



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, July 9, 2025

TIME: 6:30 pm

PLACE: East Hearing Room
Hingham Town Hall
210 Central Street
Hingham, MA

Trust Members Present: Pamela Bates
Jack Falvey
Brigid Ryan
Julie Strehle
Mike Sutton

Trust Members Absent: Elizabeth Cullen
Greg Waxman

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

Call to Order

At 6:41 pm, Chair Falvey called the meeting to order, welcomed Select Board representative, Julie Strehle, to the Trust as its newest member, and invited Trust members to introduce themselves.

Minutes Approval – May 21, 2025

MOTION: B. Ryan moved to approve meeting minutes of May 21, 2025.
SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye.
MOTION CARRIES: 4-0

Treasurer's Reports

- a) **May 2025**
The May opening balance was \$1,175,699.97 with an end balance of \$1,172,555.81. Minimal monthly expenses were attributed to carrying costs for 499 Cushing St., 21B Beal's Cove Rd. and 3H Beal's Cove Rd.
- b) **FY through May 2025**
The Fiscal Year 2025 closing balance on May 31 was approximately \$1,172,555.81 down \$3,144.16 from May 1.
- c) **Vote to approve Treasurer's Reports**

MOTION: P. Bates moved to approve the May 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

B. Ryan inquired about the Trust's interest earnings, investment strategies, and the safeguards in place to protect its funds. J. Oram encouraged her to submit her questions via email and stated that she would consult with the Town Treasurer to provide accurate information.

E. Cullen joined the meeting at 6:47 pm.

Mid-year Financial Projections Update

J. Falvey reviewed the financial projections developed for the Trust in October 2024, comparing them to the July 2025 figures. This analysis will inform upcoming decisions regarding CPC funding. He noted the need to extend the projection timeline by an additional six months to assess future requirements. Significant changes include the following:

- Adams Court affordability pay-down moved from Q2 25 to Q3 25 (\$40,000)
- 21B Beals Cove Road sale moved from Q2 25 to Q3 25 (\$221,500)
- Multifamily professional fees moved from Q1 26 to Q3 25 (\$50,000)
- Tax Title land purchase added to Q3 25 (\$30,000)
- Multifamily land purchase Q4 25 eliminated (\$250,000)
- CPC Funds added Q4 25 (\$700,000)

J. Strehle clarified that CPC funds cannot be used for renovations of Housing Authority properties; however, they may be utilized to maintain the properties on the Subsidized Housing Inventory (SHI).

B. Ryan mentioned the availability of several duplexes near Fottler Road and inquired whether acquiring these units could be a viable option. She also asked if the Trust had considered purchasing and reselling duplexes as affordable housing. In response, J. Falvey indicated that he would prefer to postpone that discussion for the time being.

Chairperson's Update

a) Multi-Family

At a recent Select Board session, there was a recommendation to form an ad hoc committee to review the multifamily housing issue. To date, no meetings have been scheduled. Town Counsel has advised that future discussions regarding multifamily opportunities may need to take place in open session. A meeting may be convened within the coming weeks to begin moving the matter forward.

Welcoming Initiative with HUC Update

M. Sutton and D. Thompson met with Unity Council member Manny Oppong to discuss next steps in the welcoming initiative. As part of the outreach efforts, D. Thompson is contacting property owners to gauge their willingness to share insights on the types of support new homeowners may need.

Staff Update

a) Project Updates - Votes will be requested below.

- **3H Beal's Cove Road** – Architectural control forms were submitted to the condo association for approval prior to start of construction.
- **499 and 499R** – Staff met with architect Stephen Egan in June to review renovation plans for 499 and new build/ site subdivision plans. He has finished preparing both plans and staff will meet with him again next week. Legal work for the 40B process is underway.
- **21B Beal's Cove Road**
- A qualified buyer was identified and a P&S was signed; the closing date is currently scheduled for August 15, 2025.

b) Tax Title Properties – Staff met with Counsel and they are working to prepare auction documents.

c) Lincoln School – Project Updates – Staff submitted five applications for ADA grant funding for kitchen, laundry room, and roof deck repairs. Repointing continues on Unit 109 exterior walls. The community room AC unit is in failure and will need to be replaced; Staff is working with the Town Engineer to develop bid documents for project.

d) Next Meeting of the Trust – Wednesday, September 17, 2025

e) SHI Monitoring – The Town and Counsel continue to work on deed restriction compliance.

f) Other – no other issues were discussed.

Market Update

Members discussed one Hingham Woods properties: 2104 Hockley Drive, a two bedroom, one bath, 976 sq. ft. condominium currently listed at \$499,000.

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 2104 Hockley Drive.

Trustees Comments and Updates – There were none.

Additional Votes Needed by the Trust

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

MOTION: B. Ryan moved to approve the transfer/payment of legal bills for Bogle, DeAscentis & Coughlin, P.C. in the amount of \$1,510.50

SECONDED: P. Bates

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

MOTION CARRIES: 6-0

Next Meeting: Wednesday, September 17, 2025, 7:00 pm

MOTION: B. Ryan moved to adjourn the meeting at 8:35 pm.

SECONDED: P. Bates

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

MOTION CARRIES: 6-0

DRAFT