



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, May 21, 2025
TIME: 7:00 pm
PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Elizabeth Cullen
Jack Falvey
Liz Klein
Mike Sutton
Greg Waxman

Trust Members Absent: Brigid Ryan

Staff Remote: Jenn Oram, Zoning Administrator/Senior Planner
Donna Thompson, Land Use and Development Coordinator

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 - April 30, 2025

MOTION: **M. Sutton moved to approve meeting minutes of April 30, 2025.**
SECONDED: P. Bates
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; L. Klein, aye; M. Sutton, aye;
G. Waxman, aye.
MOTION CARRIES: **6-0**

Treasurer's Reports

- a) **April 2025**
The April opening balance was \$1,230,375.91 with an end balance of \$1,175,699.97. Expenses of \$54,675.94 were attributed to materials, the affordability pay down for 9 Adams Court, and insurance for 499 Cushing St., 21B Beal's Cove Rd. and 3H Beal's Cove Rd.
- b) **FY through April 2025**
The Fiscal Year 2025 closing balance on April 30 was approximately \$1,230,375.91 down from \$1,427,977.53 on February 1.
- c) **Vote to approve Treasurer's Reports**

MOTION: **P. Bates moved to approve the April 2025 Treasurer's Reports and Fiscal Year Financial Statements.**
SECONDED: E. Cullen

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; L. Klein, aye; M. Sutton, aye; G. Waxman, aye.
MOTION CARRIES: 6-0

Lincoln School Apartments

E. Cullen was elected Chair and Connor Fallon as Vice-Chair. Potential projects include interior design and brickwork repair. There was feedback on repaving the driveway and feedback on the bus stop. The building leak project was awarded. D. Thompson is working with Corcoran Management for hallway renovations. Trust Staff is working with Art Robert to apply for a MOD grant to assist in covering costs for these renovations. At next month's meeting, the Trust will review the LSA Budget.

Chairperson's Update

- a) **Multi-Family** – This item will be discussed in Executive Session
- b) **Welcoming Initiative** - M. Sutton is the Trust Liaison.

With E. Miller's help, J. Falvey created a list of local resources for the Welcome Packet. The Newcomer's Club donated baskets of swag. C. Falvey provided the Guide to Hingham booklet to new homeowners. Members agreed to carry this process forward for new affordable homeowners. M. Sutton and D. Thompson will meet with a member of the Unity Council.

Staff Update

- a) **Project Updates - Votes will be requested below.**
 - **3H Beal's Cove Road** - Members considered whether to price the Resale property at 60% or 80% AMI, Area Median Income, or offer other incentives. There are three options: 1) reduce the price to 60% AMI; 2) lower the price and keep it at 80% AMI; or, 3) keep the price at 80% AMI and offer a soft second mortgage. MHP, Mass Housing Partnership, offers a small down payment grant or loan; in some cases, the grant is not payable at the end.

MOTION: M. Sutton moved to approve targeting the Lottery application for **3H Beal's Cove Rd. to those buyers who earn at or below 60% AMI Area Median Income.**

SECONDED: P. Bates

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

MOTION CARRIES: 6-0

- **9 Adams Court** - The property has been sold.
- **499 and 499R** - The Trust is seeking to engage an Architect who can handle AIA forms and assist with tax title properties and Procurement submissions. Kathy Reilly recommended a local architect who is familiar with the process. In order to secure 40B approval from EOHLIC, plans must be in place. The process to secure a Site Plan and preliminary plans for a home in the rear is almost finished. J. Oram has created draft timelines for 499 Cushing and 499R Cushing to streamline the process. Town Counsel has the package for review.

- **21B Beal's Cove Road**
There were no qualified applicants to the lottery. The home will be awarded to the first qualified applicant. Two applicants are presently working through the qualification process, a Hingham resident and another back-up.
- **Beal's Cove Condominium Association** – D. Thompson met with the Condominium Association members of Beal's Cove Village, showing them before and after renovations to of recent units. The Association members expressed concern about the Trust purchasing too many units in Beal's Cove. D. Thompson and J. Oram will continue to work with the Association as the Trust continues to develop housing.
- **Tax Title Properties** - There is a new State statute that must be followed. The Trust is looking into doing an auction for 4 parcels and will report back next month.
- **SHI Monitoring** - The Town and Counsel are collaborating on deed restriction compliance, sending letters to unit owners referencing deed restrictions not followed or lack of response from unit owners.
- **Other** - MHP Housing Institute - J. Falvey and D. Thompson will attend the symposium in June.

Trustee Comments and Updates

- a) **Market Update** - Members discussed two Hingham Woods properties: 303 Tuckers Lane, a two bedroom, two bath, 1,000 sq. ft. condominium for \$474,900, and 102 Tuckers Lane, a two bedroom, 2.5 bath, 1,357 sq. ft. end unit townhouse with a first floor den and separate entrance currently listed at \$569,000.
- Members discussed the estimated resale price of either unit in the high two hundred thousand dollars assuming the units need updating with a \$330,000 investment.
 - Members discussed the Trust's capacity to spend \$330,000. One member suggested a general rule would be not to spend more than 20% difference for the additional bedroom. Members discussed the square footage per the sanitary code for a two or three-bedroom unit. The condominium documents may restrict the unit with a den to 4 people.

ACTION ITEM: P. Bates will schedule a showing for J. Falvey and D. Thompson.

ACTION ITEM: D. Thompson will look at what permits were pulled for 102 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 engage Egan Architects as named in the meeting documents and to authorize the Chair to engage Stephen Egan, AIA of Egan Architects, LLC for work on projects outlined in the proposed agreement, provided to the Trust for 499 and 499R Cushing Street and Tax Title properties.

SECONDED: M. Sutton

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

MOTION CARRIES: 6-0

MOTION: M. Sutton moved to authorize the Chair to sign the amended agreement with Merrill Engineering, formerly Cavanaugh Consulting, for continued work on 499 and 499R Cushing St.

SECONDED: P. Bates

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

MOTION CARRIES: 6-0

MOTION: P. Bates moved to approve payment of the invoice to LA Associates, the Lottery Agent for 3H Beal's Cove Rd. in the amount of \$2,000.

SECONDED: M. Sutton

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

MOTION CARRIES: 6-0

MOTION: M. Sutton moved to approve payment of the invoice to Grainger in the amount of \$439.55 for the dehumidifier.

SECONDED: G. Waxman

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

MOTION CARRIES: 6-0

The Chair advised the Trust that Julie Strehle will replace Liz Klein as the Select Board Liaison to the Trust. Members thanked Ms. Klein for 4 years of service to the Affordable Housing Trust.

Next Meeting: June 25, 2025, 6:30 pm (in-person meeting, location to be determined)

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 8:05 pm and not return to Open Session. The Trust will adjourn from the Executive Session.

SECONDED: G. Waxman

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

MOTION CARRIES: 6-0