



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, February 26, 2025

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: 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
Patricia Burke, Sustainability Coordinator

Guest: John Borger, 53 Lafayette Ave

Call to Order

At 7:05 pm, 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 - January 22, 2025

MOTION: M. Sutton moved to approve meeting minutes of January 22, 2025.

SECONDED: P. Bates

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

MOTION CARRIES: 4-0

Treasurer's Reports

- a) **January 2025**
- January 2025 opening balances \$1,593,067.81; end balance \$1,584,004.38.
 - January 2025 income and expenditures included purchase and sales expenses for 3H Beal's Cove Road and an insurance refund for 18 Beal's Cove Road.
- b) **FY through January 2025**
- Fiscal Year 2025 opening balance was approximately \$1,470,000; January 2024 end balance \$1,584,004.38.
- c) **Vote to approve Treasurer's Reports**

MOTION: P. Bates moved to approve the January 2025 Treasurer's Reports and Fiscal Year Financial Statements.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

Sustainability Coordinator Presentation

a) **Patricia Burke, Town of Hingham Sustainability Coordinator**

- Ms. Burke discussed Town sustainability efforts and described the role of the Sustainability Coordinator across Town departments.
- She plans to collaborate with D. Thompson and J. Oram on potential opportunities for SHI properties to incorporate energy efficiency guidelines into future housing projects, while also maximizing rebates and energy efficiency options.

ACTION: P. Burke will make the Green Communities Report available to B. Ryan.

Chairperson's Update

a) **Multi-Family** - This item will be discussed in Executive Session.

b) **499 Cushing Street Update** - This item will be discussed in Executive Session.

c) **Joint Effort on HUC on Welcoming New Owners**

- Trust members will rotate each six months to serve on an ad hoc basis on committee with HUC representatives to welcome new SHI families to Hingham.
- D. Thompson and the Unity Council representative to develop a welcome process for new affordable housing residents.
- M. Sutton volunteered to serve as first representative.
- Trust members were interested to learn more about resident welcome package delivered by Hingham Newcomers.

ACTION: D. Thompson will follow-up with the affordable housing resident willing to speak with the Unity Council about their experience.

Staff Update

a) **Project Updates** - Votes will be requested below.

- Trust members discussed utilizing energy grants and rebates to update energy systems, replacing gas stoves with electric induction, and offering cookware starter sets to new homeowners.
- Any new construction homes will utilize with the assistance of the Sustainability Coordinator.
- **3H Beal's Cove Road** - A Purchase and Sales agreement was signed In January 2025, and the closing is scheduled for 4/4/25. Anticipated repairs include cosmetic updates, energy efficient lighting and Energy Star appliances, as well as some repairs to the exterior of the building; however, the condo association is responsible for the building envelope.
- **499 Cushing Street** – Staff and Trust members discussed energy efficient options that may be subsidized by HMLP.
- **21B Beal's Cove Road** – The property will be in the lottery process soon. Chair Falvey will sign the Deed Restriction once approved by the Select Board.
- **9 Adams Court** - The lottery closed on February 25. There were 40 lottery applications.

- b) **Tax Title Properties - Votes Needed for Auction** - This item will be discussed in Executive Session.
- c) **Lincoln School** - There were no updates.
- d) **SHI Subsidized Housing Inventory Monitoring** - There is no update at this time.
- e) **Other** - There were no updates.
- f) **Next Meeting of the Trust** - Wednesday, March 26, 2025

Trustee Comments and Updates

- a) **Market Update** - A Hingham Woods condominium was on the market two days before an offer was made. There is a 25%-30% turnover of units there.

Additional Votes Needed by the Trust

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

MOTION: P. Bates moved to pay MJ Connor Company, Inc. \$16,390.32; the invoice includes payments for Change Order #1 (\$425.00), Change Order #2 (\$973.32), and final payment (\$14,992.00) for 21B Beal's Cove Road.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

MOTION: P. Bates moved to pay the invoice of \$910.35 to Hingham Oil for fuel oil at 499 Cushing Street.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

MOTION: P. Bates moved to pay the invoice of \$300 to Solstice Landscaping for Emergency snow and ice removal at 499 Cushing Street.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

MOTION: P. Bates moved to pay the invoice of \$3,150 to Morse Engineering for engineering fees at the Hobart Street property.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

b) Vote to request a Trust Member be appointed by the Select Board to the Lincoln School Apartments Board of Managers

- Liz Cullen currently serves on the Board of Managers as the Trust liaison.
- Chair Falvey volunteered to serve as the second Trust liaison.

MOTION: B. Ryan moved to appoint Jack Falvey to the Lincoln Apartments Board of Managers.

SECONDED: P. Bates

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

MOTION CARRIES: 4-0

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

John Berger, Hingham Net Zero, discussed the possibility for including passive homes in the Affordable Housing Trust portfolio. The proposed homes would include high energy standards, solar roof panels, and zero utility costs for the homeowner.

Executive Session: 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 Town.

MOTION: P. Bates moved to enter into Executive Session at 7:58 pm and not return to Open Session. The Trust will adjourn from the Executive Session.

SECONDED: M. Sutton

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

MOTION CARRIES: 4-0