



JOINT MEETING
LINCOLN APARTMENTS, LLC BOARD OF MANAGERS &
HINGHAM AFFORDABLE HOUSING TRUST

DATE: Monday, January 5, 2026
TIME: 6:00 PM
PLACE: Kersey Community Room
Lincoln School Apartments
210 Central Street
Hingham MA 02043

Trust Members Present: Jack Falvey, Chair
Pamela Bates
Brigid Ryan
Julie Strehle
Elizabeth Cullen
Trust Members Absent: Cullen McGehee, Michael Sutton

LSA Board of Managers Present: Elizabeth Cullen, Chair
Matt Dillis
Connor Fallon
Jack Falvey
Ben Jarvis

Staff Present: Jennifer Oram and Donna Thompson, Land Use & Development

Call to Order

At 6:06 PM, Chair Falvey called the meeting to order.

Preserving and enhancing Lincoln School Apartments:

Affordable Housing Trust (AHT) Chair and Board of Managers member Jack Falvey delivered a PowerPoint presentation titled Lincoln School Apartments: Preserving & Enhancing LSA. He reviewed information concerning the Lincoln School Apartments, including its history, ongoing financial challenges, and the significant capital improvements required. He noted that the Select Board is expected to propose a warrant article at Town Meeting regarding the potential conveyance of the property to a private for-profit or nonprofit developer as a strategy to secure funding for necessary renovations and potential expansion while preserving long-term affordability. If successful, the Town would go through the RFP process to determine the best possible outcome for LSA renovation and/or expansion. The reasons for a potential lease or sale include the Town's higher costs than a private entity in renovating or expanding the

building, as well as the Town's lack of expertise in owning and overseeing residential property. He then opened the meeting for discussion among Trust and Board member and LSA residents.

Numerous residents asked questions and members of the AHT and Board of Managers responded. They included:

- A resident asked what conditions would be included in an RFP, possible repair of the HVAC system, and where an expansion to LSA would be located. AHT Chair Falvey explained that the RFP would incorporate conditions developed by the Select Board with input from interested members of the public and would definitely include HVAC improvements. The location of any expansion would be determined based on the proposals.
- A resident commented that there is enough room on the lawn to accommodate an expansion.
- A resident asked whether LSA would still be under the HUD umbrella. AHT Chair Falvey said that the current HUD contract runs through 2030 and is subject to renewal at that time.
- A resident noted that affordable housing is defined as rent equaling 30% of household income, that HUD does not directly provide affordable housing, and that many seniors in Hingham in other affordable housing options are paying much higher rents than at LSA. AHT Chair Falvey responded that there are different affordability levels depending on the type of affordable housing, and although the existing HAP contract is set to expire in 2030, the Town is committed to doing what it can to ensure its renewal.
- A resident stated that when Glastonbury Abbey sold LSA to the town, residents were told that their rents were "grandfathered." AHT Chair Falvey responded that since acquiring the property, the Town has upheld its commitment to maintaining affordability and that the HAP contract has remained in place. The intent is for it to remain at the lowest level of affordability available.
- AHT member Brigid Ryan explained that the Town can rely on existing mechanisms to safeguard long-term affordability. She noted that renovation and expansion projects similar to the one proposed for LSA are typically financed through state and federal programs, which generally include provisions to prevent displacement and maintain affordability. The Town intends to issue an RFP that evaluates all available funding sources and affordability protections, with the goal of selecting the most suitable option for LSA.
- A resident asked whether there would be a new management company or if Corcoran would stay on. AHT Chair Falvey explained that the regulatory agencies typically require the buyer to manage the property for ten years. Board Member Matt Dillis clarified that the purchaser could do so by hiring a management company, including Corcoran.
- A resident asked why anyone would want to purchase LSA given its condition. Ms. Ryan explained that developers are often interested in properties like LSA due to their strong

location and consistently high occupancy rates, which make them attractive investment opportunities.

- A resident asked about how a funding source other than HUD could be assured of rental payments or income if the building isn't at full occupancy. AHT Member Ryan explained that a grace period is included to account for turnover-related vacancies and that anticipated vacancies are incorporated into the annual operating budget. Corcoran Property Management Regional Manager Erin Gallagher added that a manager can submit a vacancy claim to obtain a portion of the funds.
- A resident said that the State supports the preservation of affordable housing once operating, and that, in his view, the risk of LSA losing its HAP agreement is low.
- A resident asked whether requirements for parking would be built into the RFP. Mr. Falvey said they would.
- A resident said that she felt this proposal was good news if it meant an additional elevator at LSA.
- A resident asked about the air conditioning units and the air quality. Mr. Falvey responded that HVAC replacement is a priority for this project.

Capital Improvement Projects:

Interior Renovations – Update

Jennifer Oram reported the following:

- The Town received a \$100,000 grant for ADA upgrades to the Kersey Community Room and kitchen and the laundry room.
- LSA BOM and Staff are currently working to prepare the bid documents for the project

Residents had the following comments:

- A resident said that the rug colors and drapes in the Kersey Community Room aren't great. She would like to see something different.
- Another resident asked about organic carpeting and added that she is grateful to live at LSA.
- A resident asked whether residents would be able to participate in color choices. J. Oram said that Staff would arrange a residents' meeting to gather input.
- A resident, Unit 214, said that no one uses the kitchen area now.
- A resident thanked the HAHT and Board volunteers for all their hard work.

Repainting of Original Building – Update

Jennifer Oram reported the following:

- The Affordable Housing Trust submitted a request to CPC for \$500,000 to help fund a portion of the required brick repointing.
- The total project cost is estimated at approximately \$2 million. it is expected that costs would be covered through LSA's budget.
- Work is expected to occur in phases, beginning with the most weather-worn areas of the building.

Public Comment:

Public comment was taken throughout the meeting.

MOTION:	M. Sutton moved to adjourn the meeting at 7:11 PM.
SECONDED:	P. Bates
ROLL CALL VOTE:	P. Bates, aye; E. Cullen, aye; B. Ryan, aye; J. Falvey, aye.
MOTION CARRIES:	4-0