

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

Date: February 17, 2021

Location: Virtual Meeting Dial in 929-205-6099 Meeting ID 858 9129 2543

Called to Order: 7:05 pm

Attendance: Tim White, Chairman, Kathleen Amonte, Amy Farrell, Nancy Kerber, Jack Falvey, Greg Waxman, Anita Comerford; also attending Emily Wentworth and Mike Silveira

Tim asks Mike Silveira to introduce himself. He is new to the Land Use and Development Department and will be working with Emily and assist the Trust.

Approval of Minutes from Meeting of January 20, 2021:

Voted – A motion was made by Anita Comerford and seconded by Nancy Kerber to approve the minutes from January 20, 2021. A roll call vote was taken, all others voted in favor; the motion passed.

Treasurer's Report/Approval of Invoice: Anita went over the reports from December 2020 and January 2021. Michael will be taking over the reports going forward. The Town is looking to hire an accountant to set up a system for the Trust to use and then Michael will maintain it going forward.

Voted – a motion was made by Jack Falvey and seconded by Nancy Kerber to approve the Treasurer's Reports from December 2020 and January 2021. A roll call vote was taken, all others voted in favor; the motion passed.

499 Cushing Street: Nothing new to report at this time.

Voted – a motion was made by Kathleen Amonte and seconded by Anita Comerford to approve and pay all invoices from Cavanaro in accordance with the contract signed. A roll call vote was taken, all others voted in favor; the motion passed.

Housing Plan: The Planning Board has not scheduled the Trust on their agenda yet. It was decided that it would be too much to present the Housing Plan on the same night as the Master Plan. A very tentative date would be March 15, 2021.

Tim would like to have a more in depth discussion on the Housing Plan at the next Trust meeting.

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

29-31 Rhodes Circle: the contract has been executed and is waiting for Tim to sign.

The Trust still needs to decide on whether to rent or sell the property. Amy will get some data together for the April meeting.

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Lincoln School Apartments Update: There has not been a meeting since the Trust last met. Amy and Kathleen think it would be a good idea for the Trust to look at LSA's financials. There are some big projects in the future so it would be wise to go over them.

Potential Property Acquisition: 32 Rockwood Road, the tax title property – the Board of Selectmen will take up the Article on March 2nd.

Voted – a motion was made by Jack Falvey and seconded by Anita Comerford to support the Article that would authorize but not require the Board of Selectmen to transfer 32 Rockwood Road to the Trust. A roll call vote was taken, all others voted in favor; the motion passed.

Central Street Habitat House: The next step is to put together and Invitation to Bid on the work. Emily recommends having a Title V inspection before the Invitation to Bid goes out.

Voted – a motion was made by Kathleen Amonte and seconded by Jack Falvey to authorize retaining a licensed Title V contractor to do an inspection. Once that is done a representative of the Trust will then issue an Invitation to Bid. A roll call vote was taken, all others voted in favor; the motion passed.

CPC Application: The next step will be before Advisory and the Selectmen.

Amy spoke to Shelly Goehring from Mass Housing Partnership on what other towns are doing in terms of securing CPC funding. She mentioned the emphasis on the human side of affordable housing and referenced Brewster. Amy will reach out to them.

Chairman's Report:

Voted – a motion was made by Amy Farrell and seconded by Kathleen Amonte to endorse the Article at Town Meeting that modifies the Trust's reporting to provide financials to the Board of Selectmen rather than at Town Meeting, which is in line with other Boards. A roll call vote was taken, all others voted in favor; the motion passed.

Set Next Meeting: March 23, 2021

Old Ship Executive Session: Voted – a motion was made by Anita Comerford and seconded by Nancy Kerber 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; Waxman-yes; Falvey – yes; Comerford - yes. Time 8:15 p.m.

Meeting Documents

1. Open Session Meeting Minutes dated January 17, 2021
2. Treasurer's Reports for December 2020 and January 2021

Respectfully submitted by: Necia O'Neill

Approved: March 23, 2021

Released: March 23, 2021