

# Hingham Affordable Housing Trust

## FY 2027 CPC Request

January 7, 2026



# Overview of HAHT Request

## 2027 HAHT Request

- HAHT request (**\$800,000**) aligns with Town Master Plan goals
  - **\$300,000**
    - Acquisition, sale, renovation of single-family homes.
      - No issues have been raised regarding this request.
  - **\$500,000**
    - Preservation of the building envelope at Lincoln School Apartments (LSA). HAHT's top priority for the year.
      1. Potential warrant article re LSA doesn't affect this request
      2. Building envelope preservation is an **allowable use of CPA funds**.
      3. Expert report indicates the **need is urgent**.
      4. Cost estimate is **supported by professional analysis**.
- **No issues** identified with AHT's categorization of expenditures; immaterial to the request in any event

## 1. Potential LSA Warrant Article

- Potential Warrant Article authorizing but not requiring Select Board to dispose of LSA does not affect this funding request
- Select Board vote in January
- Uncertain as yet whether Article will be in Warrant and if so whether Town Meeting would approve it; and if so, whether RFP process will result in a transaction
- A transaction in any event would not provide near-term funding
- AHT needs to protect the Town's asset.

## 2. Preservation is permitted expenditure under CPA

- CPA funds may be used "for the acquisition, creation, **preservation** and support of community housing ... provided, however, that funds expended pursuant to this chapter shall not be used for maintenance." MGL Ch. 44B, Sec. 5(b)(2).
- "[A]ctivities related to existing community housing units that DHCD believes could be classified as 'preservation' and funded by CPA monies" include:
  - "**Building envelope** and site work **to preserve the structural integrity of the housing.**"
    - *May 30, 2013 DHCD Guidance Memo re "Utilization of CPA Funds for Preservation of Existing Public Housing Units."*

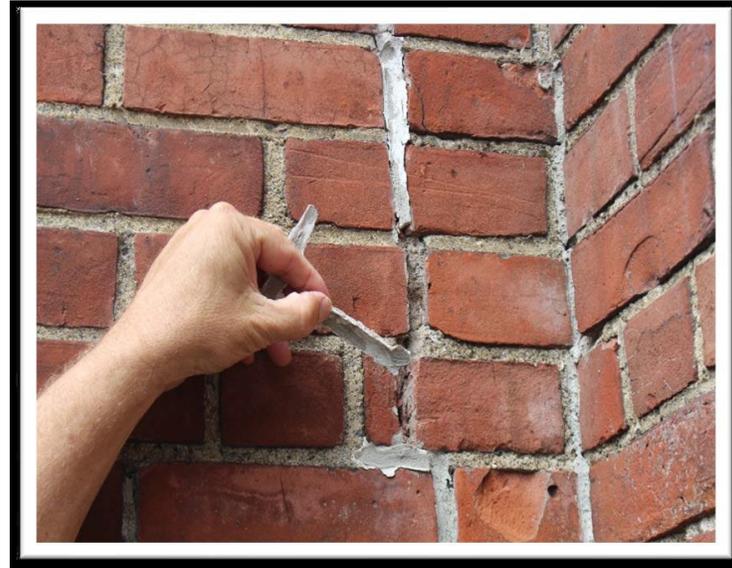
## 2. Preservation is permitted expenditure under CPA

Examples of Uses of CPA funds for building repointing:

Town/City	Project	Funding Category	Notes
Newton	Coleman House Senior Housing Preservation	Community Housing	CPA approval for masonry repair to stabilize affordable housing <a href="#">Community Preservation Coalition</a> , 2021
Gloucester	Central Grammar Apartments	Community Housing	CPA approval masonry repair and repointing to stabilize affordable housing <a href="#">Community Preservation Coalition</a> , 2011
Fairhaven	Anthony Haven Housing Complex	Community Housing	Projects included masonry work to preserve affordable housing <a href="#">Community Preservation Coalition</a> , 2019

### 3. LSA envelope preservation is urgent

- 2023 Building Envelope Analysis, Inc. (BEA) report concluded: “...due to the degree of masonry degradation, the historic building is at a risk of rapid and widespread deterioration.” (App. Ex. D., p. 40)
- By contrast, BEA 20023 report on roof suggested monitoring with replacement over next 4- 8 years (See Appl. Ex. F, p. 15)



# LSA Preservation Request

## 4. \$500K Request Supported by Expert Estimate

- Cost of LSA repointing project will **greatly exceed \$500K** request – grant would fund first phase
- Cost estimate is current and is from a **sector expert**
- Project will follow Ch. 30B bid process, **no risk of imprudent expenditure**
- **Select Board must approve expenditures** for LSA projects, unlike a private request where Town will have no further control over prudent use of funds

LSA REPOINTING PROJECT COST ESTIMATE	
Building A – 100% Brick Masonry Restoration – Estimated Costs:	\$1,569,750.00
Building A – 100% Precast Restoration, Including Coating Application – Estimated Costs:	\$290,503.50
Total Estimated Building A Costs:	\$1,860,253.50
Building B – 100% Brick Masonry Restoration – Estimated Costs:	\$72,933.00
Total Estimated Building B Costs:	\$72,933.00
<b>Total Estimated Project Cost</b>	<b>\$1,933,186.50</b>

## 5. Proposed Project Phasing

- Begin with Building A (constructed in 1920).
  - Address facades in order of greatest deterioration:
    1. South elevation followed by West elevation\*\*.
      - HAHT expects that the grant will be fully utilized by work on these sections.
    2. North and East elevations
- Building B (built in 1980) will be scheduled later
- Staff and Town Procurement Officer will prepare and submit scopes of work for entire project and for a phased approach and propose most efficient approach for Select Board approval.

\*\*active water infiltration noted in residents' units

## 6. No identified issue regarding AHT categorization of expenses

- AHT has adopted and follows procedures to categorize each expense
- HAHT posts individual expenditures and categorizations monthly so completely transparent
  - All documents posted on [HAHT Meeting Documents](#) web page
- No specific incorrect categorizations identified, and in any event immaterial to this request

# Thank you!

## AFFORDABLE HOUSING TRUST MEMBERS

Jack Falvey, Chair

Pamela Bates, Vice Chair

Michael Sutton, Treasurer

Julie Strehle, Select Board Member

Elizabeth Cullen

Cullen McGehee

Brigid Ryan

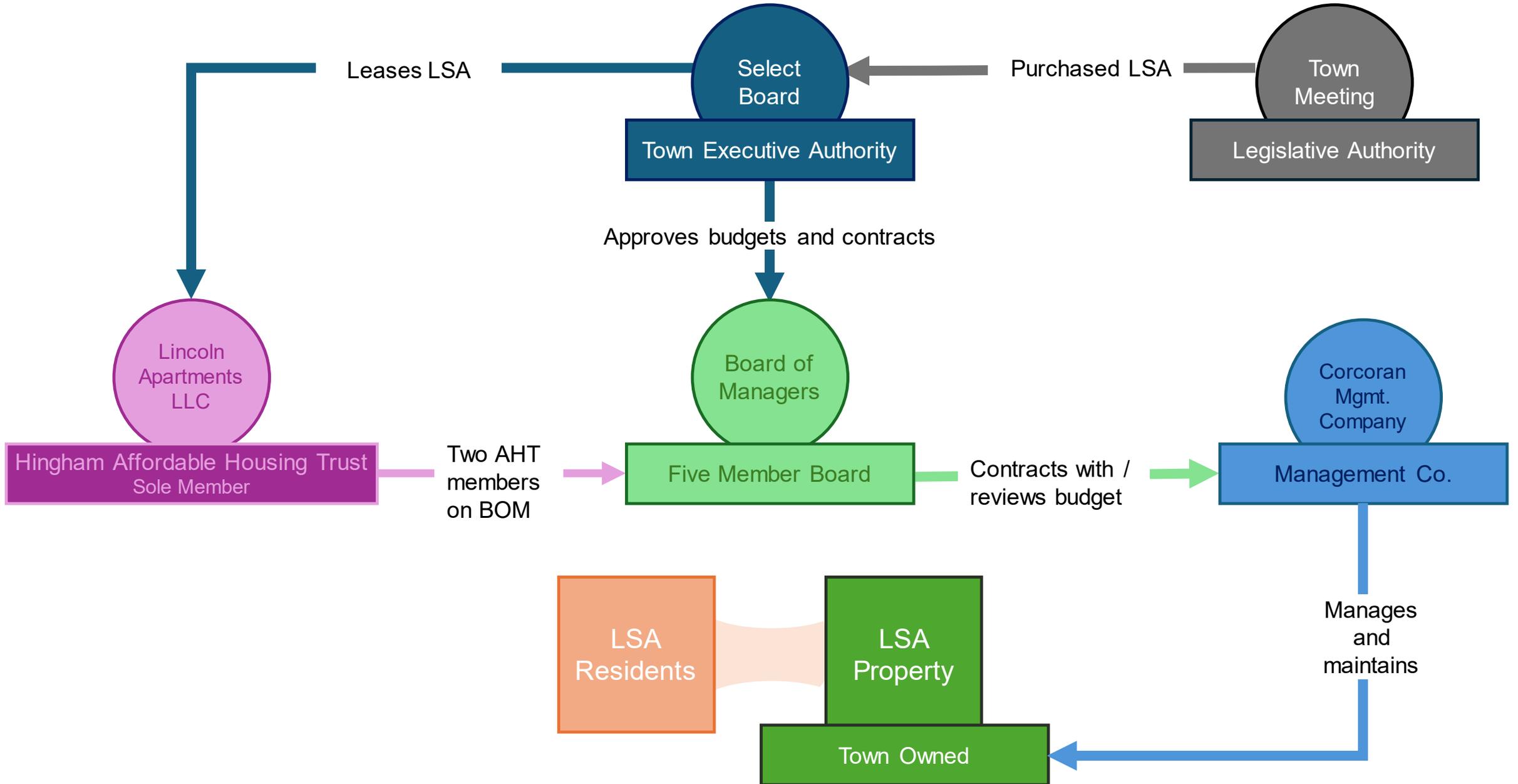
## TOWN STAFF

Jennifer Oram, Zoning Administrator, Senior Planner

Donna Thompson, Land Use and Development Coordinator



# LSA – Roles and Governance



HINGHAM AFFORDABLE HOUSING TRUST TREASURER'S REPORT			
FY 2026: July 1, 2025 - June 30, 2026			
Opening balances July 1, 2025 - Fund 8520-10400			
Opportunity Fund	General Fund	Cushing Street	HAHT Total
\$ 754,751.70	\$ 350,866.26	\$ 65,214.99	\$ 1,170,832.95

HOUSING TRUST FUND						
Address/Account	Date	Item	Fund	Expenses(-)	Revenues(+)	Total
Bank Interest #10-176	7/31/2025	Interest	Opportunity	0	1955.75	1955.75
Bank Interest #10-176	8/31/2025	Interest	Opportunity	0	2076.92	2076.92
Bank Interest #10-176	9/30/2025	Interest	Opportunity	-	2220.94	2220.94
Legal Services #10-850	8/14/2025	Bogle DeAscentis & Coughlin	Opportunity	-256.5	0	-256.5
Legal Services #10-850	8/25/2025	Bogle DeAscentis & Coughlin	Opportunity	-100	0	-100
499 Cushing Street #10-863	7/7/2025	Eastern Alarm	Opportunity	-123	0	-123
499 Cushing Street #10-863	7/7/2025	DK Landscape Services, LLC	General	-250	0	-250
499 Cushing Street #10-863	8/14/2025	HMLP	Opportunity	-46.72	0	-46.72
499 Cushing Street #10-863	8/14/2025	Weir River Water	Opportunity	-88.18	0	-88.18
499 Cushing Street #10-863	8/14/2025	DK Landscape Services, LLC	General	-250	0	-250
499 Cushing Street #10-863	9/4/2025	HMLP	Opportunity	-57.74	0	-57.74
499 Cushing Street #10-863	9/4/2025	Stephen Egan	Opportunity	-2000	0	-2000
499 Cushing Street #10-863	9/29/2025	Merrill Corporation -Engineers	Opportunity	-2145	0	-2145
270 Central Street #10-866	8/26/2025	Bogle DeAscentis & Coughlin	Opportunity	0	5000	5000
Tax Title Properties #10-8520	8/14/2025	Bogle DeAscentis & Coughlin	Opportunity	-256.5	0	-256.5
Tax Title Properties #10-8520	8/14/2025	Hill Law -	Opportunity	-1630	0	-1630
Tax Title Properties #10-8520	9/4/2025	Bogle DeAscentis & Coughlin	Opportunity	-87	0	-87
21B Beals Cove Road -	7/7/2025	Beal's Cove Village Condo Trus	Opportunity	-463	0	-463
21B Beals Cove Road -	7/15/2025	Beal's Cove Village Condo Trus	Opportunity	-463	0	-463
21B Beals Cove Road -	8/14/2025	HMLP	Opportunity	-18.93	0	-18.93
21B Beals Cove Road -	8/14/2025	L.A. Associates	Opportunity	-3537.5	0	-3537.5
21B Beals Cove Road -	8/14/2025	Donna Thompson	Opportunity	-213.2	0	-213.2
21B Beals Cove Road -	8/18/2025	McCaffery & McCaffery	Opportunity	0	214425.16	214425.16
21B Beals Cove Road -	8/26/2025	Bogle DeAscentis & Coughlin	Opportunity	0	3000	3000
21B Beals Cove Road -	8/26/2025	Deadline Delivery Services	Opportunity	-137.5	0	-137.5
21B Beals Cove Road -	9/4/2025	Bogle DeAscentis & Coughlin	Opportunity	-1218	0	-1218
21B Beals Cove Road -	9/17/2025	L.A. Associates	Opportunity	0	3537.5	3537.5
21B Beals Cove Road -	9/17/2025	Richardson Insurance	Opportunity	0	2255.76	2255.76
21B Beals Cove Road -	9/18/2025	HMLP	Opportunity	-32.93	0	-32.93
3H Beals Cove Road	8/14/2025	HMLP	Opportunity	-24.63	0	-24.63
3H Beals Cove Road	8/14/2025	Bogle DeAscentis & Coughlin	Opportunity	-1921	0	-1921
3H Beals Cove Road	8/14/2025	Bogle DeAscentis & Coughlin	Opportunity	-313.5	0	-313.5
3H Beals Cove Road	8/14/2025	Beal's Cove Village Condo Trus	Opportunity	-463	0	-463
3H Beals Cove Road	8/15/2025	Beal's Cove Village Condo Trus	Opportunity	-463	0	-463
3H Beals Cove Road	9/4/2025	HMLP	Opportunity	-47.59	0	-47.59
3H Beals Cove Road	9/4/2025	MJ Connors - Contractor	Opportunity	-19146	0	-19146
3H Beals Cove Road	9/4/2025	Beal's Cove Village Condo Trus	Opportunity	-463	0	-463
3H Beals Cove Road	9/18/2025	Bogle DeAscentis & Coughlin	Opportunity	-9900	0	-9900
3H Beals Cove Road	9/29/2025	Beal's Cove Village Condo Trus	Opportunity	-463	0	-463
2104 Hockley Drive	9/4/2025	Homestead Home Inspection	Opportunity	-550	0	-550
2104 Hockley Drive	9/4/2025	Bogle DeAscentis & Coughlin	Opportunity	-377	0	-377
2104 Hockley Drive	9/29/2025	Richardson Insurance	Opportunity	-2878.12	0	-2878.12
2104 Hockley Drive	9/29/2025	Bogle DeAscentis & Coughlin	Opportunity	-476968.75	0	-476968.75
<b>Totals</b>				\$ (527,353.29)	\$ 234,472.03	\$ (292,881.26)

ENDING BALANCES:			
	9/30/2025	Fund 8520-10400	
Opportunity Fund	General Fund	Cushing Street	HAHT TOTAL
\$ 462,370.44	\$ 350,366.26	\$ 65,214.99	\$ 877,951.69