



## HINGHAM AFFORDABLE HOUSING TRUST

**DATE:** Wednesday, February 21, 2024

**TIME:** 7:00 pm

**PLACE:** Remote Meeting via Zoom

**Trust Members Remote:**

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

**Trust Members Absent:**

Elizabeth Cullen, Liz Klein

**Staff Remote:**

Jenn Oram, Zoning Administrator; Donna Thompson, Land Use

**Guests Remote:**

B. Black, AdCom; Ken & Michelle Schaefer, Jack Whittemore

### Call to Order

At 7:06 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 - Minutes of 8/16/23, 12/20/23, 1/17/24, 1/24/24

**MOTION:** **B. Ryan moved to approve the meeting minutes of 8/16/23, 12/20/23, 1/17/24 and 1/24/24.**

**SECONDED:** M. Sutton

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

**MOTION CARRIES:** 5-0

### Treasurer's Reports

#### **a/b) November, December 2023 & January 2024 and FY through January 2024**

Members reviewed financial reports for November 2023, December 2023, and January 2024, FY through January 2024, and monthly project snapshots. Issues with MUNIS reports have been reconciled. Project snapshots were updated to a new format.

Substantial changes in financial statements over the past few months include:

- Proceeds from sale of 31 Rhodes Circle received November 2023.
- Proceeds from sale of 23 Ridgewood Crossing received December 2023.
- 18K Beals Cove Road purchase December 2023.
- CPC funds applied December 2023.

#### **c) Vote to Approve Treasurer's Reports**

**MOTION:** **P. Bates moved to approve the Treasurer's Reports for November 2023, December 2023, January 2024, and FY 2024 through January 2024**

**SECONDED:** G. Waxman

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

**MOTION CARRIES:** 5-0

### Chairperson's Update

## a) MBTA Communities

J. Falvey and J. Oram attended the Planning Board MBTA Communities meeting on 2/12/2024.

Although MBTA Communities doesn't directly address affordable housing:

- MBTA Communities creates zoning that will allow for more multi-family housing in areas served by the MBTA.
- At least 10% of housing created as a result of MBTA Communities is expected to be affordable.
- As housing supplies increase, rents should decrease and/or stabilize in Hingham.
- Non-compliance will result in the loss of some grant funding for the Town and for the Trust, although CPC funds may not be affected.

J. Falvey shared the Planning Board's public hearing presentation, available at: <https://www.hingham-ma.gov/960/Meeting>, and provided a summary:

- Rezoning to comply with MBTA Communities requires a warrant article at Town Meeting.
- Hingham is required to be in compliance by December 31, 2024.
- Five acres near French Street and Hobart Street are under consideration as by-right multifamily zoning.
- Other areas under consideration include land near Hingham Shipyard and on Beal Street.

Jack Whittemore, 200 Old Hobart Street

J. Whittemore said that he understood that Planning was no longer considering the parcels near French Street and Hobart Street and asked for clarification. J. Falvey said that to date no parcels under consideration have been ruled out.

Members discussed writing a letter to the Planning Board that supports the zoning model proposed by the Planning Department to comply with MBTA Communities.

**MOTION:** P. Bates moved to authorize the Chair to draft a letter to the Planning Board in support of the MBTA Communities plan developed by Town Planning Staff.

**SECONDED:** B. Ryan

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

**MOTION CARRIES:** 5-0

## b) Multi-family

See b) Lincoln School below.

## c) Warrant Articles - Discussion and Vote to Withdraw Hobart Street Article

Members discussed withdrawing the Hobart Street Warrant Article.

- MBTA Communities Law compliance and proposed zoning bylaw changes currently take precedence.
- The Trust can withdraw the proposed 2024 Warrant Article but move forward with due diligence.
- The Trust will plan to resubmit the article in 2025 if due diligence shows the properties are suitable for development.

**MOTION:** M. Sutton moved to request to withdraw from consideration for the 2024 Annual Town Meeting Warrant the article requesting transfer of 211 Hobart Street and 213 Hobart Street to the Affordable Housing Trust.

**SECONDED:** G. Waxman

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

**MOTION CARRIES: 5-0**

**Staff Update**

**a) Project Updates**

There is a lack of available “new homeowner” training in Massachusetts. New HAHT owners are turning to Staff for home ownership guidance. Staff has reached out to Town Counsel for guidance.

**ACTION: B. Ryan will gather available information from Rhode Island and other local and national resources.**

i. 29-31 Rhodes Circle

The 29 Rhodes Circle property has been sold and will be added to the Subsidized Housing Inventory.

ii. 270 Central Street

The first lottery winner turned down the opportunity, and the second winner is currently seeking financing. Closing is planned for the end of March.

iii. 499 Cushing Street

The home has been secured. Staff is getting quotes for siding and roofing repairs. Staff is in the process of reaching out to Merrill to have the property re-staked, assessed for access and wetlands, and to begin discussions about the possibility of a comprehensive permit.

iv. 18K Beal's Cove Road

The Local Action Unit application is with the State; approval is expected in 2-3 months. Bids for the proposed renovation project are due in March.

**b) Lincoln School**

Lincoln School Apartments Board of Managers is hoping to assess capital needs and evaluate the possibility of an expansion at Lincoln School Apartments through a feasibility study funded by the Trust. The Trust hopes to gain support of Town Administrators and the Select Board.

**c) Other**

Report on Market Status - Property Acquisitions

There is currently nothing available for the Trust to consider.

**Administration** - Next meeting - March 27, 2024

**Votes Needed by the Trust**

**a) Votes Needed to Approve Various Bills and Other Items for Ongoing Projects**

**MOTION:** B. Ryan moved to approve an inspection of the septic system at 270 Central St. which is needed to provide an updated Title V for the inspection for the closing. Inspection will be conducted by Ralph Schumer and will not exceed \$1,000. The price will include an inspection, drafting of the report, and

pumping if needed.

**SECONDED:** M. Sutton

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

**MOTION CARRIES:** 5-0

**MOTION:** M. Sutton moved to authorize the Chair to finalize the draft of the Affordable Housing Trust Annual report for submission by March 1, 2024.  
**SECONDED:** G. Waxman  
**ROLL CALL VOTE:** P. Bates, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye; G. Waxman, aye.  
**MOTION CARRIES:** 5-0

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

Communications Update - There are no updates to report.

**ACTION:** J. Falvey hopes the HAHT slide deck can be finalized within the next 30 days.

**Adjournment**

**MOTION:** B. Ryan moved to adjourn the meeting at 8:31 pm.  
**SECONDED:** M. Sutton  
**ROLL CALL VOTE:** P. Bates, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye; G. Waxman, aye.  
**MOTION CARRIES:** 5-0

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 Documents**

- February 21, 2024 Meeting Agenda
- Financial Reports FY - January 2024
- Financial Report November 2023
- Financial Report December 2023
- Financial Report January 2024
- 29-31 Rhodes Circle Project Snapshot
- 270 Central Street Project Snapshot
- 23 Ridgewood Crossing Project Snapshot
- 499 Cushing Street Project Snapshot
- 18K Beal's Cove Road Project Snapshot
- HAHT Project Calendar February 2024
- MBTA Communities-Planning Board Presentation 2/12/24
- Milton Article Number One
- Milton Article Number Two