



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, October 23, 2024

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Present: Pamela Bates
Jack Falvey
Liz Klein
Mike Sutton

Trust Members Absent: Elizabeth Cullen, Brigid Ryan, Greg Waxman

Staff Members Present: Jenn Oram, Zoning Administrator; Donna Thompson, Land Use and Development

Call to Order

At 7:06 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Minutes Approval - July, August, September meetings

MOTION: P. Bates moved to approve meeting minutes for July 17, 2024, August 14, 2024 and September 25, 2024.

SECONDED: M. Sutton

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; M. Sutton, aye.

MOTION CARRIES: 4-0

Treasurer's Reports

- A. **July, August, September 2024** - Reports have been reviewed and will be discussed at the next meeting.
- B. **FY through September 2024** - Reports will be discussed at the next meeting.
- C. **Vote to approve Treasurer's Reports** - The vote was postponed.

Chairperson's Update

A. CPC Final Application Update

- The Trust is requesting \$500,000 in housing funds. There were no requests for CPC housing funds in 2023, so the carryover amount will be available for community housing applications this year; the Trust is the only community housing applicant.
- Trust members discussed current CPC applications and past awards. 10% of CPC funds must be put toward four areas annually, including community housing. Since its commencement, 16% of CPC grants have gone to community housing;
- Jenn Oram updated the trust on the process and timeline. Pending CPC applications are posted on their website. CPC awards timeline:
 - November 6, 2024- the Trust presents its application to CPC.

- January 8, 2025 - Final presentations to CPC.
- January 15, 2025 - CPC votes on grant applications that will be moved to Annual Town Meeting.

B. AdCom Update - AHT will present an update on December 3, 2024. M. Sutton and J. Falvey will attend.

C. Multi-Family – There has been no progress since the last Trust meeting. The Town is considering a Warrant Article regarding options for Lincoln School Apartments for the April Town Meeting.

Staff Update

A. Project Updates - Votes Will Be Requested Below

- **499 Cushing St.** - Merrill Engineering performed perc tests for rear of property. Subdividing the parcel will be contingent upon driveway access to the rear lot that avoids septic and wetlands. An updated proposal is being drafted. Members viewed the GIS map on the Town web site.
- **18K Beal's Cove Road** - The closing date was rescheduled for November 11, 2024 due to loan documentation issues.
- **21B Beal's Cove Road** - The Condominium Association approved work to be done by the contractor; work will begin in the next two weeks. The LAU/LIP application has been with EOHLC for a few weeks; Staff will request approval from Select Board once the application is approved by the State.

B. Tax Title Properties

- **211 and 213 Hobart St.** – Trust members discussed a proposed contract with Morse Engineering to perform site tests to be witnessed by a Board of Health agent and reviewed the GIS map for the property. Members discussed the phased scope of work cost, Site Plan Review, and Access License to perform testing. Members reviewed concerns from neighbors regarding the property. Staff will let neighbors know that Morse will be on site performing testing and will welcome conversation with community members.

MOTION: P. Bates moved to authorize the Chair to sign the agreement and related Procurement Contract with Morse Engineering to conduct the requested scope of work for the review of 211 and 213 Hobart Street.

SECONDED: M. Sutton

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; M. Sutton, aye.

MOTION CARRIES: 4-0

MOTION: M. Sutton moved to authorize the Chair to sign the Access License agreement for Morse Engineering Co. for access to 211 and 213 Hobart Street.

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; L. Klein, aye; M. Sutton, aye.
MOTION CARRIES: 4-0

- C. **Lincoln School** - Town Staff met with Lincoln School Apartments Board of Managers this week and the newly-installed air handlers are working well. Staff is working on the annual budget as well as plans to improve Wi-Fi and cellular service in the building.
- D. **Next Meeting of the Trust** - Wednesday, November 20, 2024
Wednesday, December 11, 2024 (in-person)
- E. **Other** - There was no update.

Trustee Comments and Updates

- A. **Market Update** – Market activity has been light.
 - **170 Rockland St.**, \$160,000 mobile home - There is no way to deed restrict the land, so the unit was not considered.
 - **Beal's Cove** – Staff and Trust members looked at an available unit; there were concerns around building access during the walk-through, so the property wasn't considered.
 - **Hingham Woods** – One two-bedroom unit available at Hingham Woods. There are presently deed restrictions against affordable housing at Hingham Woods, but Town counsel informed Staff that deed restrictions prohibiting affordable housing are likely illegal. The Trust will engage counsel to address this issue, if necessary.

ACTION: P. Bates will investigate the property at Hingham Woods; D. Thompson will review building permits for the unit.

Members discussed the cost to renovate a condominium and net cost to the Trust upon sale. The Trust is budgeting to acquire up to three condominiums over the next 18 months.

Additional Votes Needed by the Trust

- A. **Votes Needed to Approve Various Bills and Items for Ongoing Projects** - There were none.

Matters not anticipated by the Chair within 48 hours of the meeting - There were none.

Adjournment

MOTION: M. Sutton moved to adjourn the meeting at 8:05 pm.
SECONDED: P. Bates
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>

DRAFT