



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, March 26, 2025

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Elizabeth Cullen
Jack Falvey
Brigid Ryan

Trust Members Absent: Liz Klein, Mike Sutton, Greg Waxman

Staff Members Present: Jenn Oram, Zoning Administrator

Call to Order

At 7:00 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 - February 26, 2025

MOTION: P. Bates moved to approve meeting minutes of February 26, 2025.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

Treasurer's Reports

- a) **February 2025** - This item will be discussed at the next meeting.
- b) **FY through February 2025** - This item will be discussed at the next meeting.
- c) **Vote to approve Treasurer's Reports** - This item will be discussed at the next meeting.

Chairperson's Update

- a) **Multi-Family** - There was no update.
- b) **499 Cushing Street Update** - There was no update.
- c) **Unity Council Meeting Update** - M. Sutton and D. Thompson are collaborating with a Unity Council member to develop a Welcome Procedure for new affordable housing homeowners.

Staff Update

- a) **Project Updates** - Votes will be requested below.
- **3H Beal's Cove Road** – The closing for purchase was March 25, 2025.
 - **21B Beal's Cove Road** – Counsel for both the Town and State finished their reviews of the Regulatory Agreement (RA), and the Select Board authorized the Town Administrator to sign it. Once the Trust and Town Administrator sign the RA, it will be returned to the State for final signature. The Lottery Information Session is tonight. The Open House is April 8, 2025. The Lottery is May 7, 2025.
- b) **Tax Title Properties** - Vote Needed for Auction
- Town Counsel will work with the Town and a Tax Title Attorney to develop the tax title properties auction; more information will be provided at the next meeting.
- c) **Lincoln School** - The Select Board appointed Chair J. Falvey as the fifth member of the Lincoln School Board of Managers.
- d) **9 Adams Court - Update Re: Sale and Trust Fund "Pay Down" / Down Payment**
Citizens' Housing & Planning Association (CHAPA) reviewed 40 applications, 30 of which were qualified lottery applicants. The Trust had previously voted to provide funds to buy down the initial purchase price, and Town Counsel is working on the deed paperwork. The buy down funds will be distributed over the next 30-60 days.
- e) **Next Meeting of the Trust** - Wednesday, April 30, 2025
- f) **SHI Subsidized Housing Inventory Monitoring** - J. Oram will meet with Town Counsel to review status over the next few weeks.
- g) **Other** - There were no updates.

Trustee Comments and Updates

- a) **Market Update** - One one-bedroom condominium is listed for sale at Beal's Cove; however, members agreed that they would prefer to acquire a larger unit. Of the 30 new properties listed in Hingham, 20 are priced higher than \$1,500,000, well above the Trust's price point; however, the real estate forecast is expected to improve by approximately 10% over the next year.

ACTION ITEM: P. Bates will prepare letters of interest for the Trust to review for the two-bedroom condominium units at Hingham Woods, 303 Tuckers Lane and 603 Tuckers Lane, both recently removed from the listing site.

Additional Votes Needed by the Trust

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

MOTION: P. Bates moved to approve payment of the invoice for \$55.00 to Dain Torpy for legal review of the Regulatory Agreement for 21B Beal's Cove Road.

SECONDED: B. Ryan

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

MOTION CARRIES: 4-0

MOTION: P. Bates moved to approve payment of the invoice of \$662.50 to Merrill Engineering for Feasibility Plan updates for 499 Cushing Street.
SECONDED: E. Cullen
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; B. Ryan, aye; J. Falvey, aye.
MOTION CARRIES: 4-0

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

Members discussed whether Community Preservation Funds were locally, state, or federally funded.

Members discussed the new round of Local Initiatives Support Corp. (LISC) funding, other energy efficiency and green energy initiatives, and whether Lincoln School Apartments could possibly benefit from these resources.

ACTION ITEM: B. Ryan will send LISC program information to J. Oram who will forward it to P. Burke, Hingham Sustainability Coordinator.

Hull Housing Committee – Hull has a 2025 Warrant Article to approve the creation of an affordable housing trust. Hingham Affordable Housing Trust members were invited to the Hull Housing Committee meeting, April 10, 2025, to share their expertise. J. Falvey, B. Ryan and J. Oram will attend.

ACTION ITEM: J. Oram will respond to Hull Housing Committee invitation.

MOTION: B. Ryan moved to adjourn the meeting at 7:30 pm.
SECONDED: P. Bates
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; B. Ryan, aye; J. Falvey, aye.
MOTION CARRIES: 4-0