



## HINGHAM AFFORDABLE HOUSING TRUST

**DATE:** Wednesday, March 27, 2024

**TIME:** 7:00 pm

**PLACE:** Remote Meeting via Zoom

**Trust Members Remote:**

Pamela Bates, Vice-Chair

Liz Klein

Brigid Ryan

Mike Sutton

**Trust Members Absent:**

Elizabeth Cullen, Jack Falvey, Greg Waxman

**Staff Remote:**

Jenn Oram, Zoning Administrator; Donna Thompson, Land Use

### Call to Order

At 7:04 pm, P. Bates called the meeting to order and disclosed the Town is recording the meeting.

### Minutes Approval - Minutes of 2/24/24

This item will be postponed to a future meeting.

### Treasurer's Reports

**A. February 2024**

**B. FY through February 2024**

**C. Vote to Approve Treasurer's Reports**

**MOTION:**

**B. Ryan moved to approve the Lincoln School Apartments LSA Treasurer's Report for February 2024 as well as the FY Report through February 2024.**

**SECONDED:**

M. Sutton

**ROLL CALL VOTE:**

P. Bates, aye; L. Klein, aye; B. Ryan, aye; M. Sutton, aye.

**MOTION CARRIES:**

**4-0**

### Chairperson's Update

**A. MBTA Communities**

Two HAHT members attended the Planning Board hearings on MBTA Communities. Residents who live close to the proposed multifamily parcels on French Street expressed gratitude that the Planning Board took the time to hear their concerns.

**B. Multi-family / LSA Feasibility Study** - This item will be postponed until a future meeting.

**C. Warrant Article**

The Planning Board voted to recommend that Town Meeting amend the Zoning By-Law by adopting the "MBTA Communities Multifamily Housing" zoning article that included the French St. parcel and not the Beal Street parcels. The Planning Board has withdrawn the alternate Beal Street Article.

### Staff Update

**A. Project Updates**

Renewal construction insurance policies for 18K Beals Cove Road and 499 Cushing Street are on one ride; the construction policy is \$11,000 annually. An insurance refund was issued for 23 Ridgewood Crossing.

**29-31 Rhodes Circle** - This item will be postponed until a future meeting.

**270 Central Street** - The sale of this property successfully closed.

**499 Cushing Street** - This item will be postponed until a future meeting.

**18K Beal's Cove Road**

Three bids were submitted for the work to be done. Bids ranged between \$25,000 and \$63,000. The winning bid, M. J. Connors, Inc., performed the renovations at 23 Ridgewood Crossing. Staff has filled out the condo association's architectural control forms to complete the required work but the condominium association has yet to approve the renovations. Staff is getting legal advice from Town Counsel regarding delays and push-back from the condo association.

**B. Tax Title Properties - Next Steps**

Staff will schedule engineering review of the second Hobart Street parcel after Town Meeting in April. As the spring has been extremely wet; drainage calculations may need to be delayed until August.

**C. Lincoln School**

During the March 2024 Lincoln School Apartments BOM meeting, capital need projects including air flow, ADA compliance, and smaller safety projects, were reviewed. BOM also discussed a feasibility study to address larger capital needs repairs and possible LSA expansion options. Jenn will schedule a meeting with LSA < HAHT and Staff to discuss feasibility study requirements; she will also provide examples of existing feasibility studies and a list of consultants in other towns.

**D. Other**

**Report on Market Status - Property Acquisitions**

The price range for properties is limited with a one-bedroom, one-bath property listed at \$699,000 in the shipyard. Five properties under \$700,000 are under agreement.

**Trustee Comments and Updates**

**Hingham Woods and Beal's Cove**

The Hingham Woods condominium association bylaws prohibit affordable housing within the development. HAHT members discussed whether this was an enforceable restrictions. The Trust will continue to search for housing across all developments in town. HAHT may request that Town Counsel prepare a letter that explains Fair Housing Laws to condo associations.

**Administration** - Next meeting - April 17, 2024

**Votes Needed by the Trust**

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

**MOTION:** B. Ryan moved to authorize payment of \$545 for Stoddard Electric to inspect the electrical panel at 18K Beal's Cove Road and to authorize payment of \$275 to Dain Torpy, Town Land Counsel, for various support to the Trust.

**SECONDED:** M. Sutton

**ROLL CALL VOTE:** P. Bates, aye; L. Klein, aye; B. Ryan, aye; M. Sutton, aye.

**MOTION CARRIES:** 4-0

**MOTION:** M. Sutton moved to authorize the Trust to engage with MJ Connors, Inc., the lowest bidder to the Request for Proposal, for all work at 18K Beal's Cove Road, for the bid amount of \$25,000 plus possible change orders; and to authorize the Chair and Staff to process, authorize, and sign all related documents, contracts, etc. related to this bid/procurement.

**SECONDED:** B. Ryan

**ROLL CALL VOTE:** P. Bates, aye; L. Klein, aye; B. Ryan, aye; M. Sutton, aye.

**MOTION CARRIES:** 4-0

**MOTION:** M. Sutton moved to authorize the Chair to sign the insurance quote for coverage for both 499 Cushing St. and 18K Beal's Cove Road. The amount quoted is +/- \$11,000.

**SECONDED:** B. Ryan

**ROLL CALL VOTE:** Unanimous

**MOTION CARRIES:** 4-0

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

Communications Update - There are no updates to report.

**ACTION:** The slide deck must be ready for presentation to the Advisory Committee in June.

**Adjournment**

**MOTION:** B. Ryan moved to adjourn the meeting at 7:31 pm.

**SECONDED:** M. Sutton

**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>