



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Wednesday, October 29, 2025

TIME: 7:00 pm

PLACE: Remote Meeting via Zoom

Trust Members Remote:

Pamela Bates
Elizabeth Cullen
Jack Falvey
Brigid Ryan
Julie Strehle
Mike Sutton

Trust Members Absent:

Cullen McGehee

Staff Remote:

Jenn Oram, Zoning Administrator
Donna Thompson, Land Use and Development

Call to Order

At 7:07 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Public Comment - There were no comments.

Minutes Approval

- a) August 12, 2025 - This item will be reviewed at a future meeting.

Treasurer's Reports

a) August 2025 and September 2025

- August opening balance was \$1,171,489.70.
 - o Revenue of \$214,425 was received for the sale of 21B Beal's Cove Rd.
 - o August closing balance was \$1,386,271.62.
- September opening balance was \$1,386,271.62.
 - o Expenses for the start of renovation to 3H Beal's Cove Rd. were \$19,000.
 - o September expenses included the purchase of 2104 Hockley Dr. at \$476,968.75

b) FY26 August through September 2025

- The Fiscal Year 2025 opening balance on August 1 was \$1,171,489.70.
- September 30th closing balance was \$877,951.69.

c) Vote to approve Treasurer's Reports

MOTION: P. Bates moved to approve the August and September 2025 Treasurer's Reports and Fiscal Year Financial Statements.

SECONDED: J. Strehle

ROLL CALL VOTE: P. Bates, aye; E. Cullen, aye; J. Falvey, aye; B. Ryan, aye; J. Strehle, aye;

M. Sutton, aye.

MOTION CARRIES: 6-0

Chairperson's Update:

d) Multi-family

- A consultant was retained to conduct a feasibility analysis for a multifamily development. A delivery date of November 14 was estimated for the interview portion of the report.

Staff Update:

a) Project Updates - Votes will be requested below

- **2104 Hockley Dr.** - Staff will prepare a Scope of proposed renovations and provided an update on maintenance and repair needs. A Lottery monitoring agent has been hired.
- **21H Beal's Cove Rd.** - The Lottery process is underway. An Open House was held with interested buyers. The lottery application is on the Town web site with a deadline of November 14. Interested buyers may contact the Lottery Monitoring agent or Town Staff.

b) Tax Title Properties –

- Town Staff will provide an updated timeline to Trust members in November. Early in 2026, Staff will communicate with neighbors when the Town would be viewing a tax title property.

c) Lincoln School - See the CPC Update.

d) Next Meeting of the Trust - Presently scheduled for Wednesday, November 19, 2025

e) SHI Monitoring - Staff have sent out letters. Eight homeowners have yet to respond.

f) CPC Update - The Trust submitted a \$1,000,000 CPC request, consisting of \$500,000 for individual homes and \$500,000 for the Lincoln School building-envelope repointing project. In their initial discussion, CPC raised concerns regarding the request for the proposed Lincoln School capital projects. Estimates for necessary repairs including the envelope, roofing and HVAC suggesting the requested amount wouldn't cover the cost of the envelope project and thus the plan is unclear. HAHT is scheduled to present to CPC in November and again in January. The total requests presented to CPC total \$2,100,000 and exceed available CPC funds this year which are likely to be \$1.6 - \$1.7M range. Hingham Housing Authority also requests \$300,000 for roof replacements.

g) Other:

- **499 Cushing St.** - Staff will work with the Architect and Town Engineer to finalize the layout of the secondary home on the lot. Requests for renovation bids of the existing home at the front of the lot will go out in Q1 of 2026. Staff requested permission to engage with an oil company to maintain the oil level and for maintenance.

- **Project Management Software** - Staff briefed members on the comparison of 3 programs.

Trustee Comments and Updates

- a) **Market Update** - Members discussed a 2 bedroom condominium for sale in Beal's Cove and why more Beal's Cove condos are entering the market than at Hingham Woods. Buyer interest in real estate is slowing down seasonally. The Trust agreed it would take a wait and see approach in coming months given other activity.
- b) **Select Board** - B. Ryan provided an update on the Trust's recent presentation to the Select Board on the AHT's behalf regarding implementation of Master Plan goals. She noted the potential to collaborate with other committees that align with the 2021 Master Plan, which encourages committees to convene and exchange information. At the recent meeting, each of the 33 active committees, both elected and appointed, addressed whether it was using the Plan for guidance. Ms. Strehle, on behalf of the Select Board, proposed that committees present to the Select Board three times per year.

ACTION: B. Ryan offered to prepare ideas for collaboration among committees.

Additional Votes Needed by the Trust

- a) Votes needed to approve various bills and other items for ongoing projects

MOTION: P. Bates moved to authorize Staff to contract with an oil company to deliver oil to 499 Cushing Street as well as provide service and maintenance to the related heating equipment.

SECONDED: M. Sutton

ROLL CALL VOTE: Unanimously approved.

MOTION CARRIES: 6-0

MOTION: M. Sutton moved to authorize Staff to subscribe to project management software, as discussed, to be used for upcoming large-scale projects for the Trust. The software is billed monthly at a cost of approximately \$300 per year.

SECONDED: B. Ryan

ROLL CALL VOTE: Unanimously approved.

MOTION CARRIES: 6-0

Chair Falvey reviewed the legal bills in advance of the meeting. The first bill was largely to close on the property at 2104 Hockley Drive. The second bill was for work on the auction process for the tax title property (new statute).

MOTION: P. Bates moved to authorize payment of the September 2025 invoice from Bogle, DeAscentis & Coughlin PC in the amount of \$2,639.

SECONDED: B. Ryan

ROLL CALL VOTE: Unanimously approved.

MOTION CARRIES: 6-0

MOTION: B. Ryan moved to authorize payment of the invoice to Hill Law in the amount of \$3,160.
SECONDED: M. Sutton
ROLL CALL VOTE: Unanimously approved.
MOTION CARRIES: 6-0

Matters not anticipated by the Chair within 48 hours of the meeting - There were none.

Vote to enter into Executive Session

Executive Session: Under M.G.L. c. 30A, Section 21(a)(6) to consider the purchase, exchange, lease, or value of real property if the Chair declares that an Open Meeting may have a detrimental effect on the negotiating position of the Town.

MOTION: P. Bates moved to enter into Executive Session and not reconvene to Open Session. The Trust will adjourn the Open Session in Executive Session.
SECONDED: J. Strehle
ROLL CALL VOTE: Unanimously approved.
MOTION CARRIES: 6-0

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>