

Summary of Trends from the 2013 Hamilton Housing Production Plan Update

Presented by the Metropolitan Area
Planning Council

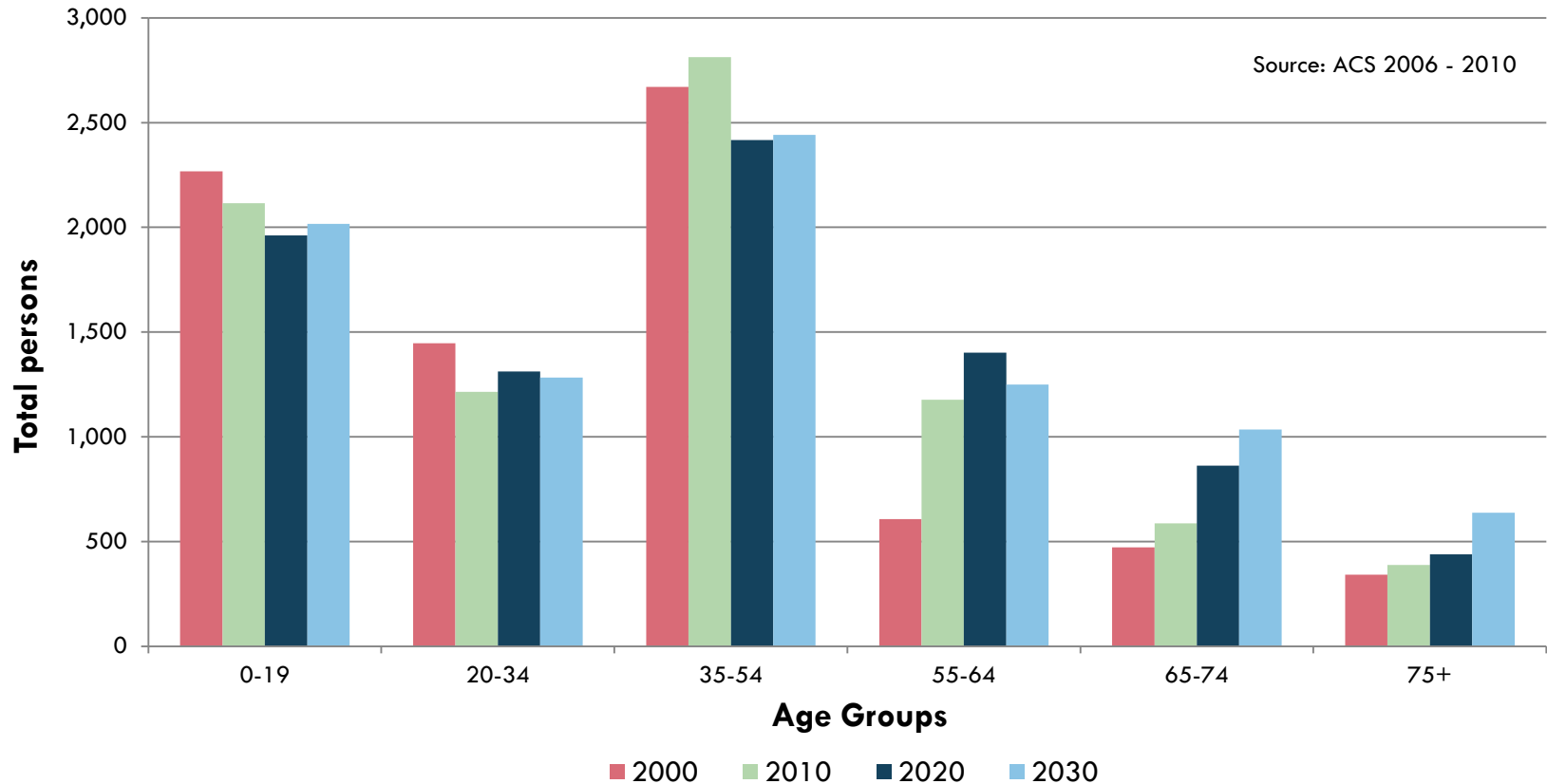


Population Projections

Population: 8,188 people

Source: ACS 2014

MetroFuture Population Projections by Age:
2000 to 2030



Population Change

Age Range	2000	2010	2020	2030	Change, 2010 -2030	Percent Change, 2000 - 2030
0-19	2,267	2,115	1,962	2,016	-99	-4.7
20-34	1,446	1,215	1,312	1,283	-68	+5.6%
35-54	2,670	2,812	2,417	2,441	-371	-13.2%
55-64	607	1,177	1,401	1,250	73	+6.2%
65-74	472	586	862	1,034	+448	+76.5%
75+	342	388	439	637	+249	+64.2%

Source: Census 2000 and MAPC Stronger Region Projections

Households

Total households 2010: 2,692
 Average household size 2010: 2.83

Total households 2014: 2,838
 Average household size 2014: 2.76

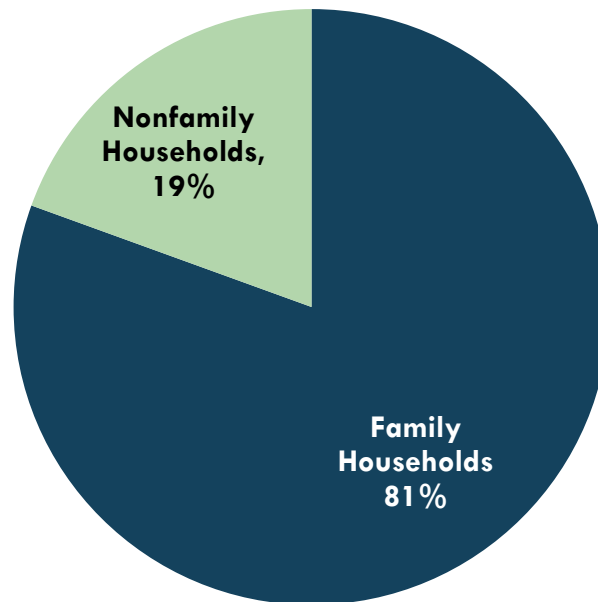
Source: ACS 2014

524 nonfamily households

422 householders living alone

196 householders 65 and older
 and living alone

Source: Census 2010



2,168 family households

1,082 with own children under
 18 years old

217 female single-parent
 householders

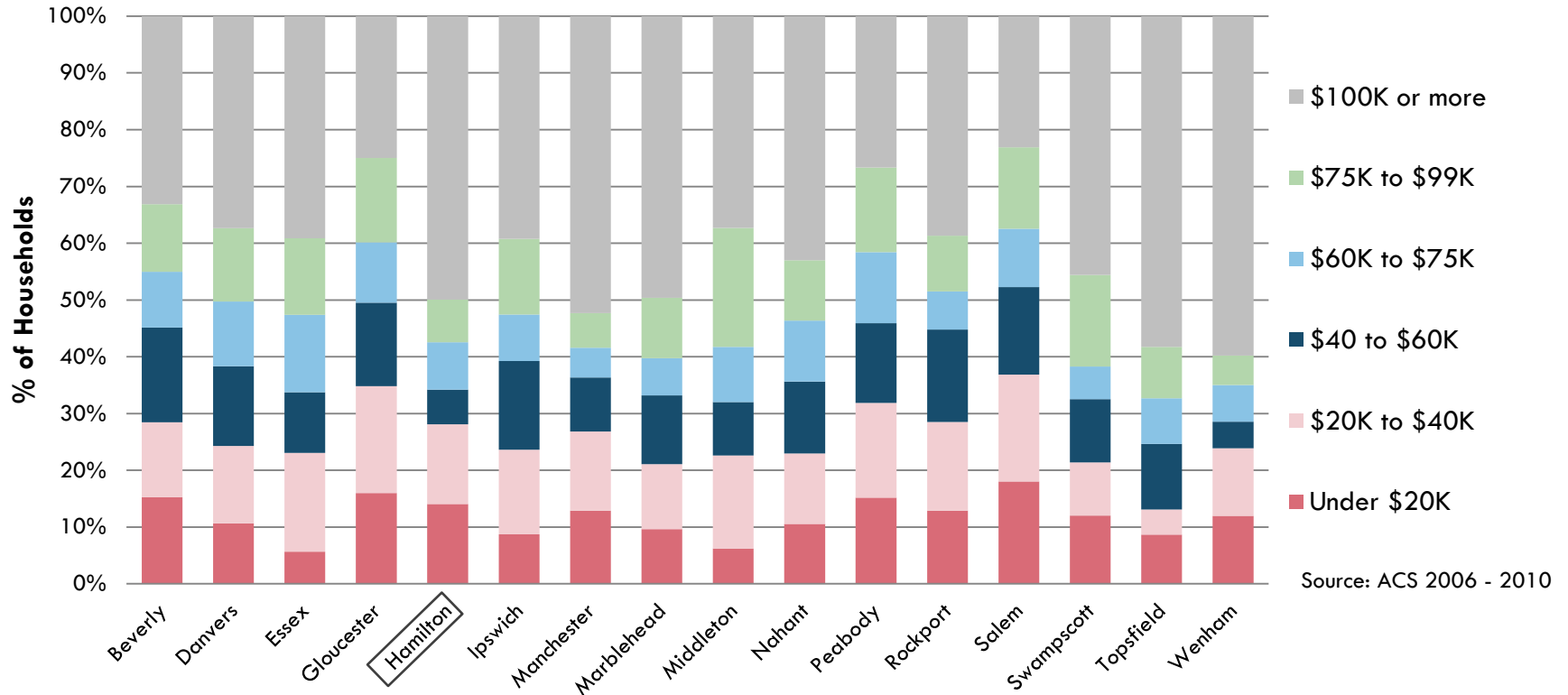
71 male single-parent
 householders

Income

Median household income 2014: \$108,558

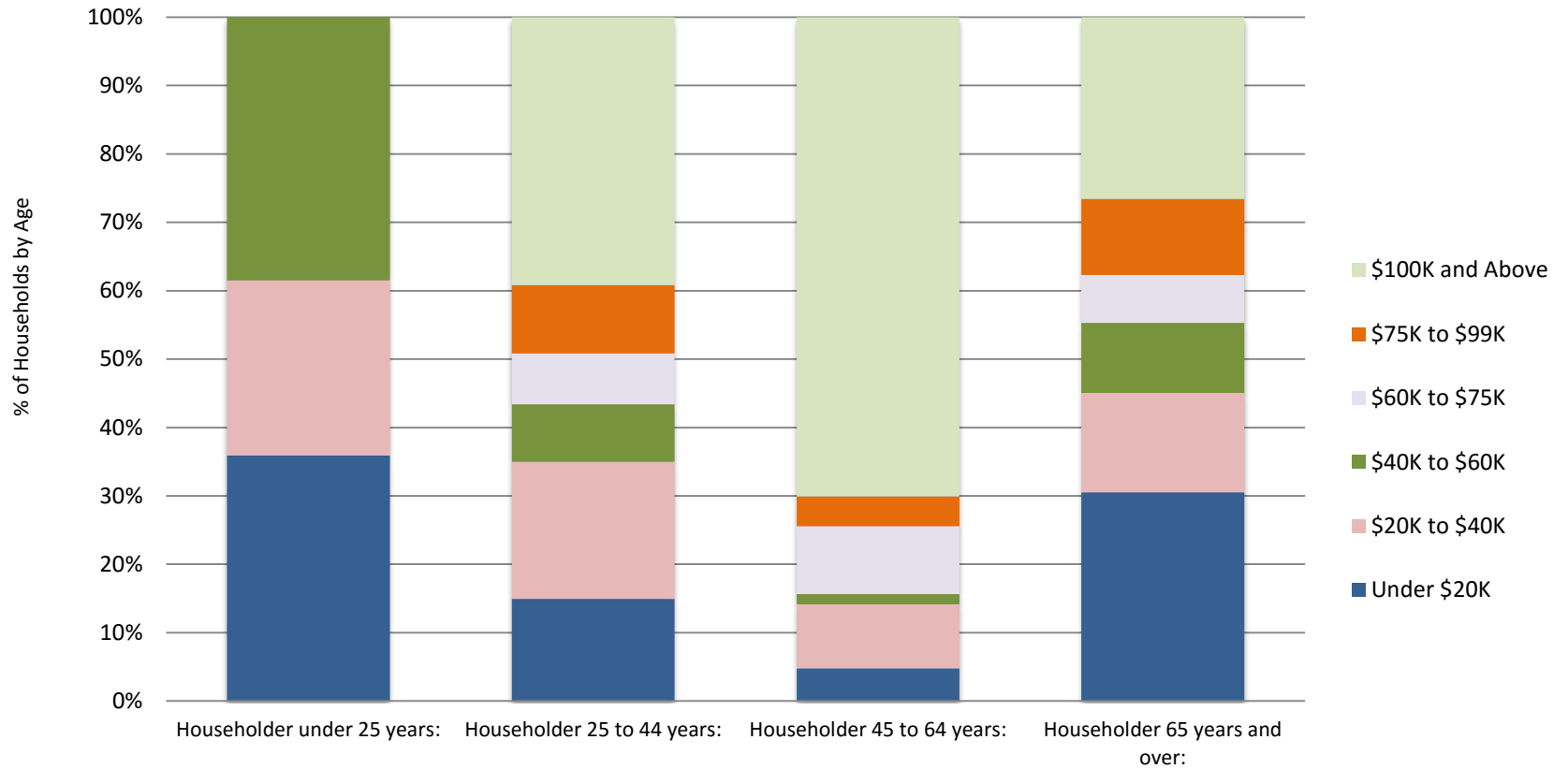
Source: ACS 2014

Households by Income, Hamilton and NSTF Communities, 2010



Income

Household Income by Age of Householder
Hamilton, MA, 2010



Housing Units by Type

Housing Units per Structure	2010	
	Number	Percent
1-unit, detached	2,184	81.3%
1-unit, attached	85	3.2%
2 units	45	1.7%
3 or 4 units	65	2.4%
5-9 units	39	1.5%
10-19 units	0	0%
20 or more units*	267	9.9%
Other	0	0%
TOTAL:	2,685	100%

Housing Tenure

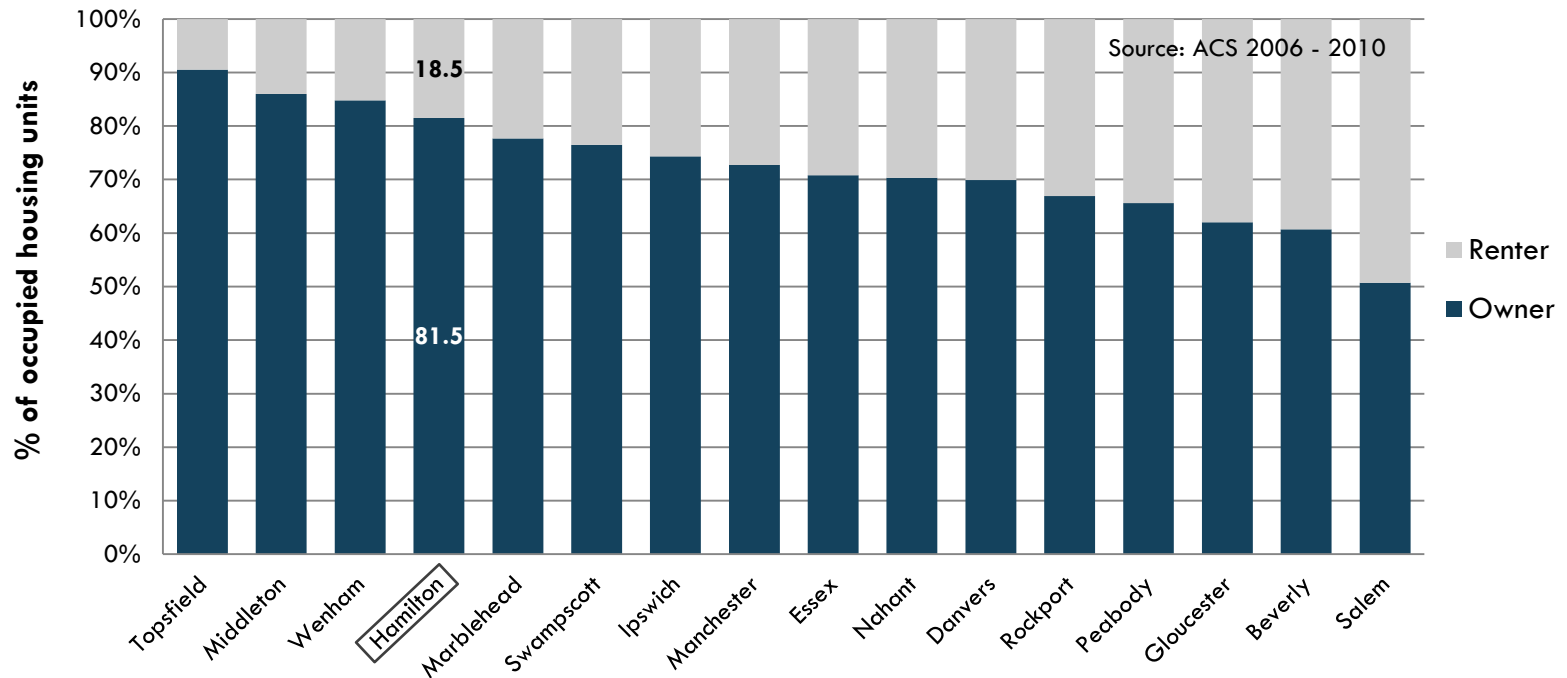
% owner-occupied has slightly decreased to 76.3% in 2014

Median value of owner-occupied homes: \$482,600

Median gross rent: \$1,132

Source: ACS 2014

Housing Tenure: Owner- and Renter-Occupied, 2010



Cost Burden

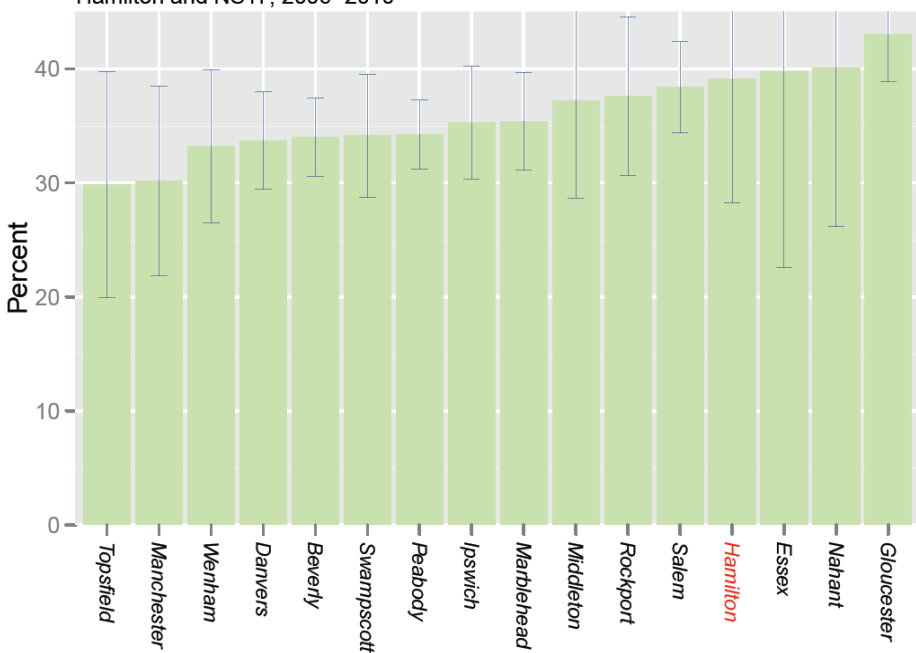
% Cost burdened: 28.69%

% Severely cost burdened: 9.47%

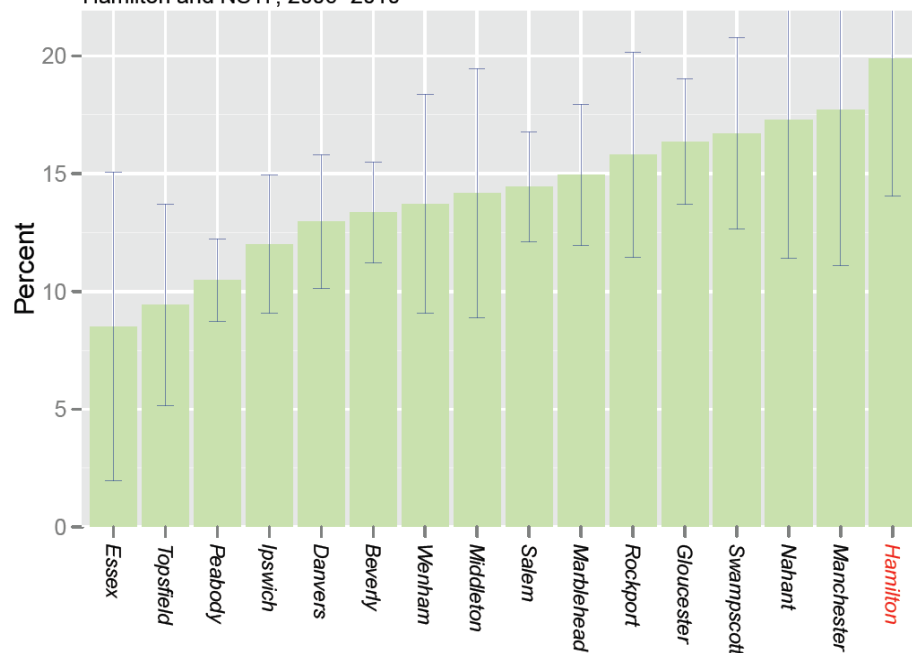
% Cost burdened rental population: 41.26%

Source: ACS 2014

Owner-Occupied Units Spending
30% or More of Income On Housing,
Hamilton and NSTF, 2006-2010



Owner-Occupied Units Spending
50% or More of Income On Housing,
Hamilton and NSTF, 2006-2010



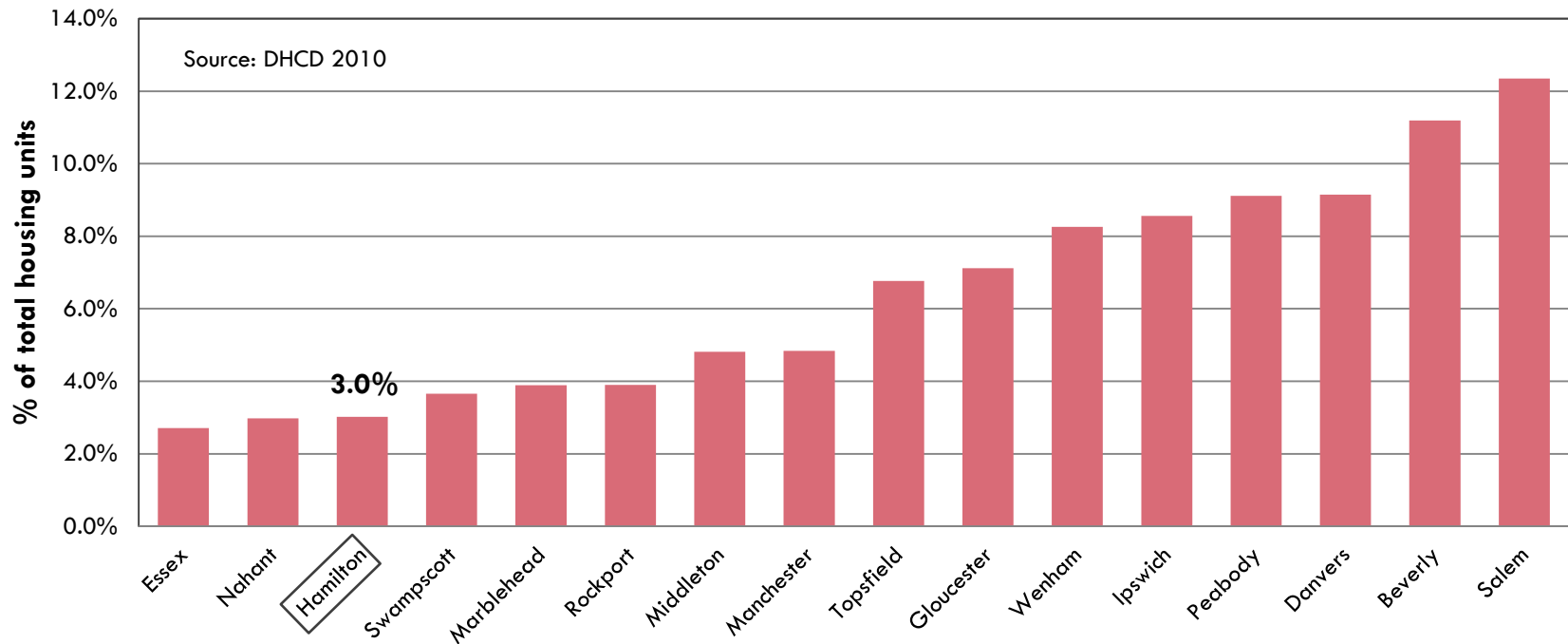
Source: ACS 2006 - 2010

SHI Units

Hamilton's percentage remains unchanged as of October 2015

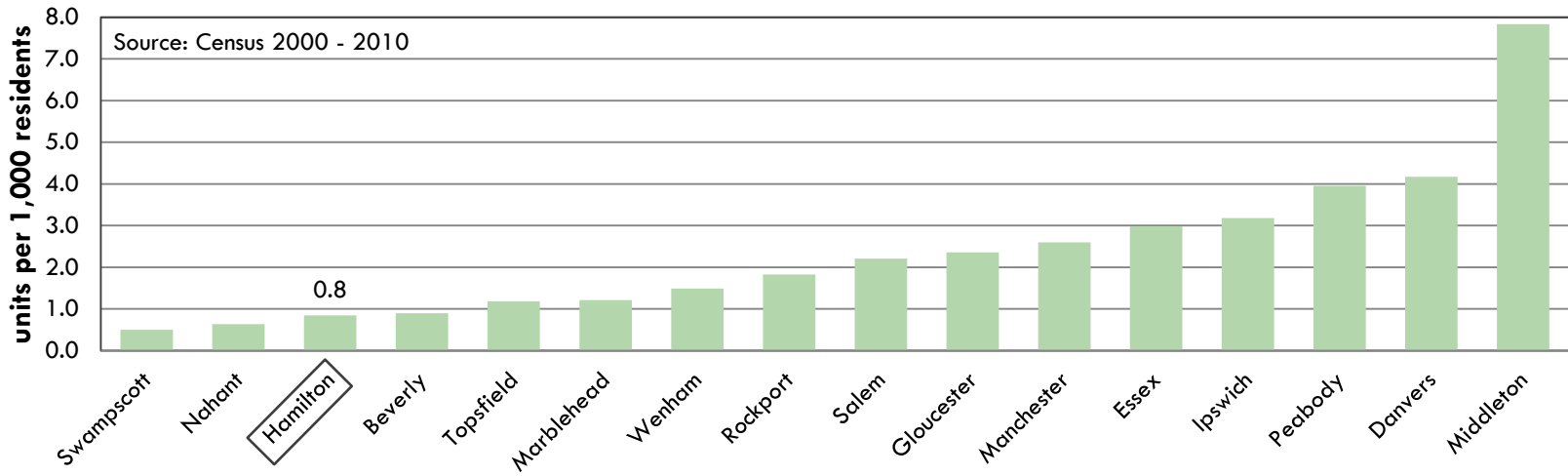
Source: DHCD 2015

Subsidized Housing Inventory as a Percentage of Housing Units,
Hamilton and NSTF Communities, 2010

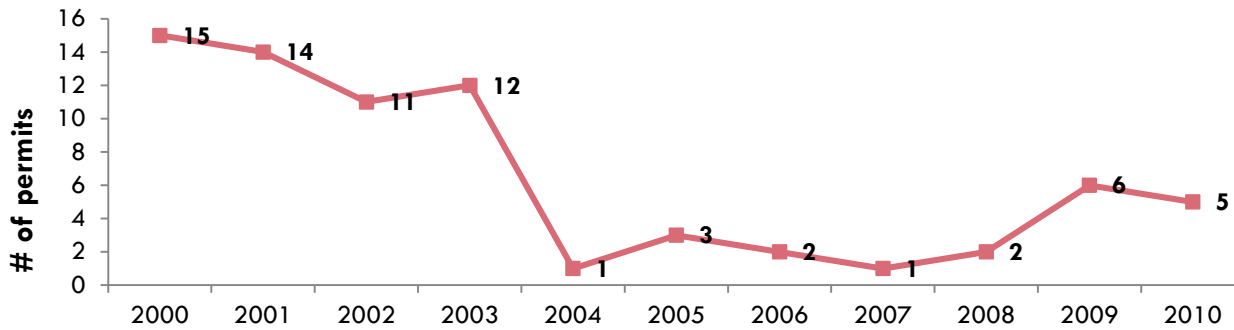


Permitted Units

Residential Units Permitted Annually, Hamilton and NSTF Communities, 2000-2010 (per 1,000 residents)



Housing Units Permitted Per Year, Hamilton



2011: 1 unit
 2012: 3 units
 2013: 10 units
 2014: 5 units
 2015: 5 units
 (all single-family units)

Source: Census Building Permit Survey

Projected Housing Units

Additional Projected Housing Units by Type, MetroFuture
Hamilton, MA, 2000-2030

	Single Family	Multi Family	Apartment Building	Accessory Apartment	TOTAL	<i>Number of Total on Previously Developed Land</i>	<i>Number of Total in Mixed Use Structures</i>
Units	356	41	34	39	470	79	27

Source: MAPC MetroFuture Projections, 2012

Questions?

