



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, October 26, 2022

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Present: Jack Falvey, Chair
Pamela Bates
Liz Klein
Randy Winters

Trust Member Absent: Elizabeth Cullen, Brigid Ryan, Greg Waxman

Staff Present: Jennifer Oram, Eleanor MacKay of Land Use & Development

Call to Order

At 7:06 pm, Chair Falvey called the meeting to order, read the Open Meeting Law statement, and asked whether anyone is recording the meeting. No response. The Town of Hingham is recording the meeting.

Minutes Approval - September 2022

This item will be held until a future meeting.

Treasurer's Report: September 2022

- Rental income is consistent.
- Expenditures at Ridgewood Crossing are modest.
- One third of the cost was paid to Pilgrim Plumbing to begin the boiler and hot water heater replacement at Rhodes Circle.
- Lawncare expenditures were appropriate.

MOTION: **P. Bates moved to approve the Treasurer's Report for September 2022.**

SECONDED: L. Klein

ROLL CALL VOTE: P. Bates, aye; L. Klein, aye; R. Winters, aye; J. Falvey, aye.

4-0 MOTION CARRIES

Staff Update

Project Updates on All projects – Jennifer Oram & Eleanor MacKay

Mr. Falvey would like to know the total number of single family homes with full deed restrictions on the Subsidized Housing Inventory list in Hingham.

29-31 RHODES CIRCLE

- Application submitted to DHCD for review to include property in Subsidized Housing Inventory
- Sale anticipated to occur Q1 of 2023 through the lottery process
- Condo price of \$220,000 was adjusted with an Affordable Housing calculator to \$194,500 due to interest rate increase to keep mortgage payment the same. Condo fee will be \$200 monthly.
- The trust members expressed interest in pressing DHCD on this project as appropriate.

270 CENTRAL STREET

- The Trust is waiting for Mark Coughlin to produce the final document so Procurement can begin the process and we can get it out to bid.

23 RIDGEWOOD CROSSING

- It is in the Procurement pipeline at the Town.
- There was feedback from procurement in response to which which Ms. MacKay has made necessary changes.
- This is a smaller project estimated at +/- \$100,000.
- Advertising is required to go to bid which should occur within 30-60 days.
- Construction is all internal and not weather dependent so building can occur Q1 of 2023.

499 CUSHING STREET

- This property will be the Trust's next priority.

Ms. Bates introduced to the Trust a two-family opportunity on Rhodes Circle with 3 bedrooms on one side, and two bedrooms on the other side. Members discussed that a challenge with a small condominium association is the need for two owners to cooperate fully to contribute regular HOA fees for long-term maintenance of the property. DHCD favors larger condo associations with more contributing homeowners. Members agreed they would welcome more information on the home but that the trust would be mindful of the noted disadvantage of a condo duplex.

Chairperson's Update

Lincoln School Apartments - Ms. Oram and Ms. MacKay who attended the recent LSA Board of Managers meeting gave an update.

- Window installation is 95% complete and will be finished by the end of November.
- Bills have been processed for a couple of work orders for damage from leaks around the windows.
- Some residents have attended the meetings and expressed concerns. We are working with them.
- Toured site with Project Mgr. and went over outstanding items which will be completed by 12/4/22

CPC Application - Fiscal Year 2024 - Jack Falvey

- The Trust decided to ask for \$700,000.
- CPC has reviewed the Trust's application which has been determined to qualify.
- The Trust discussed persuasive points they will have opportunity to present on November 9 or 10:
 - Progress of projects, Trust finances that can be shared externally, the needs in Town, financial projections for spending, historic receipt of funds to date (around 10% or higher lately)
- There will be a second opportunity to participate in a CPC call in January when they allocate funds.
- The Chair asked the Trust to consider one member attend CPC meetings along with him.

ADU (Accessory Dwelling Unit) Study Committee Update - Jack Falvey

- ADU Study Committee Report is available on their web site.
- They recommend amendment of the current zoning by-law which permits attached ADU's as part of the single family home or attached to it, and for use only by family members or caregivers.
- Proposed zoning by-law now includes detached units and removes the family restriction
- Planning Board will recommend at Town Meeting how or whether zoning by-law should be amended.
- Under the current by-law, the ZBA has approved 16 of the 156 cap for allowable ADU's. The Trust does not anticipate a change in the by-law will add many more ADU's to the affordable housing inventory but rentals would help.
- It would be helpful if the ADU Study Committee could gather data from the majority of towns (benchmark communities) that have permitted ADU's that have not imposed a family restriction.
- We have a little over 1,000 units that are nominally affordable with possibly 600 units that are actually affordable. Changing the by-law may help the Town add 10, 20, or 30 more affordable housing units.

- Members discussed complex circumstances that would restrict having an ADU such as land size, septic, and sewer. Zoning BOA can use permit process to carefully review impact on neighborhoods.
- The Commission on Disabilities opposed the by-law removal of the familial requirement.
 - The Trust would think very carefully before taking a position that didn't agree with the Commission on Disabilities. However, the Commissions written submissions and oral statements to date haven't raised issues that tie back to their concerns about persons with disabilities. Rather, they have expressed a general concern that if ADU's are made available more broadly, it could potentially drive rents up and remove opportunities for people with disabilities. From an economic standpoint, Trust members did not understand that view.
- Unit size is restricted to 875 square feet; units will presumably be less expensive and affordable.
- The CoD has a site on the Town web site with more in-depth documents of their concerns for ADU's.

Trustee Comments/Updates - There were no comments or updates.

Votes Needed by the Trust

VOTE to approve payment of Invoice 382786 to Dain Torpy for legal services.

MOTION: P. Bates moved to approve payment of Invoice 382786 to Dain Torpy in the amount of \$1,347.50

SECONDED: B. Ryan

ROLL CALL VOTE: L. Klein, aye; R. Winters, aye; P. Bates, aye; J. Falvey.

4-0 MOTION CARRIES

Administration:

Next Meeting – November 16, 2022

Public Comment - There was no comment from the public.

Adjournment

MOTION: P. Bates moved to adjourn the meeting at 8:02 pm.

SECONDED: R. Winters

ROLL CALL VOTE: L. Klein, aye; P. Bates, aye; R. Winters, aye; J. Falvey, aye.

4-0 MOTION CARRIES

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/HAHT-Meeting-Documents>

Documents Used for this Meeting:

- Agenda
- HAHT Project Calendar - October 2022
- HAHT FY 23 Treasurer's Reports - September 2022
- HAHT FY 23 Monthly Treasurer's Report - September 2022
- HAHT Monthly Dev. Sources - 29-31 Rhodes Circle
- HAHT Monthly Dev. Sources - 23 Ridgewood Crossing

- HAHT Monthly Dev. Sources - 270 Central Street
- HAHT Monthly Dev. Sources - 499 Cushing Street
- Dain Torpy Invoice - August 2022
- Dain Torpy Invoice - September 2022