



HINGHAM AFFORDABLE HOUSING TRUST

DATE: Thursday, May 28, 2026
TIME: 7:00 pm
PLACE: Remote Meeting via Zoom

Trust Members Remote: Pamela Bates
Jack Falvey
Julie Strehle
Mike Sutton

Trust Members Absent: Elizabeth Cullen
Cullen McGehee
Brigid Ryan

Staff Remote: Jenn Oram, Zoning Administrator
Guests Remote: David Leiphart, Advisory Committee
Brenda Black, Advisory Committee
Katie Sutton, 245 Leavitt St.
Amy Farrell, 95 Central St.
Laura Burns, 479 Main St.

Call to Order

At 7:08 pm, J. Falvey called the meeting to order and disclosed the Town is recording the meeting.

Minutes Approval

A. January 5, 2026; January 14, 2026; February 18, 2026 and, March 3, 2026

MOTION: **M. Sutton moved to approve the meeting minutes of January 5, 2026, January 14, 2026, February 18, 2026, and March 3, 2026.**

SECONDED: P. Bates

ROLL CALL VOTE: P. Bates, aye; J. Falvey, aye; M. Sutton, aye; J. Strehle, aye. Unanimous.

MOTION CARRIES: **4-0**

Treasurer's Reports:

A. January 2026, February 2026, March 2026 and April 2026

B. FY26 through April 2026

- January opening balance was \$1,546,497.66
 - o Expenses included \$20,625 to Innes Land Strategies for Lincoln School Apartments
 - o Revenue included the sale of 3H Beal's Cove Rd for \$150,407.59
 - o January closing balance was \$1,673,869.52
- February opening balance was \$1,673,869.52
 - o Expenses totaled \$1,924.22
 - o Revenue included interest income of \$1,667.72
 - o February closing balance was \$1,673,612.82
- March opening balance was \$1,673,612.82

- o Expenses included insurance of \$4,907.28 for the property at 499 Cushing St.
- o Revenue included interest income of \$1,895.26
- o March closing balance was \$1,673,151.68
- April opening balance was \$1,673,151.68
 - o Expenses included insurance of \$10,738.50 for 499 Cushing St. and a few months of condominium fees for the Hingham Woods property
 - o Revenue included interest income of \$1,793.46
 - o April closing balance was \$1,661,050.32

ACTION: J. Oram to confirm with D. Thompson that condominium fees and late fees for Trust properties at Beal's Cove Rd. are appropriated from the General and not the Opportunity fund.

A. Vote to approve Treasurer's Reports

MOTION: P. Bates moved to approve the January, February, March, and April 2026 Treasurer's Reports and Fiscal Year Financial Statements.
SECONDED: J. Strehle
ROLL CALL VOTE: Unanimously approved
MOTION CARRIES: 4-0

Chairperson's Update:

A. Lincoln School Apartments Warrant Article Update

The Warrant Article narrowly failed to pass the two-thirds vote required at Town Meeting.

Members discussed conducting a Capital Needs Assessment to further understand the costs of Town ownership. They further discussed how best to communicate with residents regarding the purpose of the this year's article or a similar future article.

It was noted that there is considerable concern among townspeople about property taxes and town financial burdens while the need for improvements at Lincoln Apartments is evident. Proposals for debt exclusion or borrowing to renovate or expand are unlikely to pass. The challenge is to communicate that a conveyance would not undercut residents' security in their housing and should at least be explored.

The Trust will collaborate with Town Administration concerning a more robust communication and outreach strategy, perhaps including forums, social media, citizen outreach and education. The Town Administrator will also oversee a financial analysis on the impact of Town continued town ownership and management including staffing and capital needs.

Staff Update:

A. Project Updates - Votes will be requested below

- a. 3H Beal's Cove Rd. - J. Oram will continue to monitor and process the South Shore Electrical invoices and additional billing for the work performed on June 2nd.

- b. 2104 Hingham Woods and 499 Cushing St. - J. Oram and D. Thompson will focus efforts on completing current property projects per consensus of the Board.
- c. 2104 Hingham Woods - J. Oram and D. Thompson will work on specs and State documents and meet with D. Sequeira as scheduled.
- d. Beal's Cove Rd. two-bedroom condominium available for purchase- Per Board consensus, the Trust will not pursue acquisition of this condominium.
- B. Tax Title Properties
 - a. A Trust meeting will be scheduled June 10 focused on the auction for the Hobart Street property. Neighbors and residents will be invited to attend to voice concerns.
 - b. J. Falvey and J. Oram will review tax title auction documents and perform required outreach for the auction scheduled for June 23rd.
 - c. This will be the first affordable housing property developed under the new law. The Trust has engaged a lawyer specific to affordable housing law.
 - d. When and if the trust purchases the properties, subsequent steps include engineering and site work, permitting, and RFP process to convey to a nonprofit developer.
- C. Lincoln School
 - a. J. Oram will meet with D. Sequeira, Sr. Procurement Officer, to request prioritizing the Capital Needs Assessment RFQ and the repointing project RFP for Lincoln School Apartments.
 - b. Members agreed that an appraisal of 86 Central St. should be obtained in connection with any further warrant article on the subject, with timing to be determined to coordinate with the RFP process to address questions raised some members of the Advisory Committee.
 - c. Members will be updated via photos on the Lincoln School Community Room renovation.
- D. Next Meeting of the Trust - Scheduled for Wednesday, June 10, re Hobart St. properties.
- E. SHI Monitoring - This will be discussed at a future meeting.
- F. Other:
 - The Housing Authority proposes to add approximately 64 affordable housing units on Beal Street.

Trustee Comments and Update

- A. Market Update – There were no properties to discuss given that the Trust has a lot of inventory and other work ahead of us.

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 payment of \$885.00 to South Shore Electrical for repairs at 3H Beal's Cove Rd.
SECONDED:	M. Sutton
ROLL CALL VOTE:	Unanimously approved
MOTION CARRIES:	4-0

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

- B. December 2025 Treasurer's Report

- E. Cullen will step down from the Affordable Housing Trust and the Lincoln School Board of Managers. Members expressed appreciation for her commitment and willingness to serve.
- J. Strehle will interview residents from the Talent Bank to find an alternate member.

The next meeting of the Trust will be scheduled for Wednesday, June 10.

Adjourn

MOTION:	P. Bates moved to adjourn the meeting at 8:25 pm.
SECONDED:	M. Sutton
ROLL CALL VOTE:	Unanimously approved
MOTION CARRIES:	4-0

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>