



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

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

BOARD MEMBERS PRESENT: Elizabeth Cullen, Chair
Matt Dillis
Connor Fallon
Jack Falvey
Ben Jarvis

**AFFORDABLE HOUSING
TRUST MEMBERS PRESENT:** Jack Falvey, Chair
Pam Bates
Elizabeth Cullen
Brigid Ryan
Julie Strehle

**CORCORAN
STAFF PRESENT:** Erin Gallagher, Regional Property Manager
Maricell Navarro, Property Manager

STAFF PRESENT: Jennifer Oram, Zoning Administrator
Donna Thompson, Land Use and Development

Call to Order:

At 6:06 PM Chair Elizabeth Cullen called the meeting to order and took a roll call vote.

Affordable Housing Trust members Pam Bates and Mike Sutton joined the meeting at 6:08 PM.

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 the current condition of the Lincoln School Apartments, including its history, ongoing financial challenges, and the significant capital improvements required. AHT Chair Falvey noted that the Town is evaluating the potential conveyance of the property to a private for-profit or nonprofit developer as a strategy to secure funding for necessary renovations 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.

AHT Chair Falvey opened the meeting for discussion among Trust and Board member and LSA residents.

William Vigeant, LSA resident, Unit 210, asked what conditions would be included in an RFP and where an expansion to LSA would be located. He also asked about possible repairs to the HVAC system. AHT Chair Falvey explained that the RFP would incorporate conditions developed by the Town with input from stakeholders and would definitely include HVAC repairs. He added that the location of any expansion would be determined based on the proposals submitted in response to the RFP.

Al Chambers, LSA resident, Unit 207, said there is enough room on the lawn to accommodate an expansion.

Lonnie Cutler, LSA resident, Unit 406, asked whether LSA would still be under the HUD umbrella. AHT Chair Falvey said that the current HUD contract runs through 2030.

Evelyn Malvarosa, LSA resident, Unit 401, said affordable housing is defined as rent equaling 30% of household income, HUD does not directly provide affordable housing, and that many seniors in Hingham feel current affordable housing options are not truly affordable. AHT Chair Falvey responded that there are different levels and types of affordable housing, and although the existing HAP contract is set to expire in 2030, there is a strong commitment to its renewal.

Norma Fisher, LSA resident, Unit 105, said 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 consistently upheld a strong commitment to maintaining affordability at LSA. The intent is for it to remain affordable housing.

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. She added that 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.

Susan Kiley, LSA resident, Unit 102, asked whether there would be a new management company or if Corcoran would stay on. AHT Chair Falvey explained that purchase agreements typically require the buyer to manage the property for ten years. Board Member Matt Dillis added that the purchaser could choose to hire a management company, including Corcoran.

Evelyn Malvarosa, LSA resident, Unit 401, asked why anyone would want to purchase LSA give its condition. AHT Member Ryan explained that for-profit companies are often interested in properties like LSA due to their strong location and consistently high occupancy rates, which make them attractive investment opportunities.

David Noonan, LSA resident, Unit 209 asked about funding source other than HUD when 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 vacancy claim can also be submitted for a portion of the funds.

Evelyn Malvarosa, LSA resident, Unit 401, said that grace periods for turnovers have changed over the years.

William Vigeant, LSA resident, Unit 210, said that the State supports the preservation of affordable housing and that, in his view, the risk of LSA losing its affordable status is low.

Lorraine Lyons, LSA resident, Unit 506 asked whether requirements for parking would be built into the RFP. AHT Chair Falvey said they would.

Lonnie Cutler, LSA resident, Unit 406 said that she felt this proposal was good news because it would mean an additional elevator at LSA.

Jeannie Ramey, LSA resident, Unit 203, asked about the air conditioning units and the air quality. AHT Chair 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

Evelyn Malvarosa, LSA resident, Unit 401, said that the rug colors and drapes in the Kersey Community Room aren't great. She would like to see something different.

Jeanne Ramey, LSA resident, Unit 203, asked for organic carpeting and added that she is grateful to live at LSA.

William Vigeant, LSA resident, Unit 210, asked whether residents would be able to participate in color choices. J. Oram said that Staff would arrange a residents' meeting to gather input.

Lynda Bennett, LSA resident, Unit 214, said that no one uses the kitchen area now.

Joan Boudreau. LSA resident, Unit 403, 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 repainting.

- The total project cost is estimated at approximately \$2 million. Remaining 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.

Other Votes needed by the Board of Managers:

Vote to extend the Corcoran Management Contract through December 31, 2025:

MOTION: M. Dillis moved to renew the Corcoran Management Contract as of December 2025, with the most current Consumer Price Index as reported in November of 2025 (presently 2.7%).

SECONDED: B. Jarvis

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; B. Jarvis, aye; E. Cullen, aye;

5-0 MOTION CARRIES

Adjournment:

MOTION: M. Dillis moved to adjourn the meeting at 7:12 PM.

SECONDED: B. Jarvis

ROLL CALL VOTE: M. Dillis, aye; C. Fallon, aye; J. Falvey, aye; B. Jarvis, aye; E. Cullen, aye;

5-0 MOTION CARRIES

1. [January 5, 2026 - Meeting Agenda](#)
2. [January 5, 2026 - LSA Residents Meeting Presentation Slides](#)