



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, January 22, 2025

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Present:

Pamela Bates
Elizabeth Cullen
Jack Falvey
Brigid Ryan
Mike Sutton

Trust Members Absent:

Liz Klein, Greg Waxman

Staff Members Present:

Jenn Oram, Zoning Administrator
Donna Thompson, Land Use and Development

Call to Order

At 7:04 pm, ~~J. Falvey~~ Chair Falvey called the meeting to order, read the Open Meeting Law statement, and asked whether anyone was recording the meeting. No response. Chair Falvey announced that the Town of Hingham was recording the meeting.

Minutes Approval - December 11, 2024

MOTION: B. Ryan moved to approve meeting minutes of December 11, 2024.
SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye.
MOTION CARRIES: 5-0

Treasurer's Reports

- a) **December 2024**
- December 2024 income and expenditures included proceeds from sale of 18K Beal's Cove Road as well expenses for 499 Cushing Street and 21 Beal's Cove Road.
 - December 2024 opening balance \$1,606,780.50; end balance \$1,593,067.81.
- b) **FY through December 2024**
- Fiscal Year 2024 opening balance was approximately \$1,470,000. December 2024 end balance \$1,593,067.81.
- c) **Vote to approve Treasurer's Reports**

MOTION: P. Bates moved to approve the December 2024 Treasurer's Reports and Fiscal Year 2024 Financial Statements.
SECONDED: B. Ryan
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye.
MOTION CARRIES: 5-0

Chairperson's Update

- a) **CPC Application Update**
- Trust applied for \$500,000 and was awarded \$700,000 for this cycle.
 - Members discussed FY 2025 CPC applications and strategies projected uses for funds in upcoming year.
- b) **Multi-Family**
- Multifamily opportunities are still under discussion and will be presented to Trust members at a later date.
- c) **499 Cushing Street Update** – Will be discussed during Staff Update.
- d) **Unity Council Meeting**
- Trust members J. Falvey, P. Bates, and M. Sutton attended the Unity Council meeting and presented an abbreviated HAHT slide deck.
 - Trust and Council members discussed how the Council might assist with welcoming new SHI families to town.
 - The Council would like to appoint a liaison to the Trust and meet with Town Staff and SHI homeowners for further discussion.
 - The Trust thanked Unity Council members for rallying people to attend Town Meeting.

Staff Update

- a) **Project Updates - Votes will be requested below.**
- **3H Beal's Cove Road** - A Purchase and Sales agreement was signed; closing date is April 4, 2025. The current owner will replace existing kitchen outlets with GFCI outlets and request that the condo association repair the puncture in the exterior air handler.
 - **499 Cushing Street** – Staff and Trust members B. Ryan and J. Falvey walked the property in December 2024. The initial engineering proposal was received from Merrill Engineering; Staff met with them to review the proposal. A neighbor offered to sell a portion of land to the Trust. ACTIONS: Staff will speak with Michael Silveira in Planning regarding driveway siting concerns. Staff will meet with Procurement about renovating the existing front home; issues to consider include site safety during renovation and constructions and limiting impact to the neighborhood.
 - **21B Beal's Cove Road** - The renovation contract extension is in place through mid-February, however, the flooring is backordered, so the contract may need to be extended. The ~~LAU is still with~~EOHLC has yet to issue approval of the Local Action Unit (LAU); once received, the lottery process will begin.
 - Staff met with Town Sustainability Coordinator, Patricia Burke, who will write sustainable practices for affordable housing energy guidelines. ACTION: Invite the Sustainability Coordinator to present the initiatives to the Affordable Housing Trust next month.
- b) **Tax Title Properties - Votes Needed for Auction**

- Initially, the Trust planned to ask the Town to transfer ownership of the Hobart Street properties through a Town Meeting Warrant Article; however, laws regarding tax title properties changed Fall 2024.
- J. Falvey and Staff met with Counsel to discuss new law in December 2024.
- The Town will plan to auction the property in April 2025; any site development will be subject to an affordability deed rider.
- The Trust and other potential affordable housing developers will be required to bid on the property.
- Staff will follow up with Counsel to discuss ~~possible-appropriate~~ affordable housing auction language to ensure that any development on the Hobart Street parcels will contain appropriate deed restrictions.

c) **Lincoln School** - Capital projects updates under consideration include ADA signage, railings and updates to the building, including hallways.

d) **Subsidized Housing Inventory (SHI) Monitoring** –

- Staff is working to update monitoring process for Hingham SHI properties.
- Staff met with MAPC (Metropolitan Area Planning Council) to discuss monitoring issues.
- MAPC hopes to create a South Shore office to help with SHI monitoring. ~~N~~ next meeting between Staff and MAPC is February 2025.
- Trust members discussed the downstream impact to the Trust ~~when-if~~ SHI homeowners do not maintain SHI properties.

e) **Additional Property Offer** – Per votes in Executive Session by the Trust and Select Board, The Trust made an offer in December 2024 was placed for another condo unit in addition to Beals Cove 3H, where we have proceeded to the P&S; no response was received from the realtor. ACTION: J. Oram will follow up with realtor within the next few days to try to understand why we received no response to the offer.

f) **Next Meeting of the Trust** – January 27, 2025

Trustee Comments and Updates

a) **Market Update** – Pam Bates reported that the market is relatively quiet, as is typical for the season; properties new to the market are higher than the Trust's price point.

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Additional Votes Needed by the Trust

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

MOTION: P. Bates moved to approve \$1,054.50 to Bogle DeAscentis & Coughlin for outside counsel fees.

SECONDED: M. Sutton

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

MOTION CARRIES: 5-0

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 7:58 pm.
SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye.
MOTION CARRIES: 5-0
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>

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