



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, November 15, 2023

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote:

Jack Falvey, Chair
Pamela Bates, Vice-Chair
Elizabeth Cullen
Brigid Ryan

Trust Members Absent:

Liz Klein, Mike Sutton, Greg Waxman

Staff Remote:

Jennifer Oram and Donna Thompson, Land Use & Development Department

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 – None; October will be reviewed at next meeting.

Treasurer's Reports

A. July, August, September 2023 Amended

Draft versions of the reports have been amended slightly due to issues with Munis financial software.

B. FY through September 2023 Amended

The Trust balance as of 9/30/23 is \$558,710.

The current balance does not reflect the \$735,000 CPC grant funds to be awarded to the Trust this year.

C. Vote to Approve Treasurers' Reports

MOTION: P. Bates moved to approve the July, August and September 2023 Treasurers' Reports as amended.

SECONDED: E. Cullen

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye. Unanimous.

MOTION CARRIES: 4-0

Chairperson's Update - None

Staff Update

A. Project Updates on All Projects

29-31 Rhodes Circle

Ms. Oram highlighted two recent developments: The closing on #31 Rhodes Circle is next week. The latest lottery winner has declined to purchase #29 Rhodes Circle.

Updates will be given on all of the other properties at the Trust's next meeting.

Property Acquisition Opportunities

A. 18K Beals Cove Road

The Trust previously authorized an offer of \$382,000 for a 2 bedroom, 1 bath condominium which has been accepted. The P&S must be entered by November 16 or we will have a penalty. A post-offer inspection was performed by a professional Home Inspector, but the offer was not contingent upon the inspection. A couple of items were discovered during the inspection, some leaky windows and a leaky bathtub, which will need a new drain. The Trust will make those repairs after purchase.

This property will likely be renovated and sold to a buyer more quickly than past projects.

Trustee Comments/Updates - None

Votes Needed by the Trust

A. Votes Needed to Approve Various Bills and Other Items for Ongoing Projects

MOTION: P. Bates moved to authorize the Chair to approve costs of the aforementioned repairs and upgrades identified in the house inspection at 18K Beals Cove Road at a cost not to exceed \$15,000.

SECONDED: B. Ryan

ROLL CALL VOTE: Unanimous.

MOTION CARRIES: 4-0

MOTION: B. Ryan moved to authorize the Chair to sign the Purchase and Sale Agreement for 18K Beals Cove Road consistent with the offer that was previously approved.

SECONDED: E. Cullen

ROLL CALL VOTE: Unanimous.

MOTION CARRIES: 4-0

Members discussed a list of punch list items for 270 Central St. identified by Staff which were not part of the scope of the rehab. These are minor issues that were missed in the specs.. The home is in excellent shape. The lottery process has begun on this property.

MOTION: P. Bates moved to authorize the Chair to approve the Punchlist items identified by Staff for 270 Central St. at a cost not to exceed \$5,500.

SECONDED: E. Cullen

ROLL CALL VOTE: Unanimous.

MOTION CARRIES: 4-0

Members discussed the list of safety repairs to shore up the vacant property at 499 Cushing St. Staff have done an inspection.

MOTION: B. Ryan moved to authorize the Chair to approve the cost of safety repairs and other household needs at 499 Cushing St. at a cost not to exceed \$5,000; the repairs will be reported at a future meeting.

SECONDED: P. Bates

ROLL CALL VOTE: Unanimous.

MOTION CARRIES: 4-0

Administration

Next meeting – The Trust agreed to move the next meeting of the Trust to December 13, 2023. J. Oram will communicate the revised meeting date to members.

Adjournment

MOTION: B. Ryan moved to adjourn the meeting at 7:31 pm.
SECONDED: E. Cullen
ROLL CALL VOTE: 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

➤ November 15, 2023 Meeting Agenda	➤ September 2023 Treasurer Report - Amended
➤ Treasurers Reports by FY thru Sept 2023 FY24	➤ HAHT November 2023 Project Calendar
➤ July 2023 Treasurer Report - Amended	➤ 499 Cushing St. Property Inspection Report Summary
➤ August 2023 Treasurer Report - Amended	➤