



TOWN OF HINGHAM

Land Use & Development

MEMORANDUM

Date: June 15, 2022
To: Hingham Affordable Housing Trust
From: Jennifer Oram, Zoning Administrator / Senior Planner
RE: Related Information for HAHT Mission Statement Discussion

The Chair has placed on the agenda for the 6.22.22 meeting a discussion of the HAHT's Mission Statement. Below please find an excerpt from the Affordable Housing Trust By-Law, text from the HAHT website, the HAHT Town Report, the Housing Plan graph, an update on the PR Firm, and a sample Mission Statement from Cohasset.

From Section 1 of the Affordable Housing Trust Bylaw:

Article 39 - HINGHAM AFFORDABLE HOUSING TRUST

SECTION 1 (a) There shall be in the Town of Hingham a Hingham Affordable Housing Trust Fund, (hereinafter referred to as "the trust"). The purpose of the trust is to provide for the creation and preservation of affordable housing in the Town of Hingham for low- and moderate-income households.

From the HAHT Website:

Goals

The Hingham Affordable Housing Trust Fund aims to further the following goals:

- The Trust seeks to preserve affordable housing through a variety of means which will benefit both current homeowners and potential new residents.
- The Trust will propose, support and develop affordable housing that contributes positively to the character of the town, considering both Hingham's history and its future.
- The Trust will engage in education and advocacy with the goal of promoting the diversity of Hingham's population.

From The Annual Town Report:

Hingham Affordable Housing Trust

The Hingham Affordable Housing Trust was created by a Town Warrant Article in 2007. The Trust is one of more than 100 state-authorized affordable housing trusts that work with Massachusetts and town agencies to preserve existing housing opportunities and increase future housing for low and moderate-income persons. Increasing the stock of affordable housing benefits many constituencies, including Town employees who currently lack the resources to live in the Town they serve and older Hingham residents on fixed incomes. To this end, the Trust co-sponsored the 2008 article that authorized the Town's purchase of Lincoln School Apartments. The Trust is the sole member of LSA, LLC, and appoints two members to the Board of Managers.

From the Annual Town Report – Continued:

The Trustees are appointed by the Select Board and include one member of that Board. The Trust’s powers include the authority to receive money and property and to undertake projects to improve affordable housing opportunities in Hingham. Its mission statement is as follows:

- **The Trust seeks to preserve affordable housing through a variety of means which will benefit both current and potential new residents.**
- **The Trust will propose, support and develop affordable housing that contributes positively to the character of the town, considering both Hingham’s history and its future.**
- **The Trust will engage in education and advocacy with the goal of promoting the diversity of Hingham’s population.**

From the Hingham Housing Plan:

Table 1-1 Summary of Housing Strategies	Priority for Implementation			Responsible Parties**
	Short Term	Middle Term	Longer Term	
Capacity Building Strategies				
1. Make community education a priority	X			AHT
2. Secure sustainable funding sources for the Affordable Housing Trust Fund	X			BOS/CPC
3. Ensure adequate staff support			X	BOS/AHT
Zoning Strategies				
1. Better promote and advocate for expanded ADUs	X			PB/AHT
2. Amend Flexible Residential Development Bylaw	X			PB
3. Explore inclusionary zoning	X			PB
4. Pursue measures to resolve some problematic teardown activity	X			PB
5. Adopt zoning for mixed-use Development		X		PB
Housing Development Strategies				
1. Partner with private developers on private Property	X			AHT/ZBA/PB
2. Make suitable public property available for affordable housing	X			BOS/AHT
Housing Preservation and Assistance				
1. Introduce a Small Repair Grant Program and Financial Subsidies		X		AHT

One Page Document and PowerPoint Created by Jack Falvey and Nancy Kerber; Update on PR Firm:

I have talked with Matthew Reid, Senior Account Executive of the Town's PR Firm, John Guilfoil Public Relations LLC, on three occasions. I submitted to him the documents created by Jack and Nancy and he created a "one-pager" that touched mostly on the Housing Plan, which was helpful, but just needed to be tweaked a bit. This was when I first started, and since then, we have focused on getting the properties that the Trust owns back on track to the path of disposition and this, unfortunately, moved to the back burner.

I talked Mr. Reid again today and we discussed what I believe we are looking for in a one-sheet document that alerts the public of what the HAHT is, and what its goals and objectives are. I told him I would be back in touch next week after the Trust discusses its Mission Statement on Wednesday.

Example - Town of Cohasset AHT Mission Statement:

To provide for the creation, preservation and retention of affordable housing in the Town of Cohasset for the benefit of low and moderate income households through a variety of programs that balance fiduciary responsibility and preservation of community character.