



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, November 20, 2024

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Present: Pamela Bates
Jack Falvey
Brigid Ryan
Mike Sutton

Trust Members Absent: Elizabeth Cullen, Liz Klein, Greg Waxman

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

Call to Order

At 7:12 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Minutes Approval - August 28, 2024 and October 23, 2024 meetings

MOTION: M. Sutton moved to approve meeting minutes of August 28, 2024 and October 23, 2024.

SECONDED: P. Bates

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

MOTION CARRIES: 4-0

Treasurer's Reports

A. July, August, September, October 2024

- The trust discussed specific expenses and expense levels during the four months under review.

B. FY through October 2024

- Fiscal Year 2024 opening balance as of July 1 = \$1,427,977.53
- The trust discussed specific expenses and receipt items during the four months under review.

C. FY balance through November 20, 2024 - \$1,399,176.58

D. Vote to approve Treasurer's Reports

MOTION: P. Bates moved to approve Treasurer's Reports for July, August, September, October 2024 and Fiscal Year 2024 through October 2024.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

Chairperson's Update

A. CPC Presentation Update

- The Trust requested \$500,000 in CPC funding. The Trust aims to have \$500,000 in reserves to address opportunities that may arise.
- Members discussed the November 6, 2024 HAHT presentation to CPC.
 - The Trust provided clarification on replenishment of HAHT funds and explained that since it buys properties at market and sells at affordable levels, the annual request for CPC funds will remain essential.
 - CPC members commended D. Thompson and J. Oram for their detailed work on spending and financial projections.
- Final presentations to CPC on January 8, 2025.

B. AdCom Update - Carol Tully is the HAHT liaison to the AdCom Committee.

ACTION: J. Falvey and M. Sutton will present an HAHT update on December 3, 2024.

C. Multi-Family - There were no updates.

Staff Update

A. Project Updates - Votes will be requested below.

- **499 Cushing Street** – Engineering work is under way.
- **18K Beal's Cove Road** - The property was sold on November 18, 2024 and will be added to the State's Subsidized Housing Inventory (SHI).
- **21B Beal's Cove Road** - The LAU/LIP application has been with the State for a few weeks.

The Town's new Procurement Manager toured both 21B Beal's Cove Road property, under construction, and the finished property at 18K Beal's Cove Road with Staff earlier this week.

B. Tax Title Properties

- **Hobart Street** - An Access License was obtained from the Town Administrator. Neighbors were notified of proposed work and Morse Engineering will begin wetlands delineation soon. The perc testing application was submitted to the Health Department and DPW. If results show that building a home on the lot is viable, the Trust will consider a draft Warrant Article in December.

C. Lincoln School - The 2025 budget was completed and submitted to the Select Board. The next meeting will be November 26, 2024.

At 7:45 pm, B. Ryan left the meeting. At 7:47 pm, B. Ryan joined the meeting.

D. Next Meeting of the Trust - Wednesday, December 11, 2024 (in-person)

E. 2025 HAHT Calendar - The calendar will be distributed to members by email.

F. Beal's Cove Village Condominium Annual Meeting, 12/02/24 -

ACTION: D. Thompson will attend on behalf of the Trust.

G. Other - Communication

- The HAHT slide deck is in the Meeting Packet and on the HAHT web site.
- The Unity Council has requested a presentation by HAHT. This will occur this winter.

H. Market Update - Members discussed condominium properties in Beal's Cove Village and at Hingham Woods.

ACTION: P. Bates will schedule showings for Trust members to view 3 condominiums next week. D. Thompson will pull building permits.

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:	B. Ryan moved to adjourn the meeting at 7:55 pm.
SECONDED:	M. Sutton
ROLL CALL VOTE:	P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.
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>