

MUNICIPAL AFFORDABLE HOUSING TRUST

Annual Report to the Community Preservation Committee (CPC)

Municipal Affordable Housing Trusts (MAHT) created under MGL Chapter 44, section 55c are required to report Community Preservation Act (CPA) expenditures to the CPC on an annual basis. This form can be used to list CPA expenditures and should be filed with the municipal official responsible for completing the CPA Projects Report (CP-3). *Since the CP-3 is due to the Department of Revenue by September 15, this form should be submitted to the CPC by September 1 or another agreed upon date.*

TRUST NAME: Hingham Affordable Housing Trust **FISCAL YEAR:** 2025

YOUR NAME: Donna Thompson **EMAIL:** thompsond@hingham-ma.gov

PHONE NUMBER: 781-804-2314

PROJECT #1	
Project name	499 Cushing Street
Project address	499 Cushing Street
Approval date	July 18, 2018
Project status	In progress
Description	<p>Phase 1 - The Trust acquired this property in July 2018 (Plymouth County Registry of Deeds, Book 50024, Page 110) with the intention of restricting the existing single-family dwelling and potentially creating additional affordable housing on the 2+ acre site. In March 2019, the Trust leased the single-family to a tenant in an effort to maintain the functionality of the dwelling while developing longer-term plans for the property. Rent collected to date totals \$84,000. Exploration into potential expansion and acquisition of property in the rear of 499 Cushing Street is underway. FY22 Expenses from CPA/Opportunity Funds supported engineering and design services related to the potential development of an additional housing unit on the property.</p> <p>Phase 2 – The tenant moved out in October 2024. Windows and doors were secured against trespass, and a remotely monitored fire/burglar alarm system was installed. The Staff began to explore the best development options for this property. Rent collected through October 2023: \$108,000.</p> <p>Phase 3 – Staff began renovation planning for the existing property, including energy efficient appliances and heating and cooling options. Staff will hire an architectural firm to review the scope of work and create the RFP for the renovation project on the existing house. An Invitation for Bid will be issued for the renovation project, and a contract will be awarded to the lowest bidder by December 2024. An engineering firm has been hired to develop possible plans for a second house lot on the site; once they complete their work, plans for the possible subdivision of the property will be reviewed. If a second house lot is possible, the subdivision process will begin.</p>

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	Phase 4 - The Trust postponed renovation plans to pursue negotiations with a neighboring property owner regarding the purchase of additional land, which would have enabled the construction of a second three-bedroom home. Negotiations did not result in an agreement, but caused delays to both the renovation and new construction projects. Engineering plans were completed for the subdivision, septic system, and new build. The Trust also engaged an architect to prepare bid documents for the renovation of the existing home at 499 Cushing Street and to design architectural plans for the proposed new home at 499R Cushing Street.
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Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	2 Pending
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	2.34
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	Pending
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	The intention is to record deed restrictions at project completion.

CPA PROJECT FUNDS FROM MAHT = \$646,354

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds = Enter dollar amount.

Other Funds = \$108,080 Please describe other funding: Rent Revenue (\$108,000)/ Landscape/snow removal fees (\$2,050.00)

TOTAL PROJECT COST = \$646,354 to date (including \$552,966 acquisition cost: Plumbing Repairs - \$2,872; Carrying Costs - \$34,865; Repairs – \$44,148; Engineering - \$11,473).

PROJECT # 2	
Project name	18K Beals Cove Road
Project address	18 Beals Cove Road Unit K, Hingham MA, 02043
Approval date	10/25/2023
Project status	Completed
Description	Phase 1 - Hingham Affordable Housing Trust (HAHT) acquired the property on December 12, 2023 (Plymouth County Registry of Deeds, Bk. 58528, Pg. 85) with CPC funds. HAHT hired a lottery agent to prepare marketing

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	<p>material and run the fair housing lottery. Staff submitted LAU/LIP documents to EOHLC in February 2024, and, working with the condo association, developed a scope of work for required repairs. An RFP was published February 21, 2024, the contract was awarded to the lowest bidder on April 2, 2024, and renovations began in May 2024.</p> <p>Phase 2 - LAU/LIP RA signed by HAHT and the Town of Hingham and to be filed with the Registry of Deeds. Property renovations to be completed in July 2024. Property will be sold by lottery to qualified purchaser in August 2024. New homeowners expected to be in residence by September 2024.</p> <p>Phase 3 – Final Phase –EOHLC approved the LAU in July, 2024 and the Regulatory Agreement was recorded with Plymouth County Registry of Deeds on August 1, 2024 (Book 59125, Page 1). Property renovations were completed. The Purchase and Sale Agreement for \$229,300 was signed on November 19, 2024 (Plymouth County Registry of Deeds, Book 59466, Page 197). Paperwork needed to include the property on the Subsidized Housing Inventory (SHI) was sent to EOHLC on November 20, 2024.</p>
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Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No.

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	1
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	0.0
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	EOHLC/ Town of Hingham
Date recorded	August 1, 2024
Book and page of restriction	59125/1
Registry of Deeds	Plymouth County
<i>If no restriction, please explain why.</i>	n/a

CPA PROJECT FUNDS FROM MAHT = \$195,581.67

Other Municipal Funds = Enter dollar amount. Private Donations = Enter dollar amount.
State Funds = Enter dollar amount. Federal Funds: Enter dollar amount.
Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

TOTAL PROJECT COST = \$195,581.67 (Acquisition \$386,636.25; Construction \$26,863.00; Misc expenses, \$931.56; Lottery agent, \$6,641.00; Carrying Costs \$9,258.25; Proceeds \$234,748.39).



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TRUST NAME: Hingham Affordable Housing Trust **FISCAL YEAR:** 2025

YOUR NAME: Donna Thompson **EMAIL:** thompsond@hingham-ma.gov

PHONE NUMBER: 781-804-2314

PROJECT #3	
Project name	21B Beals Cove Road
Project address	21 Beal's Cove Road Unit B
Approval date	4/22/2024
Project status	Completed
Description	<p>Phase 1 - Hingham Affordable Housing Trust (HAHT) acquired the property on June 12, 2024 (Plymouth County Registry of Deeds, Bk. 58976, Pg. 257) with CPC funds. Staff developed a scope of work for required repairs.</p> <p>Phase 2 – Staff submitted LAU/LIP documents to EOHLC in September 2024. An RFP was published in August of 2024, and the contract was awarded to the lowest bidder in September 2024. Property renovations were completed in February 2025. The Lottery Agent began distribution of the lottery application in March 2025 and an Open House was scheduled for May 7, 2025. EOHLC approved the LAU in April 2025, and the Regulatory Agreement was recorded with Plymouth County Registry of Deeds on May 14, 2025 (Book 59949, Page 139). The property was available for sale by lottery to qualified purchaser in the Spring 2025; however, no qualified purchaser at 80% of the area median income (AMI) was identified during the lottery process. The property went under agreement to the first qualified purchaser on June 23, 2025.</p> <p>Phase 3 – The Sales Agreement for \$221,500 to be signed on August 13, 2025. Paperwork needed to include the property on the Subsidized Housing Inventory (SHI) to be sent to EOHLC In August 2025.</p>

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? No

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	1
Number of units supported	Number of units.
LAND	

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Number of acres acquired for housing	0
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	EOHLC/ Town of Hingham
Date recorded	5/14/2025
Book and page of restriction	59954/1
Registry of Deeds	Plymouth County
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

CPA PROJECT FUNDS FROM MAHT = \$450,443

Other Municipal Funds = Enter dollar amount. Private Donations = Enter dollar amount.
 State Funds = Enter dollar amount. Federal Funds = Enter dollar amount.
 Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

TOTAL PROJECT COST = \$391,970 (Acquisition \$ 384,636; Renovations \$46,378; Lottery agent \$ 6,538; Misc expenses, \$643; Carrying Costs \$12,248)

PROJECT #4	
Project name	3H Beals Cove Road
Project address	3H Beals Cove Road, Hingham MA 20243
Approval date	12/11/2024
Project status	In progress
Description	<p>Phase 1 – Hingham Affordable Housing Trust (HAHT) acquired the property on March 25, 2025 (Plymouth County Registry of Deeds, Bk. 59796, Pg. 169) with CPC funds. Staff developed a scope of work for required repairs. The Trust hired a Lottery Agent to prepare a marketing plan. Staff submitted LAU/LIP documents to EOHLC in June 2025. An RFP was published in May 2025, and the contract was awarded to the lowest bidder in June 2025.</p> <p>Phase 2 – Property renovations expected to be completed in August 2025. EOHLC RA approval and P&S to be signed Fall 2025.</p>

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes or No.

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	1
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	0
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	EOHLC/ Town of Hingham

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Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	RA to be filed once EOHLIC approval is received.

CPA PROJECT FUNDS FROM MAHT = \$352,594

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

TOTAL PROJECT COST = \$352,594 (Acquisition \$ 346,787; Lottery agent \$ 1,000; Misc expenses, \$607; Carrying Costs \$4,200)



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TRUST NAME: Hingham Affordable Housing Trust **FISCAL YEAR:** 2025

YOUR NAME: Donna Thompson **EMAIL:** thompsond@hingham-ma.gov

PHONE NUMBER: 781-803-2314

PROJECT #5	
Project name	Hobart Street – Phase 1
Project address	211 & 213 Hobart Street, Hingham MA 02043
Approval date	10/23/2024
Project status	In progress
Description	<p>Phase 1 - Hingham Affordable Housing Trust (HAHT) plans to provide for the development of two tax-title parcels at 211 and 213 Hobart Street into a three-bedroom, single-family affordable home that will be listed in the Subsidized Housing Inventory (SHI). HAHT will move forward with the development if selected through a tax title auction. If not selected, HAHT will support the designated nonprofit affordable housing developer to help ensure the project's success.</p> <p>In November 2024, HAHT received a License Agreement from the Town to access the properties and conduct testing, and hired an engineering firm to carry out due diligence to confirm the site's suitability for construction. These analyses were completed in winter 2025. In spring 2025, HAHT retained an architect to design the proposed single-family home.</p> <p>Phase 2 - 211 and 213 Hobart Street to be sold by the Town of Hingham via auction to a nonprofit developer, with Town staff and Counsel finalizing the auction language during the Summer of 2025. Architectural plans will be created for the new home, and engineering work will include site and septic plans, subject to review by the Conservation Commission and Board of Health. Additional tax title properties located at 204 and 206 Old Hobart Street will be part of the project and tax title auction to be maintained as open space (with the goal of requesting a Conservation Restriction from the Conservation Commission), with deed restriction language will be developed collaboratively by Counsel, staff, and Conservation. Project eligibility documents will be submitted to EOHLC, and a comprehensive permit application will be completed by staff and the engineer, reviewed by Counsel, and submitted to the Zoning Board of Appeals for a public hearing. Site work will be carried out, and bid</p>

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	documents prepared for construction by a nonprofit entity. Regulatory agreements will be established for new homes, with project completion anticipated in summer 2026.
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Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes or No.

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	Number of units.
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	1.0
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	Name of entity holding restriction.
Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	Deed restriction to be filed at a later date.

CPA PROJECT FUNDS FROM MAHT = \$18,690

Other Municipal Funds = Enter dollar amount. Private Donations = Enter dollar amount.

State Funds = Enter dollar amount. Federal Funds = Enter dollar amount.

Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

TOTAL PROJECT COST = \$18,690 (Engineering \$ 17,150; Legal Counsel \$1,540)

PROJECT #Enter project number.	
Project name	Name of project.
Project address	Enter street number, street name, town and zip code.
Approval date	Date the trust approved project.
Project status	Choose an item.
Description	Provide description of project. Max. 150 words.

Does this phase of the project include acquiring real property (such as ownership of land or buildings) or acquiring a real property interest (a legal interest in land such as an affordable restriction)? Yes or No.

HOUSING UNITS ANTICIPATED or CREATED	
Number of new units created	Number of units.
Number of units supported	Number of units.
LAND	
Number of acres acquired for housing	Number of acres.
AFFORDABLE PROJECT RESTRICTIONS FOR THIS PROJECT	
Entity holding restriction	Name of entity holding restriction.

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Date recorded	Date restriction was recorded.
Book and page of restriction	Enter book/page here.
Registry of Deeds	Choose registry of deeds.
<i>If no restriction, please explain why.</i>	If no restriction, please explain why.

CPA PROJECT FUNDS FROM MAHT = Enter dollar amount.

Other Municipal Funds = Enter dollar amount.

Private Donations = Enter dollar amount.

State Funds = Enter dollar amount.

Federal Funds: Enter dollar amount.

Other Funds = Enter dollar amount. Please describe other funding: Enter other funding sources.

TOTAL PROJECT COST = Enter total project cost.

