



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, December 11, 2024
TIME: 7:00 pm
PLACE: North Hearing Room
Hingham Town Hall
210 Central Street, Hingham MA 02043

Trust Members Present: Jack Falvey
Pamela Bates
Mike Sutton
Elizabeth Cullen
Liz Klein
Brigid Ryan

Trust Members Absent: Greg Waxman

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

Call to Order

At 6:09 pm, J. Falvey called the meeting to order.

Minutes Approval – November 20, 2024 meeting

MOTION: P. Bates moved to approve meeting minutes of November 20, 2024.

SECONDED: M. Sutton

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; M. Sutton, aye; J. Falvey, aye.

MOTION CARRIES: 4-0

Treasurer's Reports

a) **November 2024**

- The Trust discussed income and expenses for November 2024; larger expenses included engineering costs for Tax Tile and 499 Cushing Street and contractor expenses for 21B Beals Cove Road. Sales proceeds for 18K Beals Cove Road, \$222,000, were included in November.

b) **FY through November 2024**

- The current Trust balance is approximately \$1.6 M.

c) **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: E. Cullen

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; M. Sutton, aye; J. Falvey, aye.

MOTION CARRIES: 4-0

B. Ryan joined the meeting at 6:12 pm.

Chairperson's Update

a) AdCom Update

- Trust members M. Sutton and J. Falvey attended the December 3, 2024 AdCom meeting and provided a six-month HAHT update.
- Topics of discussion included current projects, tax title properties, the Trust budget, and multi-family opportunities.

b) Unity Council Meeting

- The Unity Council meeting is Tuesday, December 17th; P. Bates and J. Falvey are planning to attend; J. Oram and D. Thompson have a schedule conflict and cannot attend.

c) 499 Cushing Street

- The property perced well.
- The Trust, with neighbor support, is exploring opportunities to purchase additional land nearby.
- J. Falvey, P. Bates, and Staff will walk the property on December 12th.

L. Klein joined the meeting at 6:18 pm.

d) Multi-Family

- The Trust discussed Lincoln School Apartments and will look out for other possible multi-family opportunities.
- M. Sutton, J. Falvey, and B. Ryan will form a “task force” to keep conversation going.

Staff Update

a) Project Updates

- **499 Cushing Street** – Engineering work is under way.
- **18K Beal's Cove Road** – The property sold and the new residents moved in in November.
- **21B Beal's Cove Road** – Renovations are moving along quickly. The LAU/LIP application is in its final stages.

b) Tax Title Properties

- Staff informed neighbors about the engineering work and will continue to update them, as needed.
- The Hobart Street properties were perced yesterday; the middle of the property was wet, so the Trust may need to request two properties for one house.
- Staff is meeting with Town Counsel tomorrow to discuss options for Warrant Article.
- The Trust may need to make a vote in January 2025.

c) Lincoln School – This issue was discussed during the Chair’s Update.

- d) **Next Meeting of the Trust** – Wednesday, January 22, 2024
- e) **2025 HAHT Calendar** – 2025 HAHT calendar was distributed to Trust members; a mistake was noticed, so it will be updated and emailed within the next few days.
- f) **Beal’s Cove Village Condominium annual meeting – Update**
 - D. Thompson attended the Beal’s Cove Village Condo Trust meeting on behalf of the Trust on Monday night; the meeting was well attended and the association appears to be well managed.
- g) **SHI Monitoring**
 - Staff is working on a monitoring project; they are currently awaiting response from Town Counsel.
 - Staff had a good conversation with Mass Housing Partnership (MHP) about subsidized housing and market rate rents at SHI properties in Hingham.
 - MHP and the Town are open to a dialogue with other South Shore towns around monitoring SHI properties.
- h) **Other** – There were no other topics discussed.

Market Update – Market update will be provided in January 2025.

Additional Votes Needed by the Trust – There were no additional votes needed.

Executive Session

MOTION: B. Ryan moved that that the Trust enter into under M.G.L. c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease, or value of real property if the Chair declares that an open meeting may have a detrimental effect on the negotiating position of the HAHT. The Board will not reconvene in Open Session, but instead adjourn from Executive Session.

SECONDED: P. Bates

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

MOTION CARRIES: 6-0

The meeting will adjourn in Executive Session.

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>