



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, February 4, 2026

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Jack Falvey
Brigid Ryan
Mike Sutton

Trust Members Absent: Elizabeth Cullen
Cullen McGehee
Julie Strehle

Staff Remote: Jenn Oram, Zoning Administrator
Donna Thompson, Land Use and Development

Guest: Brenda Black, Advisory Committee

Call to Order

At 7:03 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Public Comment - There were no comments.

Minutes Approval

A. Approvals will be held until the next Trust meeting.

Treasurer's Reports

A. Votes on the Treasurer's Reports will be held until the next Trust meeting.

Chairperson's Update

A. Multi-family / Lincoln School Apartments

On January 20, the Trust unanimously voted to present the Select Board with a Warrant Article regarding the Lincoln School Apartments, which authorizes, but does not require, the Select Board to evaluate proposals to dispose of the property. The Select Board has stated that its support hinges on reasonable assurances that the property will remain affordable in perpetuity and that residents will not be displaced.

Next steps include:

- The Select Board will hold a tentative Hearing on the Article on February 24 or 26.
- AdCom plans a discussion tentatively on March 5.
- A future meeting for Residents will be scheduled.
- A future meeting for Neighbors will be scheduled.

Trust members were invited to attend the meetings.

Members discussed the Town's Master Plan goals to produce new affordable housing units, especially for seniors. Members discussed developer interest in development and operation of the Lincoln School as an expansion as well as preservation opportunity. Members discussed the HUD contract as well as tax credits and financing structures for preservation and/or expansion.

ACTION: J. Falvey will prepare a Residents' slide deck and one for Neighbors for member review.

ACTION: Presentation logistics at LSA should include a microphone and projection of the presentations.

CPC (Community Preservation Committee) - Update

The Trust refined and reduced its request during the application process to ultimately ask for \$300,000 for the Opportunity Fund (used historically for purchases, renovations, and sales of individual homes) and \$500,000 for preservation at the Lincoln School. The CPC nonetheless allocated \$605,000 to the Trust dedicated entirely to the Opportunity fund, which the CPC sees as being directed to single-family home purchases and development and allocated no funds for repointing of the Lincoln School. Town Counsel has opined that preservation of Lincoln School is a permitted use of CPC funds within the statute and other controlling guidance. The CPC at this point is split on that question and felt that the LSA has existing funds to at least start the preservation work. As a result, the Lincoln School Board of Managers would oversee the bid process this Spring to commence a repointing project using existing funds in Replacement Reserves.

There will also be work done this Spring to renovate the common area at LSA using a State Grant.

The BOM will also seek an updated Capital Needs Assessment with cost estimates for future work.

Year in Review

- The Trust has used less of its funds than anticipated to purchase and develop single family homes. Purchase and renovation of single family condominiums that require has been quicker and less expensive than individual houses. It is also less daunting to a first-time homebuyer to maintain a condominium versus a house. The Trust has purchased and sold 9 - 10 affordable homes over the past 5 years; the most recent sale was the condominium at 3H Beal's Cove Rd. to a first-time homebuyer.
- Members expressed gratitude to Donna Thompson and Jennifer Oram for their hard work in coordinating with tradesmen, State agencies, the lottery monitoring agent and potential homeowners.

Staff Update:

- A. Project Updates** - Votes will be taken on the following items at the end of the meeting:
- Authorization for the Chair to sign the contract with the architectural firm for the design of the Kersey Meeting Room and ADA project for the Lincoln School Apartments.
 - Approval of various invoices for Trust projects and other business.
- B. Tax Title Properties** - Update
- J. Oram will meet with the Tax Title Custodian appointed by the Select Board. Abutters will be notified, in advance, if dates are established for any tax title auctions.

- C. SHI Monitoring – Donna Thompson and Jenn Oram provided an overview of the Trust's and Land Use staff's monitoring function Town versus State monitoring of the SHI (Subsidized Housing Inventory).
- The Town - Reports were received for Avalon I and Avalon II. Land Use will review the rental cost increases and utility allowances. They will meet with the Town Administrator's office to express concerns gleaned from available data. The Town has 30 days to give feedback to the State EOHLC office. The offices of State Representative Meschino and Governor Healy's administration are concerned about rental rates.
 - The State - With approval of EOHLC (Executive Office of Housing & Livable Communities), rents can be increased as much as 10% annually while staying within affordability limits.
 - There is a Comprehensive Permit for Avalon I and II, involving the Town in a Deed Restriction and a Regulatory Agreement that mandates reporting to EOHLC and the Town. Concerns about rental rates can be directed to the State which typically deems increases affordable. Renters have reported spending a large portion of their income on rent. The Town verifies tenant incomes to ensure affordability with some tenants using vouchers. However, tenants in affordable units are experiencing significant rent increases, raising concerns about retaining the HUD status for their properties.
 - The Trust also monitors housing units that it has developed and sold. As the inventory of sold properties increases or there is a property being sold again, the Town has the right to make sure the property is in reasonable shape as it is sold. Owners of affordable housing homes in Hingham must annually certify that the homeowner is maintaining the property according to the Deed Restriction.
- D. Welcoming Initiative with HUC (Hingham Unity Council) - No Update
- E. Next Meeting of the Trust - Wednesday, March 25th at 7:00 pm

Trustee Comments and Updates

- A. Market Update - No Update

Additional Votes Needed by the Trust

- A. Votes needed to approve various bills and other items for ongoing projects

MOTION: P. Bates moved to authorize payment of \$806.06 to Lipsett and Sons for supply of oil heat to 499 Cushing St.

SECONDED: M. Sutton

ROLL CALL VOTE: P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.

MOTION CARRIES: 4-0

MOTION: P. Bates moved to authorize payment of \$309 to Merrill Engineering for a septic system design plan for 499 Cushing St.

SECONDED: B. Ryan

ROLL CALL VOTE: P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.

MOTION CARRIES: 4-0

MOTION: P. Bates moved to authorize payment of \$196.50 to East Coast Printing for digital scans of paper construction plans at Lincoln School Apartments.

SECONDED: B. Ryan
ROLL CALL VOTE: P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.
MOTION CARRIES: 4-0

MOTION: P. Bates moved to authorize payment of \$338 to Jennifer Oram for expenses incurred for a 6D Certificate for the sale of 3H Beal's Cove Rd.

SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.
MOTION CARRIES: 4-0

MOTION: P. Bates moved to authorize payment of \$55.25 to Donna Thompson for expenses incurred to complete work at 3H Beal's Cove Rd.

SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.
MOTION CARRIES: 4-0

- B. Schedule next Resident and Community meeting regarding the Lincoln School Apartments.
- In-person meeting for Residents will be scheduled during the week of Presidents' Day.
 - A Zoom meeting will be scheduled for Neighbors.

Members expressed appreciation that the Select Board and AdCom made it a priority to consider the proposed Warrant Article on short notice.

Matters not anticipated by the Chair within 48 hours of the meeting - There were none.

Adjourn

MOTION: P. Bates moved to adjourn the meeting at 8:01 pm.
SECONDED: B. Ryan
ROLL CALL VOTE: P. Bates, aye; B. Ryan, aye; M. Sutton, aye; J. Falvey, aye.
MOTION CARRIES: 4-0

Respectfully submitted,

Dale Michaud
Recording Secretary

A complete Meeting Packet of documents used for this meeting can be found at the following link: <https://www.hingham-ma.gov/960/Meeting-Documents>