

Lincoln School Apartments



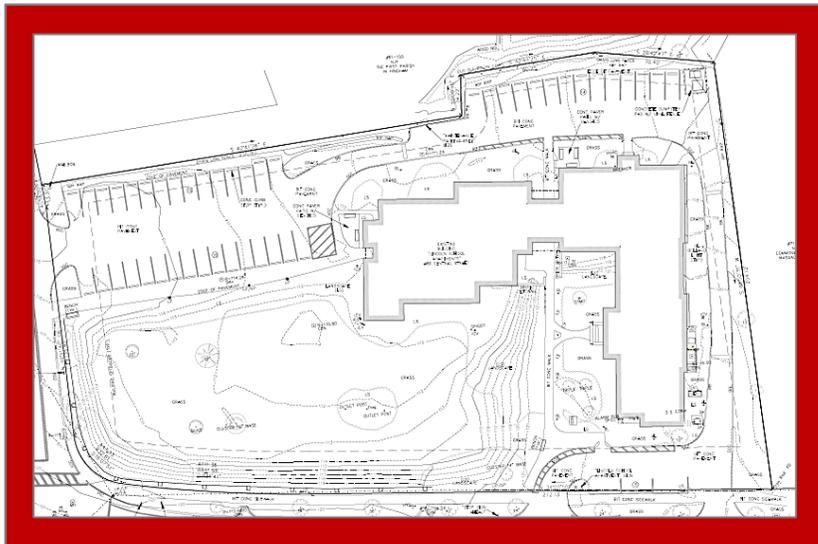
Exploring Opportunities for Investment & Potential Expansion

**Information Session with Hingham Affordable Housing Trust &
Lincoln School Apartments Board of Managers**

January 14, 2026

Lincoln School Apartments

- Since 1980, Lincoln School Apartments (LSA) has provided affordable housing for seniors in Hingham.
- 60 rental units
- Highly successful senior affordable development
- Valued by the community



LSA Operations & Finance



LSA operation / oversight:

- Town leases property to Lincoln Apartments LLC, owned by the Affordable Housing Trust (AHT).
- Volunteer Board of Managers oversees operations. 5-member Board, two appointed by AHT.
- Corcoran Management has managed LSA since 1980.
- LSA operates subject to a HUD Section 8 contract. Owner receives approximately market rents; tenants pay 30% of income as rent, HUD pays the remainder

Hingham's Need for More Senior Affordable Housing

- Tremendous demand for senior affordable housing:
 - 2 to 5-year waitlist for units at LSA
 - Over 166 applicants on waitlist
- Hingham's **senior population** is increasing
 - **31%** of residents will be over age 65 by 2030
- **Town 2021 Master Plan** prioritizes the development of affordable housing, especially for seniors, people with disabilities
 - Designates Affordable Housing Trust to lead affordability efforts: **goal of 50** new affordable units by 2031.

Challenges / Opportunities at LSA

- LSA needs significant improvements and renovation over next 5 – 10 years
 - Repointing of building envelope, especially original section
 - Roof repair and replacement
 - HVAC overhaul. Temperatures frequently uncomfortable.
 - Extensive interior renovations – 45 years old – to common areas and individual units
- Refurbishing the building will be costly, and Town needs to explore options on how to finance.
- Town and AHT, after considering options, are considering expansion to meet our affordability goals, strengthen development financially.

Potential Conveyance of LSA

- Town considering sale / long-term lease to accomplish renovations & potential expansion
- Renovations / construction far more feasible for private entity
 - Town is subject to MGL Ch. 30B, higher costs.
 - Key means of financing available only to private developers – low-income housing tax credits
- Town lacks resources and expertise to manage LSA long-term.
- Hingham is virtually alone in owning / operating affordable housing as a town
- Town would create perpetual affordability restriction
- Numerous recent successful examples of towns conveying school buildings to private entities for affordable housing development:
 - ✓ Bridgewater: McElwain School Apartments
 - ✓ Auburn: Mary D. Stone School Apartments
 - ✓ Southbridge: Wells School

Process & Next Steps

- Town wants to issue Request for Proposals (RFP) to developers to gather info on proposed plans to improve and expand & how to finance.
- Next steps:
 - Select Board to vote on whether to support Warrant Article
 - Town Meeting in April on whether to give the Select Board decision-making power
 - RFP Process and further review of proposals
- RFP process would set conditions for expansion:
 - Assure continued affordability
 - Require site design proposals so SB can choose option (if any) that serve Town's best interest
 - Opportunity for public input on RFP conditions

Town Commitment / Public Process

- Town committed to –
 - maintaining affordability for LSA; non-displacement of current residents
 - An RFP process that assures that all interests are represented
- This is the opening conversation with you as neighbors
 - Town will communicate regularly about progress and your ideas
 - Town Meeting vote in April
- Town would include resident and neighbor input in developing RFP criteria, SB's ultimate decision would be result of public meetings
- Private owner subject to Town permitting process regarding details

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

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