

Lincoln School Apartments



Preserving & Enhancing LSA

- **Jan. 5, 2026**
- **Meeting of LSA Residents, Affordable Housing Trust, Board of Managers**

Why LSA Matters to Residents & Town

- Lincoln School Apartments have provided safe and **affordable housing for seniors** in Hingham since 1980.
- Current residents rely on LSA for stability, accessibility, and community.
- Town is committed to LSA remaining an affordable, safe, and comfortable home for LSA residents.
- *"Lincoln School is more than just housing—it's a home where seniors find security, friendship, and independence."*

Challenges at LSA

- LSA needs significant improvements and renovation over next 5 – 10 years
 - Planning on interior renovations and external building preservation this year
 - Town would like to oversee a comprehensive renovation, inside and out
 - Including HVAC overhaul, building envelope, roof repair / replacement
- Refurbishing the building will be costly, and Town needs to explore options on how to finance.
- Town also considering expansion to meet our affordability goals, strengthen development financially.

Opportunities & Next Steps

- Town wants to issue Request for Proposals (RFP) to developers to gather info on proposed improvements, expansion potential & how to finance.
- Among the options are transfer of ownership
 - More funding sources / lower construction costs
 - Remove Town from unique position as owner / manager
- **Next steps:**
 - Series of meetings over next 3 months – neighbors, relevant Town boards
 - Town Meeting in April on whether to give the Select Board decision-making power
 - RFP Process
 - Select Board review & decision on RFP later this year or next

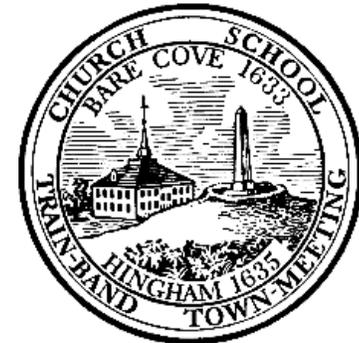
Town Commitment / Your Involvement

- Town remains committed to –
 - maintaining affordability for the future of LSA
 - avoiding displacement of current residents
 - involving you in the RFP process
- This is the opening conversation with you as residents
 - Town will communicate regularly with you about progress and your ideas
 - Meet again with you in February to discuss update, your ideas / questions
 - Town Meeting vote in April
- Town will include your input in developing RFP criteria

Questions?

- **AFFORDABLE HOUSING TRUST MEMBERS**

- **Jack Falvey**, Chair
- **Pamela Bates**, Vice Chair
- **Michael Sutton**, Treasurer
- **Julie Strehle**, Select Board Member
- **Brigid Ryan**
- **Elizabeth Cullen**
- **Cullen McGehee**



TOWN STAFF

Jennifer Oram, Zoning Administrator and Senior Planner

Donna Thompson, Land Use and Development Coordinator

LSA – Roles and Governance

