staff list of punch list items for 23 Ridgewood Crossing.

SECONDED: G. Waxman

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, aye; G. Waxman, aye. Unanimous.

MOTION CARRIES: 4-0

MOTION: M. Sutton moved to approve J. Oram to authorize repair not to exceed \$2,000 for punch list items at 23 Ridgewood Crossing.

SECONDED: G. Waxman

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, aye; G. Waxman, aye. Unanimous.

MOTION CARRIES: 4-0

Administration

Next Meeting - October 25, 2023

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

- There were none.

Executive Session

Executive Session under M.G.L. c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease, or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the Town. The Board will adjourn from Executive Session and will not come back out to open session.

MOTION: G. Waxman moved to enter into Executive Session at 8:19 pm to consider the purchase, exchange, lease, or value of real property. The Board will reconvene in Open Session.

SECONDED: M. Sutton

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, aye; G. Waxman, aye. Unanimous.

MOTION CARRIES: 4-0

Adjournment

MOTION: To Adjourn the meeting at 8:45PM

SECONDED: Pam Bates

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, aye; G. Waxman, aye. Unanimous.

MOTION CARRIES: 4-0

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>

Meeting Packet

➤ HAHT Agenda 9-20-23	➤ Lincoln School Balance Sheet - July 2023
➤ 8-9-23 Draft Minutes	➤ Lincoln School Investor Report - July 2023
➤ July 2023 Treasurer Report	➤ Project Calendar - September 2023
➤ FY 23-24 Report	➤ 29-31 Rhodes Circle - Inspection Repairs
➤ July Snapshot 29-31 Rhodes Circle	➤ Ridgewood Crossing - CleaResult Contract
➤ July Snapshot 270 Central Street	➤ Grainger Invoice
➤ July Snapshot 23 Ridgewood Crossing	➤ Stoddard Electric
➤ July Snapshot 499 Cushing Street	➤ HAHT Calendar - Updated