

**HINGHAM AFFORDABLE HOUSING TRUST  
HINGHAM, MASSACHUSETTS  
OPEN SESSION MINUTES**

**Date:** January 20,2021

**Location:** Virtual Meeting Dial in 929-205-6099 Meeting ID 882 9681 6680

**Called to Order:** 7:06 pm

**Attendance:** Tim White, Chairman, Al Chambers, Kathleen Amonte, Amy Farrell, Nancy Kerber, Jack Falvey, Bill Ramsey; also attending Emily Wentworth

**Approval of Minutes from Meeting of December 23, 2020:**

Voted – A motion was made by Al Chambers and seconded by Bill Ramsey to approve the minutes from December 23, 2020. A roll call vote was taken, all others voted in favor; the motion passed.

**Treasurer's Report/Approval of Invoice:** Anita unable to attend. Will hold off until February.

**499 Cushing Street:** Jack and Tim had a meeting with JR Fray, the Town Engineer and Loni Fournier from Conservation to look at plans and explore the possibilities for the Nasserella property and 499 Cushing Street. The property has a pond and stream that raises some conservation issues, but manageable ones. There are several plots that incorporate the property. There is the potential to purchase a few of the plots and add to 499 Cushing. By doing this we may be able to put a few buildings on the property. JR will get back to the Trust on developable acreage. Emily pulled up the GIS for members to look at the property.

**Housing Plan:** The Planning Board has not had a chance to look at the Housing Plan because of Mary Savage Dunham's departure. Hope to get it on the schedule soon.

**Whiting Street:** Nothing new. Emily will check in with Habitat for Humanity.

**29-31 Rhodes Circle:** Amy gave an update. The contract is with Town Council for review. It will need to be awarded by mid-February. The work will be done by June 30, 2020. Emily believes the work will begin soon.

**Lincoln School Apartments Update:** The Board sees a 5-10% increase in price for the window project. The current timeline for installation is to begin September of 2021 with a 90 – 100 day completion. The Board wants to proceed with the bidding process to get the process started.

The elevator has been good since mid-December. The cost to fix was \$27,000. They are adding cameras to the elevators.

The Board would like to remind the Trust that they will be looking for the \$1 million from the 2016 Warrant Article for the elevator project soon.

**Potential Property Acquisition:** 32 Rockwood Road, the tax title property. The Town has not finalized all the work but have put in a Warrant Article to for the Trust to potentially acquire the property. It authorizes but does not require the Selectmen to transfer the property to the Trust.

**HINGHAM AFFORDABLE HOUSING TRUST**  
**HINGHAM, MASSACHUSETTS**  
**OPEN SESSION MINUTES**

**Central Street Habitat House:** Tim sent out a rough estimate of the work needed to be done. It looks like around \$100,000 in improvements. This just defines the scope of the work. It was done by JP Antonick as a favor to the Town, he will not be bidding on the project.

The next step is to put together an Invitation to Bid, which Emily will put together.

The property was winterized last month.

**CPC Application:** CPC recommended to give the Trust the full \$700,000 it requested. The next step will be before the Selectmen and Advisory.

**Chairman's Report:** Emily mentions that there is a Warrant Article to amend Article 39 of the Bylaw's. It will have the Trust provide financials to the Board of Selectmen rather than at Town Meeting, which is in line with other Boards.

Emily also announced that she has hired an assistant who will assist the Trust. Michael Silveria will start February 1<sup>st</sup>.

The Trust's annual election of Officers is coming up. Tim asks members to give it some thought.

Tim attended a meeting with the Hingham Housing Authority and the Hingham Unity Council. The Council is extraordinarily supportive of affordable housing.

**Set Next Meeting:** February 17, 2021

**Old Ship Executive Session:** Voted – a motion was made by Al Chambers and seconded by Amy Farrell to recess to executive session and not return to open session at its conclusion, to discuss the purchase, exchange, lease or value of real property. A vote by roll call showed; Amonte-yes; Farrell-yes; Kerber-yes; White-yes; Chambers-yes; Falvey – yes; Ramsey - yes. Time 8:15 p.m.

Meeting Documents

1. Open Session Meeting Minutes dated December 23, 2020
2. Work Estimate for 210 Central Street

Respectfully submitted by: Necia O'Neill

Approved: February 17, 2021

Released: February 17, 2021