



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, April 1, 2026
TIME: 7:00 pm
PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Elizabeth Cullen
Jack Falvey
Brigid Ryan
Mike Sutton
Trust Members Absent: Cullen McGehee
Julie Strehle
Staff Remote: Jenn Oram, Zoning Administrator
Guest: David Leiphart, Advisory Committee

Call to Order

At 7:08 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Minutes Approval

A. August 12, 2025; September 17, 2025; and, October 29, 2025

MOTION: B. Ryan moved to approve the meeting minutes of August 12, 2025, September 17, 2025, and October 29, 2025 as amended.
SECONDED: M. Sutton
ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye; M. Sutton, aye
MOTION CARRIES: 5-0

Treasurer's Reports:

A. October 2025, November 2025, and December 2025

B. FY26 through December 2025

- October opening balance was \$877,951.69
 - o Expenses included attorney's fees of \$5,302 for a tax title property, 3H Beal's Cove, and Lincoln School Apartments, as well as \$2,100 to Innes Land Strategies for the Lincoln School Apartments Study.
 - o Revenue included interest income of \$1,351.33.
 - o October closing balance was \$866,723.77
- November opening balance was \$866,723.77
 - o Revenue included interest income of \$434.71
 - o November closing balance was \$867,158.48
- December opening balance was \$867,158.48
 - o Expenses included \$13,975 to Innes Land Strategies for the LSA Study and \$2,000 to LA Associates for the lottery for 3H Beal's Cove Rd.
 - o Revenue included receipt of \$700,000 in Capital Preservation Committee funds.
 - o December closing balance was \$1,546,497.66

C. Vote to approve Treasurer's Reports

MOTION: P. Bates moved to approve the October 2025, November 2025, and December 2025 Treasurer's Reports and Fiscal Year Financial Statements.

SECONDED: B. Ryan

ROLL CALL VOTE: Unanimous

MOTION CARRIES: 5-0

CHAIRPERSON'S UPDATE:

A. Lincoln School Apartments Warrant Article Update and Possible Vote

J. Falvey reviewed amendments made to address concerns voiced by neighbors and residents. The Select Board and Advisory Committee recommend adding three amendments to Warrant Article 23, including protecting affordability to the greatest extent permitted by law, maintaining occupancy for seniors and persons with disabilities, as well as limiting the building size to no more than 30% of the parcel. The current building occupies 17% of the parcel, leaving approximately 13% available for potential addition. The 30% does not include parking.

To ensure long-term affordability, the Town must submit any proposed deed restriction to EOHLC for review and certification. The current expectation is that any future buyer would renew the HAP contract, which is scheduled to expire in 2031. In the interim, the Town will work to address residents' concerns regarding affordability. While existing restrictions apply to households earning up to 80% of the area median income (AMI), they do not specify detailed affordability requirements. Several potential bidders have expressed interest in recapitalizing the Lincoln School in its current condition. Upcoming next steps include a joint meeting with the Lincoln School Board of Managers and residents on April 13 and Town Meeting on April 27.

Town Staff and Members will prepare a list of Frequently Asked Questions and answers for Town Meeting to be reviewed with Town Counsel, Town Administrators, and a member of the Select Board.

Members discussed with Advisory Board member David Leiphart the challenges in determining the value of the Lincoln School property, noting that it will depend in part, on whether the HAP contracts can be renewed and on the projected revenue from units at varying affordability levels. The current assessed value of \$7,700,000 does not reflect the deed restrictions in place, which would significantly affect the property's market value to any potential buyer.

MOTION: P. Bates moved to approve the Trust's support of the Warrant Article as presented and to authorize the Chair and others working with the Chair to communicate, as appropriate, in support of the Motion.

SECONDED: M. Sutton

ROLL CALL VOTE: Unanimous

MOTION CARRIES: 5-0

STAFF UPDATE:

- A.** Project Updates - Votes will be requested below
 - 499 Cushing St. - Updates will be provided at a future meeting.
 - 3H Beal's Cove - The new owner requires an outside repair before closing on the property.
- B.** Tax Title Properties - J. Falvey and J. Oram will meet with the Select Board next week on next steps for the Trust.
- C.** Lincoln School Projects - Bids are expected this week for the Kersey Community Room renovation.
- D.** Next Meeting of the Trust - Scheduled for Wednesday, April 22, 2026 to vote on administrative items including financials and meeting minutes.
- E.** SHI Monitoring - This will be discussed at a future meeting.
- F.** Other:
 - A two-bedroom condominium has become available in the Beal's Cove community. Members will schedule a time to view the property.
 - Hockley - This project will go out to bid.

MOTION: **P. Bates moved to authorize the Chair in conjunction with Jennifer Oram to spend up to \$3,000 for any needed electrical Improvements at 3H Beal's Cove Rd. to meet the concerns raised by the new buyer.**

SECONDED: M. Sutton

ROLL CALL VOTE: Unanimous

MOTION CARRIES: **5-0**

Matters not anticipated by the Chair within 48 hours of the meeting

- B. December 2025 Treasurer's Report

At 8:00 pm, E. Cullen left the meeting.

Adjourn

MOTION: **P. Bates moved to adjourn the meeting at 8:09 pm.**

SECONDED: M. Sutton

ROLL CALL VOTE: Unanimously approved.

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>

