



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Tuesday, August 12, 2025
TIME: 5:00 pm
PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Elizabeth Cullen
Jack Falvey
Cullen McGehee
Julie Strehle

Trust Members Absent: Brigid Ryan, Mike Sutton
Staff Remote: Jenn Oram, Zoning Administrator
Donna Thompson, Land Use and Development

Call to Order

At 5:03 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Discussion and Vote to Approve Engaging Consulting Services with Innes Land Strategies Group

Earlier this year, after discussions with the Massachusetts Housing Partnership, the Trust solicited quotes from five consultants to prepare in an effort to undertake a Request for Qualifications (RFQ) process to identify and solicit information from developers regarding potential multifamily capital investment and expansion projects. No responses were received. Subsequently, Staff spoke with and received a proposed engagement letter from one of the firms, Innes Land Strategies Group proposing a consulting engagement designed to gather information from developers regarding potential project scope, costs, and investment considerations and conducting a limited financial and market analysis. The proposed fee is \$49,425. Innes would subcontract with RKG Associates concerning the financial feasibility analyses. If the AHT engages Innes, a Working Group with guidance from Town Counsel would guide the project, and Innes would then submit its report to the Trust.

MOTION: P. Bates moved to authorize the Chair to enter into an Engagement agreement with Innes Land Strategies Group for consulting services in the amount of \$49,425.

SECONDED: J. Strehle

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; C. McGehee, aye; J. Strehle, aye

MOTION CARRIES: 5-0

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

Members discussed potential affordable housing opportunities, with particular attention to current market conditions for affordable condominium units. The closing for the affordable condominium at 21B Beal's Cove Road will be complete on August 13, 2025.

MOTION: J. Strehle moved to adjourn the meeting at 5:35 pm.
SECONDED: E. Cullen
ROLL CALL VOTE: Unanimous
MOTION CARRIES: 5-0

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>