



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, May 25, 2022
TIME: 7:00pm
PLACE: Remote Meeting via Zoom

Trust Members Present: Amy Farrell, Chair, Jack Falvey, Vice Chair
Nancy Kerber, Liz Klein
Brigid Ryan, Tim White &
Randy Winters

Trust Member Absent: Greg Waxman

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

Others Present: Kristin Dziergowski (AdCom), Davalene Cooper (AdCom)
Kristina Alessi, Katie Sutton, 245 Leavitt Street
Dan Power, 1 King Philip Path
Shelly Goehring, Mass Housing Partnership (MHP)

Call to Order and Roll Call Vote

At 7:00 p.m., Chair Farrell called the meeting to order, read the Open Meeting Law statement, and asked whether anyone is recording the meeting. No reply. The Town is recording the meeting.

Minutes Approval - April 27, 2022

Chair Farrell asked for a motion to approve the April 27, 2022 minutes.

MOTION: Jack Falvey **MOVED** to approve the minutes of April 2022.
SECONDED: Randy Winters
ROLL CALL VOTE: Jack Falvey, aye; Liz Klein, aye; Tim White, aye; Randy Winters, aye; Nancy Kerber, aye; Brigid Ryan, aye; Amy Farrell, aye.

7-0 MOTION CARRIES

Treasurer's Report - February, March & April 2022

Ms. Ryan acknowledged that Ms. MacKay's detailed project list isolated a probable insulation problem at Ridgewood Circle as heating bills are high for an empty dwelling. Ms. MacKay has reached out to MassSave.

Chair Farrell summarized the financials for February, March and April, and the year-to-date including April:

- February expenditures were \$3,600 with rental income of \$2,000.
- March expenditures were \$15,000 with rental income of \$2,000.
- April expenditures were \$29,000
- Year-to-date including April activity, the Trust received \$840,000 in revenue - primarily \$700,000 in CPC awards, with approximately \$350,000 of expenditures including \$22,800 windows that will be backed out of Affordable Housing Trust. Chair Farrell noted an error in the April 2022 financials and asked to hold off on approving them until the error is addressed.

Ms. Ryan then walked members through the budget template commending Ms. MacKay for detailing the care and cost of a property. This will help to budget the monthly cost to carry the property to development and contract finish before selling the property which helps with CPC application.

Chair Farrell asked for a motion to approve the February and March Treasurer's Reports.

MOTION: Jack Falvey **MOVED** to approve the Treasurers' Reports for February and March 2022.

SECONDED: Randy Winters

ROLL CALL VOTE: Jack Falvey, aye; Liz Klein, aye; Tim White, aye; Randy Winters, aye; Nancy Kerber, aye; Brigid Ryan, aye; Amy Farrell, aye.

7-0 MOTION CARRIES

Staff Update

Project Updates – Jennifer Oram & Eleanor MacKay:

- In July, Ms. Oram will provide a date for completion date for condo documents for Rhodes Circle and timelines for a lottery, and sale date.
- Ms. MacKay spoke with Hingham Municipal Light Plant (HMLP). HMLP agreed that to get the most efficiency from heat pumps, you need a "sealed envelope", such as in a new build (new insulation, new windows, new sheathing). The Trust is not going to that level of renovation with their projects and had agreed at the last meeting to go with 95% efficient gas fired system(s).
- Ridgewood Crossing – Staff has requested a scope of service from Mark Coughlin for that includes the development of bid documents, using the standardized scope developed by Ms. MacKay. Once the Trust has a quote, it can determine if it wishes to engage his services.

Other Updates:

- Last month's votes will be taken from Opportunity Funds with exception of 499 Cushing Street which repairs will be taken from that account.
- Update on PPP and One Sheet – Ms. Oram suggested the public relations firm draft two one-page sheets. She expects the drafts in June.

Chairperson's Update:

Lincoln School:

- The property is fully occupied with 6 unit turnovers since January 2022. Windows are expected on site in July for installation within 90 days. The Board of Managers voted to purchase a back-up generator for delivery in January 2023.
- Old Ship Parish declined HAHT's offer to purchase a portion of their property. They've accepted an offer with a buyer expected to close on June 27. That purchaser has indicated a willingness to speak with the Trust to see if there might be an opportunity for us to look at additional property to support the expansion of Lincoln School.

ADU Study Committee – Meeting Scheduled for June 7, 2022:

Chair Farrell advised the Trust Members that the ADU Trust Committee is meeting on Tuesday, June 7th and she plans on attending. She would like to poll the members on their thoughts regarding a change to the ADU By-Law, and what they would like to recommend to the Committee. Member Ryan asked if there would be affordability restrictions on the units. Ms. Farrell stated that currently, the By-Law requires the space to be used by family members. The Committee is looking at all options, including detached structures for non-family members. This

would then make the ADUs rental housing. Member White said the less restrictions the better for affordable housing opportunities to keep residents in their own homes. The Trust Members agreed.

Human Rights Coalition - HAHT Liaison Appointment – Kelly Peguero Alessi

Chair Farrell asked for a motion to appoint Kelly Peguero Alessi to the Human Rights Coalition.

MOTION: Jack MOVED moved to appoint Kelly Peguero Alessi as HAHT Liaison to the Human Rights Coalition
SECONDED: Brigid Ryan
ROLL CALL VOTE: Jack Falvey, aye; Liz Klein, aye; Tim White, aye; Randy Winters, aye; Nancy Kerber, aye; Brigid Ryan, aye; Amy Farrell, aye.

7-0 MOTION CARRIES

Trustee Comments/Updates

Chair Farrell announced that Trust members, Tim White and Nancy Kerber, will end their terms in June 2022, now leaving three positions open on the Trust. Chair Farrell asked members to have interested persons send in talent bank applications.

Guest Speaker – Shelly Goehring – Mass Housing Partnership (MHP)

Ms. Goehring gave a presentation to the Trust entitled, “*Hingham Affordable Housing Trust Refresher*”. The presentation covered many aspects of running a successful Trust, including Housing Trust Basics, Operations and Best Practices and Eligible Activities. It was then followed by a Q & A session.

Administration

Next Meeting – June 22, 2022 - Members agreed the June meeting could be in-person at Town Hall rather than remote to say goodbye to Trust members, Tim White and Nancy Kerber.

Items to be on the next agenda

April Treasurer's Report
Development Team from Hull Street and Rockland Street to discuss infrastructure issues

Adjournment

Chair Farrell asked for a motion to adjourn the meeting.

MOTION: Brigid Ryan MOVED to adjourn the meeting at 9:12PM.
SECONDED: Jack Falvey
ROLL CALL VOTE: Jack Falvey, aye; Liz Klein, aye; Tim White, aye; Randy Winters, aye; Nancy Kerber, aye; Brigid Ryan, aye; Amy Farrell, aye.

7-0 MOTIONS CARRIES

Respectfully submitted,

Jennifer Brennan Oram
HAHT Minutes – 5.25.22

Documents Used for this Meeting:

- HAHT Agenda 5.25.22 Amended.pdf
- Minutes Hingham AHT 4-27-22 awf.docx
- Treasurer's Report February 2022 REV 2.pdf
- Treasurer's Report March 2022 REVISED.pdf
- Treasurer's Report April 2022.docx
- Treasurer's Report FYTD April 2022.docx
- Copy of Projects and HAHT Proposed Next Steps May 2022.pdf
- BUDGET - 23 Ridgewood Crossing - May 2022.pdf
- 29-31 Rhodes Lattice Complete.pdf
- Lincoln School Balance Sheet 0422.xlsx
- Lincoln School Investor Report 0422.xlsx
- HAHT Vote History 2022.docx
- HAHT Working Document 5.20.22 - final.pdf
- HAHT Project Calendar- May 2022.pdf
- MHP Presentation – “Hingham Affordable Housing Trust Refresher”

A complete meeting packet of supporting documentation for this meeting can be obtained in the Land Use & Development Office.