



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, April 30, 2025

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: 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 7:09 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 - March 26, 2025

MOTION: M. Sutton moved to approve meeting minutes of March 26, 2025.

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

Treasurer's Reports

a) February 2025

The February opening balance was \$1,584,004.38 with an end balance of \$1,565,266.05.

Expenses include \$20,906.21, mostly attributed to contractor's work at 21B Beal's Cove Road.

b) March 2025

Expenses include the purchase price for 3H Beal's Cove Rd.

c) FY through February 2025

d) FY through March 2025

The Fiscal Year 2025 closing balance on March 31 was approximately \$1,230,375.91 down from \$1,427,977.53 on February 1.

e) Vote to approve Treasurer's Reports

MOTION: B. Ryan moved to approve the February and March 2025 Treasurer's Reports and Fiscal Year Financial Statements.

SECONDED: P. Bates

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) **Multi-Family** - This item will be discussed in Executive Session.
- b) **Unity Council Meeting** - This item will be discussed at a future meeting.

Staff Update

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

- **3H Beal's Cove Road** - The renovation scope is ready and will be sent to procurement for preparation of bid documents. Renovation is expected to cost \$30,000. Trust members will consider whether to offer 3H Beal's Cove Rd. at 60% AMI.
- **21B Beal's Cove Road** - The lottery agent relayed that zero (0) qualified applications were received during the lottery period. The agent will prepare an MLS advertisement for a "first come, first serve" listing; the first qualified application will secure the home. Members discussed qualifications guidelines that may affect affordable units:
 - Asset restrictions.
 - List price calculations based on AMI.Members reviewed how price affects income eligibility.
 - Income eligibility based on 80% Area Median Income (AMI):
 - \$227,200 list price
 - \$92,605 income limit for one person household
 - \$105,850 income limit for two person household
 - Income eligibility based on 60% Area Median Income (AMI):
 - \$156,800 list price
 - \$69,513 income limit for one person household
 - \$79,440 income limit for two person household
- **499 Cushing St. -**
 - Merrill Engineering purchased Cavanaro Engineering and will amend the existing HAHT/Cavanaro contract for approval at next meeting.
 - The Trust is not moving forward with the proposal for the extra parcel.
 - J. Oram is working with an architect to obtain a proposal for rehabilitation plans for the existing 499 Cushing Street building, as well as designs for new construction on the subdivided lot.
 - The Trust will be required to submit buildable plans to EOHLIC for any new developments.
 - The new build plans will adhere to energy codes, incorporating features such as heat pumps and solar energy systems, whenever possible.
 - The actual building process will be put to bid for development by to an affordable housing developer, subsidized by a construction grant to the developer.

Members explored the Trust's potential role in supporting affordable homebuyers through funding options such as soft second mortgages and considered whether this approach might present recordkeeping challenges for future Trust members. Additionally, the advantages of serving as a second or third lienholder were examined.

ACTION ITEM: D. Thompson will email to members the 60% and 80% AMI calculations prepared for 3H Beal's Cove Road.

ACTION ITEM: Town Staff will confirm with EOHLIC whether the Trust can provide soft second mortgages.

b) Tax Title Properties - Staff is in contact with counsel regarding the lottery process; an auction in May or June is possible; the timelines should be available by the next meeting.

c) Lincoln School Apartments (LSA)

J. Oram and D. Thompson toured LSA with the property management company, Corcoran, who will prepare bid solicitation documents to refurbish hallways, signage, railings, chairs, and common areas. Additionally, a separate contractor was chosen to address persistent leaks in one of the units.

d) 9 Adams Court - Update Re: Sale and Trust Fund "Pay Down" / Down Payment

The property closing was today. The Trust affordability payment of \$40,000 will be applied toward the unit within the next few days.

e) Next Meeting of the Trust - Wednesday, May 21, 2025

f) SHI Subsidized Housing Inventory Monitoring - This will be discussed at the next meeting.

g) Other - The Mass Housing Partnership (MHP) 18th Housing Institute is scheduled for June 4-5, 2025 in Worcester. J. Falvey and D. Thompson will be attending. Information was shared with other Trust members who may be interested in joining. Contact D. Thompson for invoicing information.

ACTION ITEM: J. Oram and D. Thompson will update project timelines for the May meeting.

Trustee Comments and Updates

a) Market Update - Interest rates are steady in the mid to upper 6% range. There is another one-bedroom condo available at Beal's Cove Road; however, the Trust would rather diversify its portfolio. Hingham's median home price is \$1,300,000 and home sales haven't slowed. Properties receive multiple offers at all price points with no slowdown in sales.

ACTION ITEM: P. Bates will draft a letter of interest for Trust review for 603 Tuckers Lane.

Additional Votes Needed by the Trust

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

MOTION: P. Bates moved to approve to authorize Town Staff to work with Procurement to develop and issue the bid documents for 3H Beal's Cove Rd.

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

MOTION: B. Ryan moved to authorize J. Oram and D. Thompson to pay for fees for any Trust members who want to attend the MHP at \$175 per person.

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

MOTION: **M. Sutton moved to approve payment of the invoice of \$14,660.40 to Richardson Insurance for insurance policies for properties owned by the Trust at 21B Beal's Cove Rd., 3H Beal's Cove Rd. and 499 Cushing Street.**

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

MOTION: **P. Bates moved to approve the following expenditures: \$367 to Stoddard Electric to replace a kitchen light at 21B Beal's Cove Rd.; \$120 to be paid to R.E. Lyons to pay for a fire extinguisher at 3H Beal's Cove Rd. required of the insurance policy; and \$47.29 to be paid to W.B. Mason for a fire extinguisher required by the insurance policy.**

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

MOTION: **B. Ryan moved to approve \$80.74 invoice to be paid to FedEx for mailing the LAU Regulatory Agreement for 21B Beal's Cove Rd. to EOHLC for final signature.**

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

b) Vote Needed to Approval the Proposal for LA Associates to Provide Lottery Services for 3H Beal's Cove Rd. - Costs are as outlined in the proposal.

MOTION: **P. Bates moved to authorize J. Falvey to sign an agreement, on behalf of the Trust, to retain LA Associates as the lottery agent for 3H Beal's Cove Rd.**

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

a) Town Meeting Update

- Town Meeting approved the following:
 - The Trust's \$700,000 CPC 2025 funding request.
 - Updates to the Zoning Board of Appeals Accessory Dwelling Unit (ADU) By-Law.
 - Specialized Energy Code for new construction homes greater than 4,000 sq. ft.

b) Hull Housing Committee - Two Trust members, along with Town Staff, attended the Hull Housing Committee's public forum regarding a Warrant Article to establish a Housing Trust.

J. Oram and D. Thompson also met with the Chair of the Hull Select Board and were interviewed about their experience managing properties for the Trust.

- c) **MHP Mass Housing Partnership** - MHP is offering \$250,000 in working capital for emerging contractors and developers. Contact B. Ryan for more information.

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.

The Trust will not reconvene in Open Session and will adjourn this meeting in Executive Session.

MOTION: **M. Sutton moved to enter into Executive Session at 8:15 pm and not return to Open Session. The Trust will adjourn from the Executive Session.**

SECONDED: P. Bates

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

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