



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

DATE: January 14, 2026
TIME: 7:00 PM
PLACE: Remote Meeting via Zoom

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

LSA Board of Managers Present: Elizabeth Cullen, Chair
Connor Fallon
Jack Falvey

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

Call to Order

At 7:00 PM, AHT Chair Falvey called the meeting to order.

Information Session – Preservation, renovation and possible expansion of the Lincoln School Apartments

Affordable Housing Trust (AHT) Chair and Board of Manager Member, Jack Falvey, stated at the outset that the meeting is intended as a session to provide neighbors of the Lincoln School Apartments with information about a proposed Warrant Article for Town Meeting concerning potential sale or lease of the Lincoln School Apartments property to enable its renovation and expansion, and to take and respond to initial questions. At the outset, neighbors expressed concern about the extent of notice provided for this meeting given the small number of neighbors on the call. Mr. Falvey and Ms. Oram explained the process used for extent of notice, which encompassed all neighbors within 300 feet of the LSA property, which is the same scope of notice used by the Zoning Board of Appeals. Mr. Falvey also said that the AHT is open to scheduling an additional meeting if wider notice was deemed appropriate.

Mr. Falvey then provided an overview of the proposed warrant article using a powerpoint presentation. He covered the LSA's history and governance, its need for extensive capital

improvements, its limited available funds, the Town's belief that it should not continue in its unique role as owner and overseer of affordable housing, and the AHT's goals under the Town Master Plan of increasing the number of affordable housing opportunities in Hingham. Mr. Falvey stated that the Town is considering conducting an RFP process to look into conveying the property to a private developer to which could renovate and potentially expand the building, while ensuring its continued affordability.

Chair Falvey opened the meeting for questions and discussion among interested members of the public. The questions and discussion concerned whether and why expansion of LSA was under consideration, the town's commitment to increasing senior affordable housing, and the AHT's expectation that a request for proposals process could address various concerns raised by neighbors. Members of the public also raised questions about the historic status of the building, funding options, and the Town's consideration of other properties for development.

In response to a question, Mr. Falvey also provided an explanation of the Town meeting process and the opportunity for further public input at upcoming committee and board meetings before any decisions are made. AHT undertook to arrange additional meetings with LSA residents and neighbors within approximately the next month.

Adjourn

MOTION:	P. Bates moved to adjourn the meeting at 8:12 PM.
SECONDED:	B. Ryan
ROLL CALL VOTE:	P. Bates, aye; E. Cullen, aye; B. Ryan, aye; J. Strehle, aye; J. Falvey, aye.
MOTION CARRIES:	5-0