

Community Forum on Housing

Hamilton, Massachusetts

Assistance provided by Metropolitan Area Planning Council
through the Hamilton Affordable Housing Trust



Photos from MAPC photo archive, Harborlight Community Partners, Hamilton Patch, Asbury Grove, North Shore YMCA, Ipswich YMCA, Jennifer Raitt



Hamilton Housing Production Plan

Community Forum on Housing

Tonight's Discussion:

1. Welcome and Introductions
2. Agenda Overview
3. Housing Needs in Hamilton and the Region
 - Population and Household Characteristics
 - Existing Housing Stock
 - Income and Affordability
 - Q & A
4. Implementing a Housing Production Plan - Preview
5. Group dialogue to identify Housing Assets/Resources, Challenges, and Opportunities
6. Next Steps

MAPC and the MetroFuture Vision



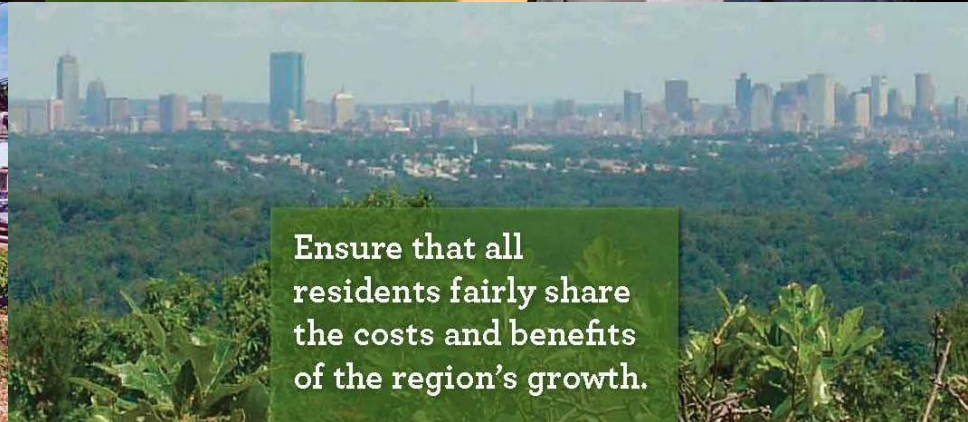
Be responsible stewards of our resources, passing on an environmentally, financially, and socially sustainable region to our children.



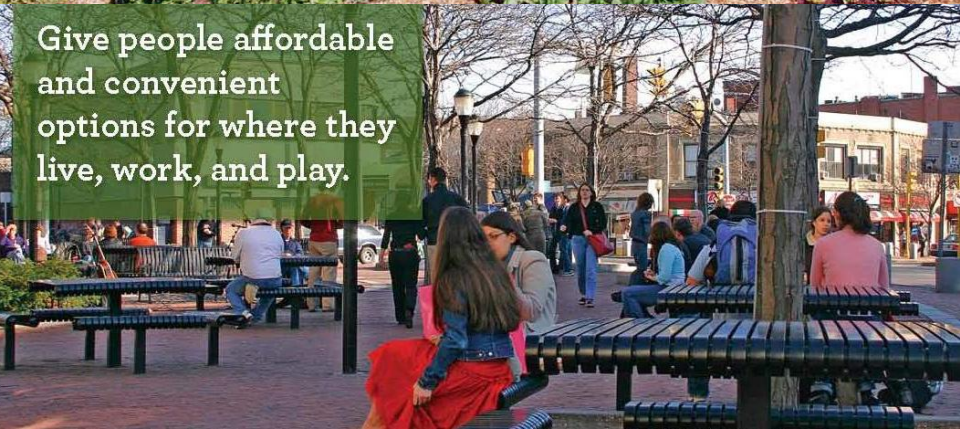
Involve more people in making the decisions that shape their lives.



Build safe, healthy, and welcoming communities.



Ensure that all residents fairly share the costs and benefits of the region's growth.



Give people affordable and convenient options for where they live, work, and play.



Create a world-class region that is vibrant, competitive, and connected.

Affordable Housing in Hamilton

- Union Square
- Hamilton Housing Authority
- Asbury Woods
- Hamilton Affordable Housing Trust



Housing Production Plans

- Communities can influence the type, amount, and location of affordable housing by preparation and adoption of a housing production plans (HPPs).
- HPPs set a numerical goal for annual housing production by *at least* 0.5% of total units until achieving Statutory Minimum Approved/ Certified/ Valid for five (5) years
- Enables local Zoning Boards of Appeals (ZBAs) to approve affordable housing developments under flexible rules if at least 20-25% of the units have long-term affordability restrictions.

Housing Production Plans

Planned Production aims to guide housing development locally and within the region.

HPPs include:

- A comprehensive housing needs assessment;
- Affordable housing goals and objectives;
- Analysis of development constraints and opportunities; and
- Implementation strategies

Hamilton Housing Needs Analysis

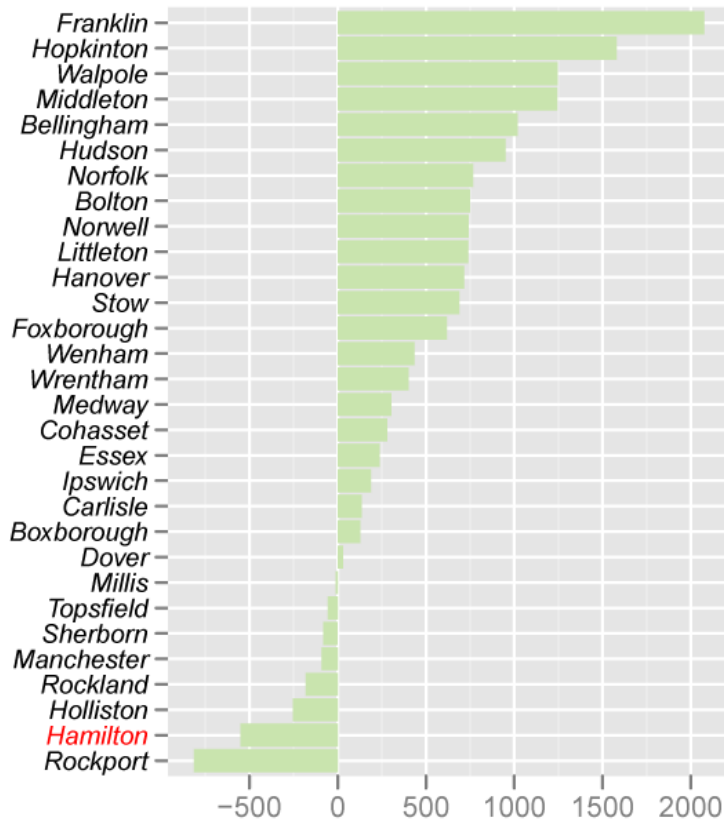
The following slides explore:

- Population and Household Characteristics
- Existing Housing Stock
- Income and Affordability

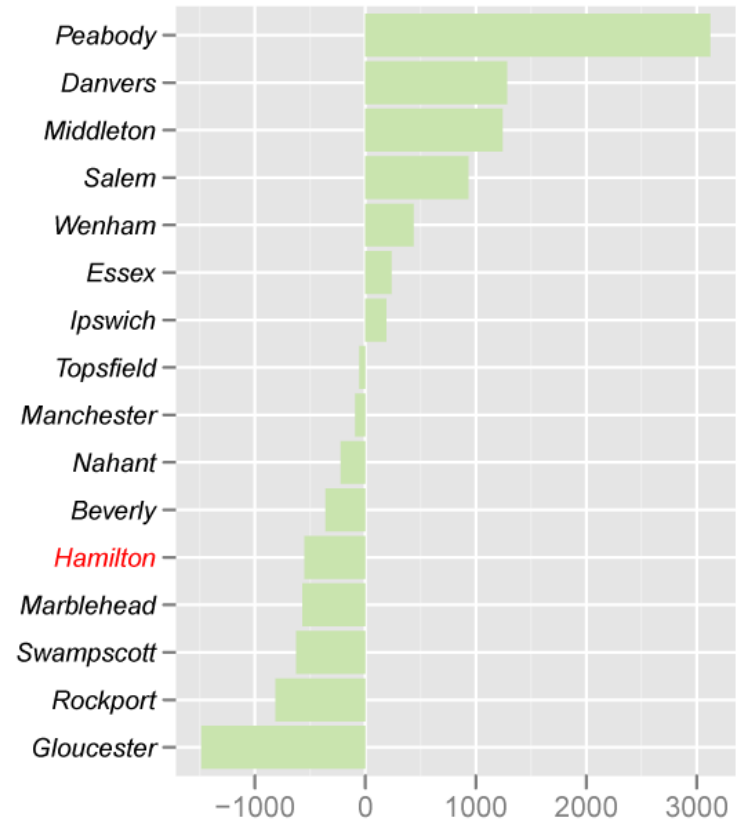
People / Population Change

- 2010 Population: 7,764
- Decline Since 2000: 6.6%

Population Change,
Hamilton and Developing Suburbs,
2000–2010

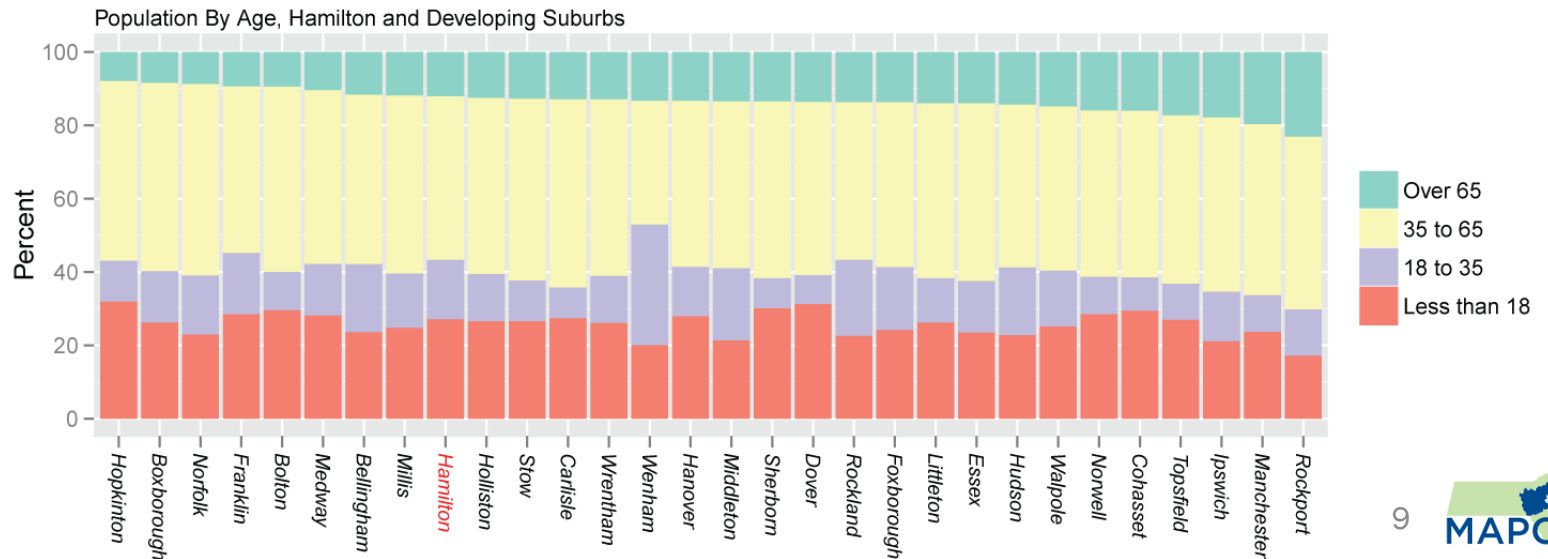
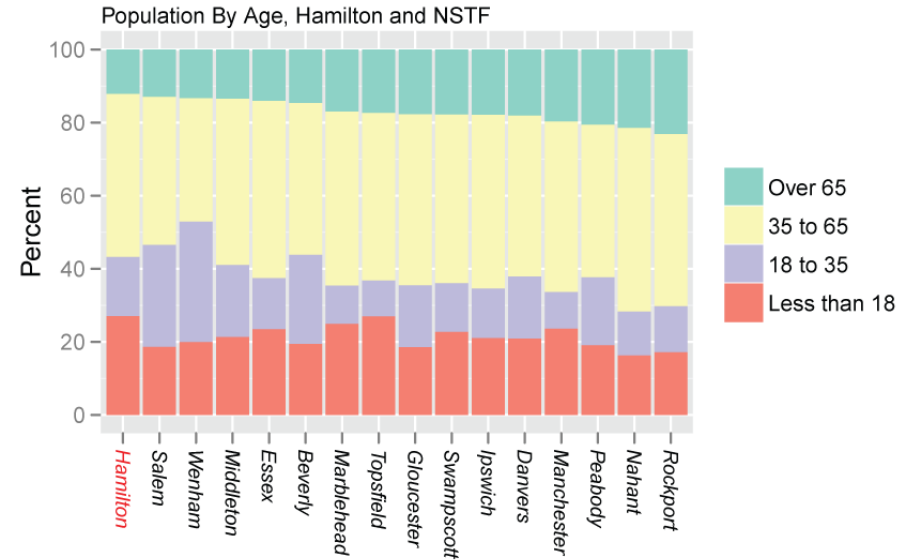


Population Change,
Hamilton and NSTF,
2000–2010



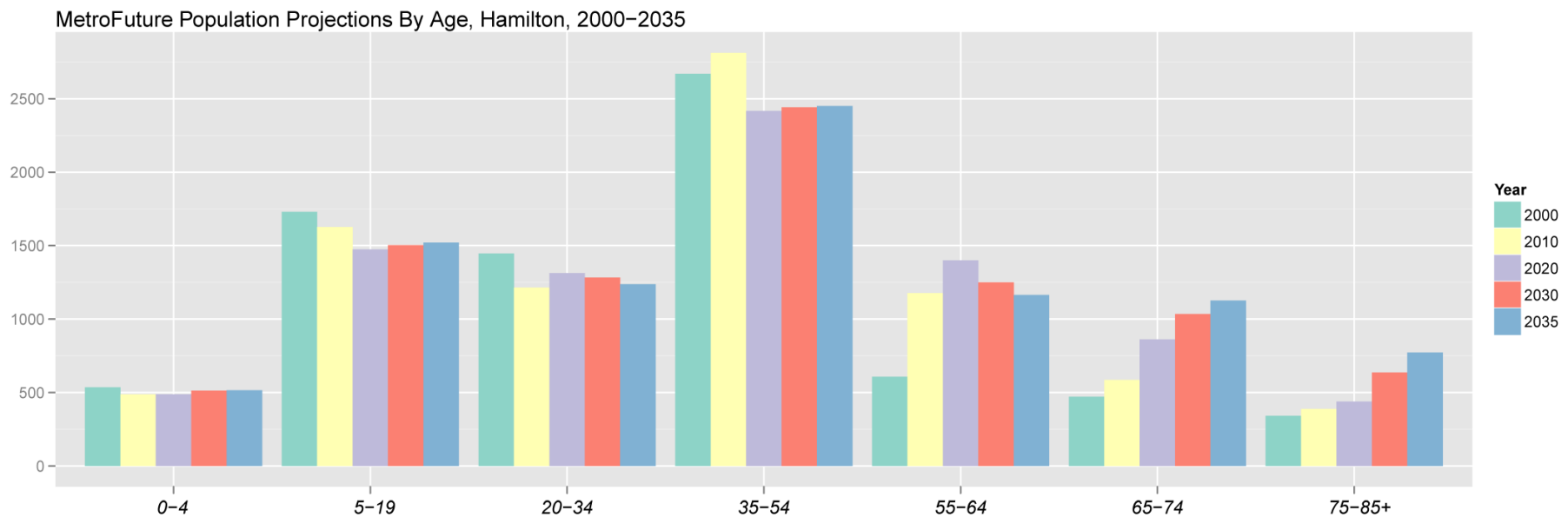
People / *Population By Age*

- Residents 65 And Over: 12.1%
- Residents Between 35-65: 44.6%
- Residents Between 0-18: 27.1%



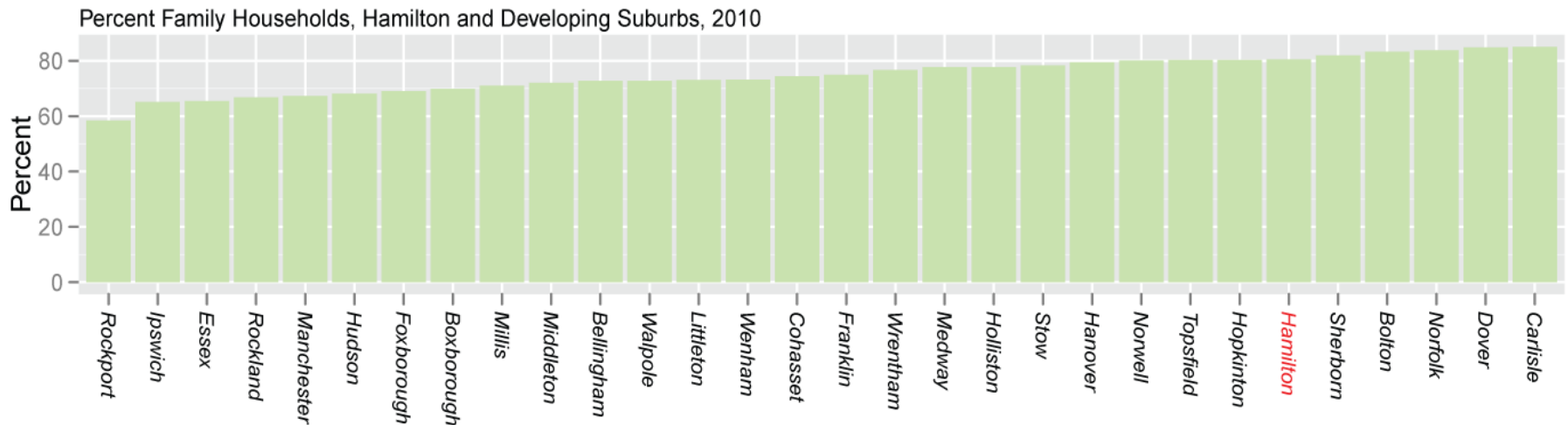
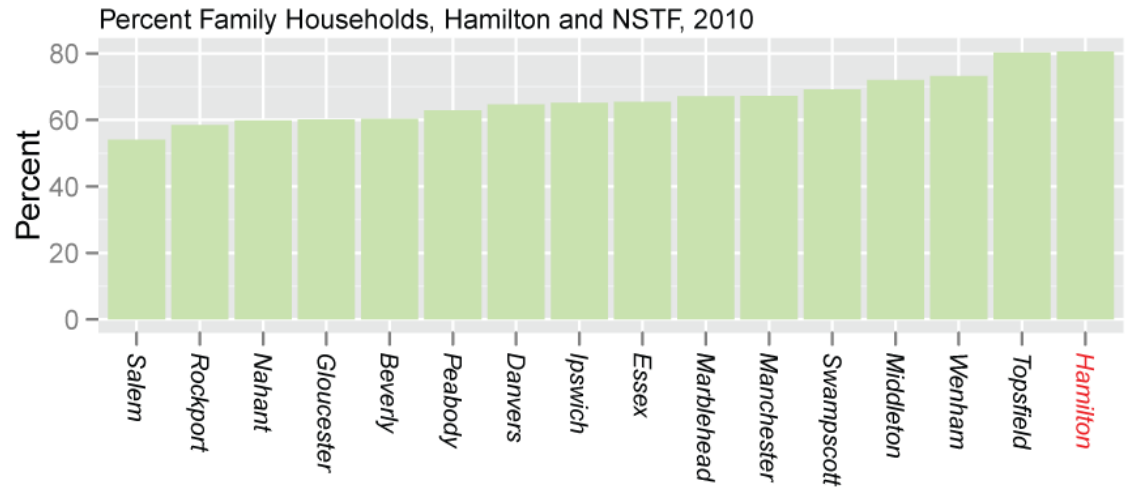
People / *MetroFuture Population Projections*

- Fastest Growing Cohort Through 2035: 65 and Over



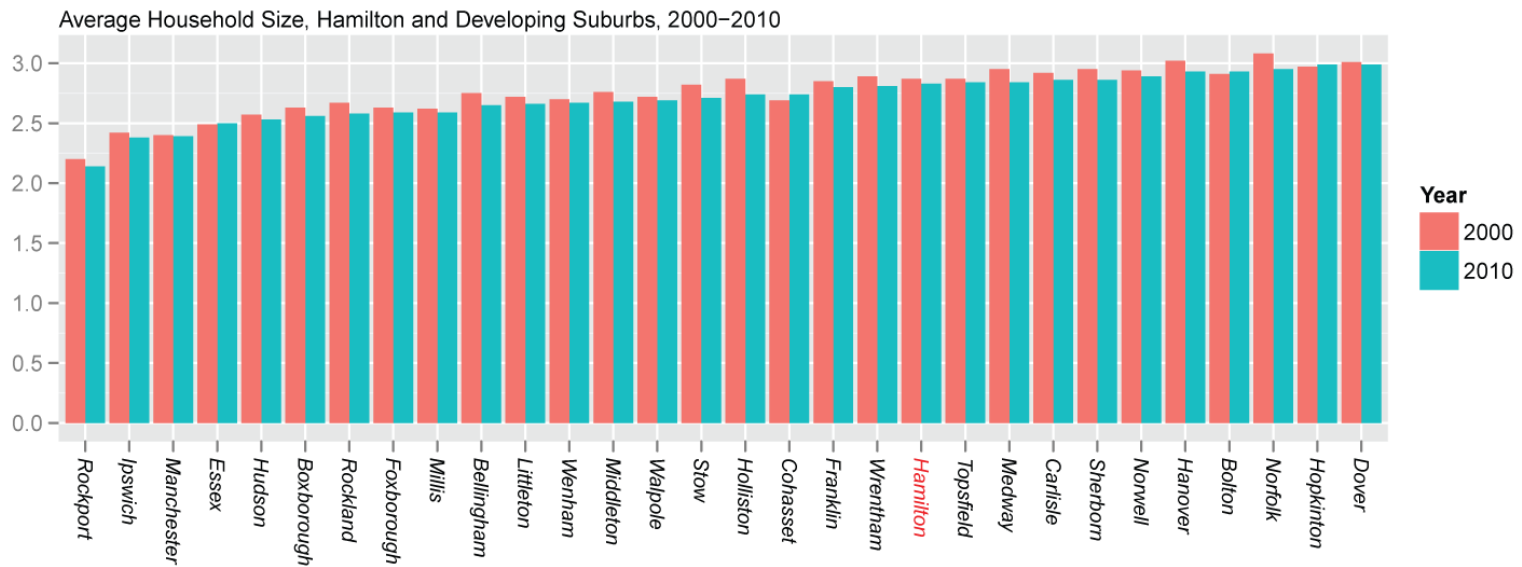
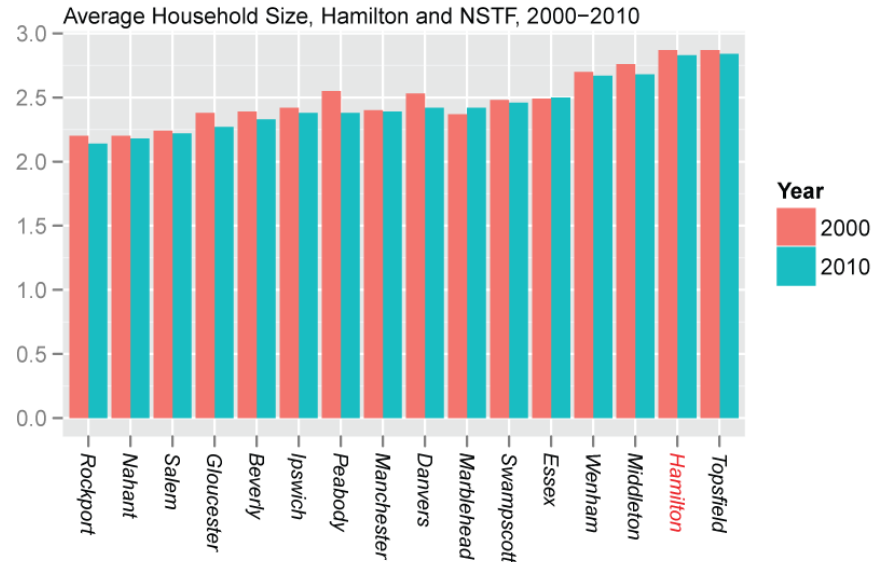
People / *Percent Family Households*

- Percent Of Households That Are Families: 80.5%



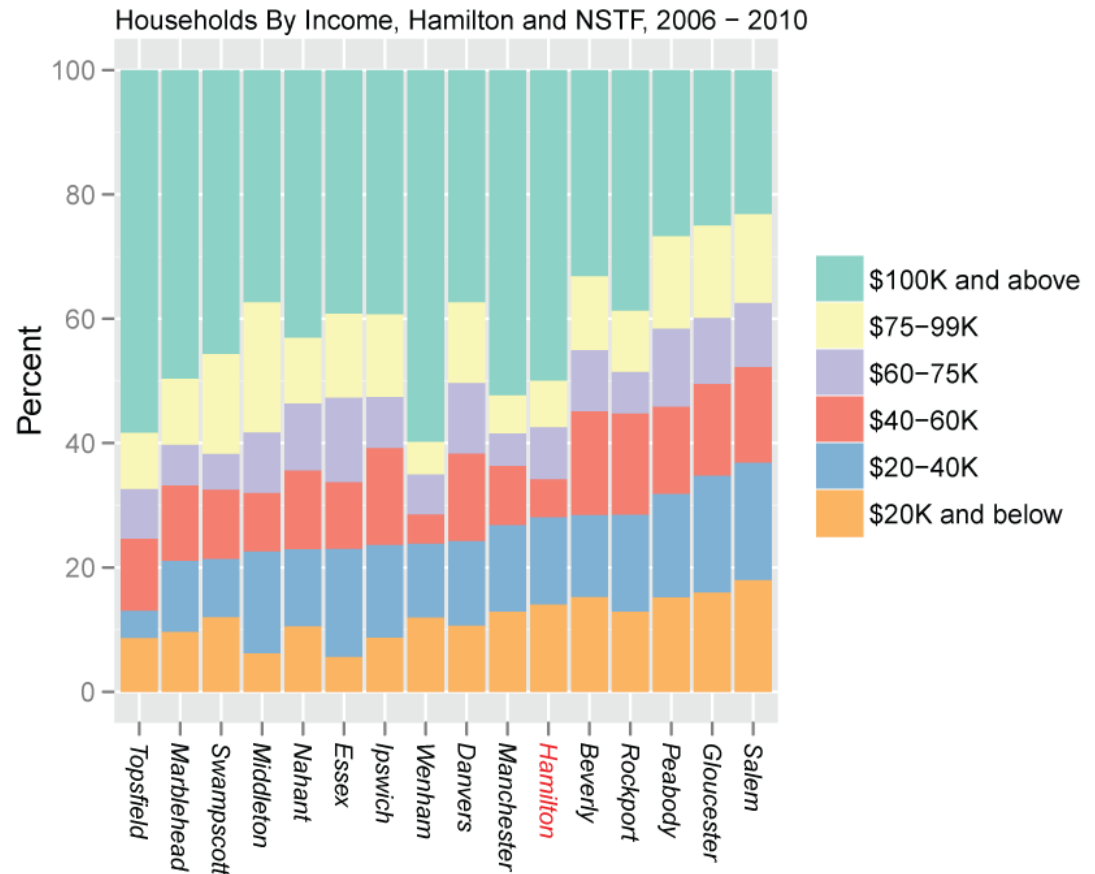
People / *Average Household Size*

- Average Household Size: 2.83

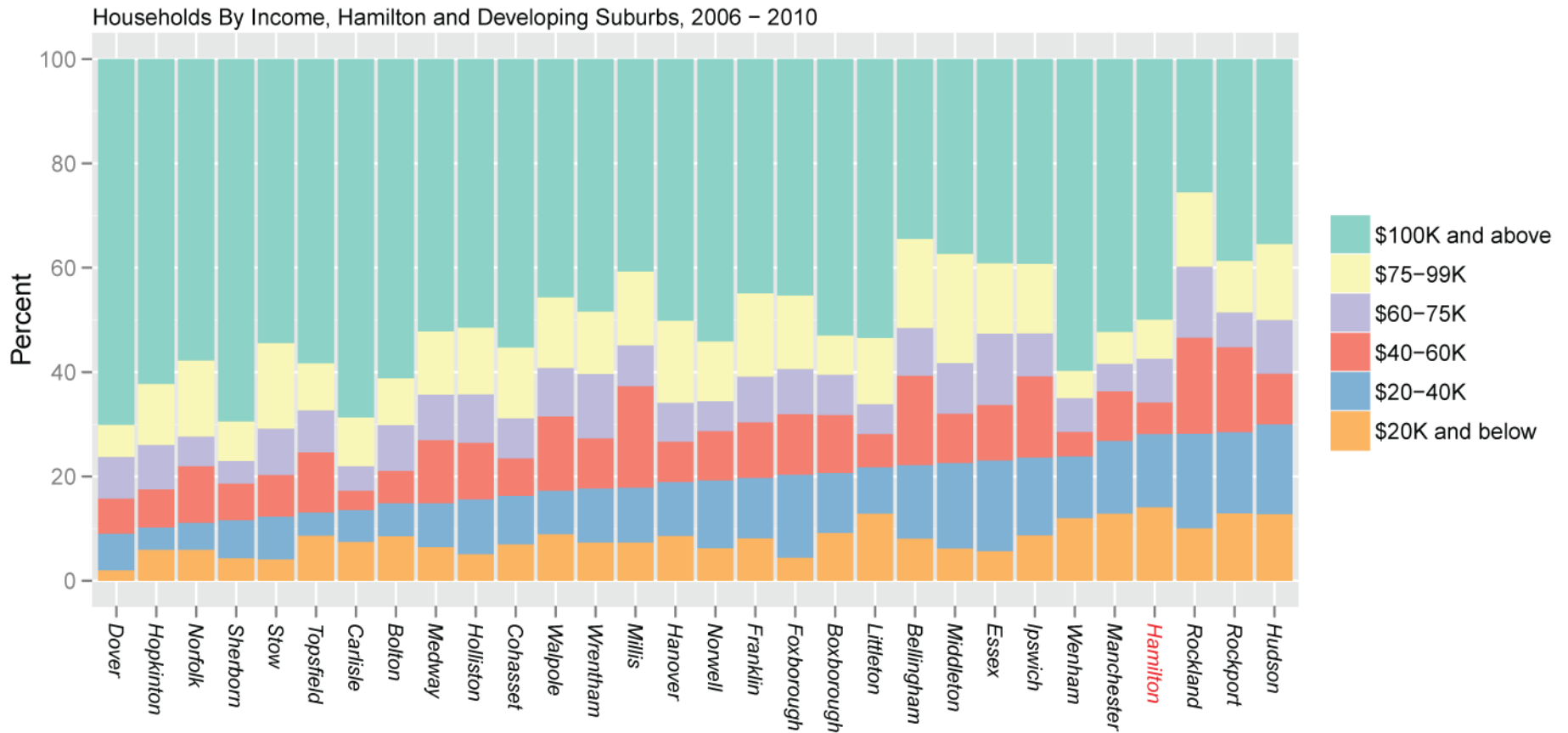


Income / *Household By Income*

- Percent of Households With Incomes Below \$40,000 Per Year: 28.1%

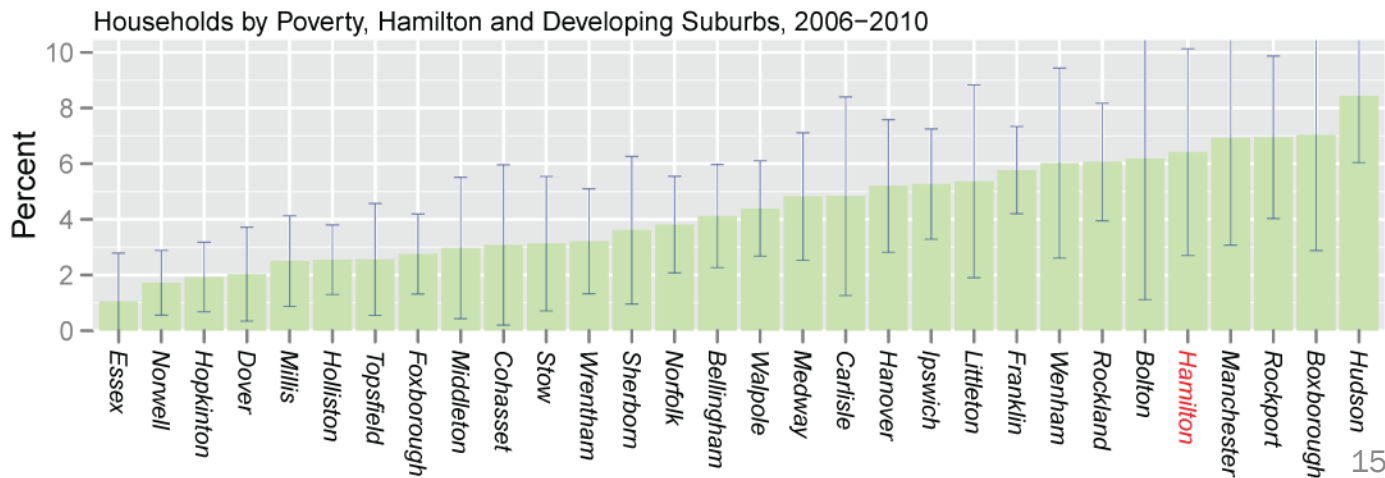
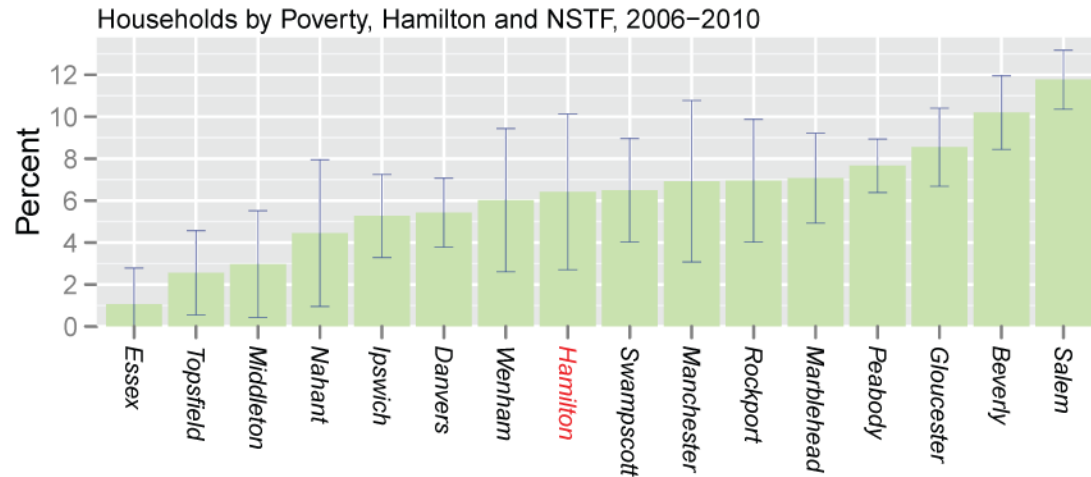


Income / Household By Income



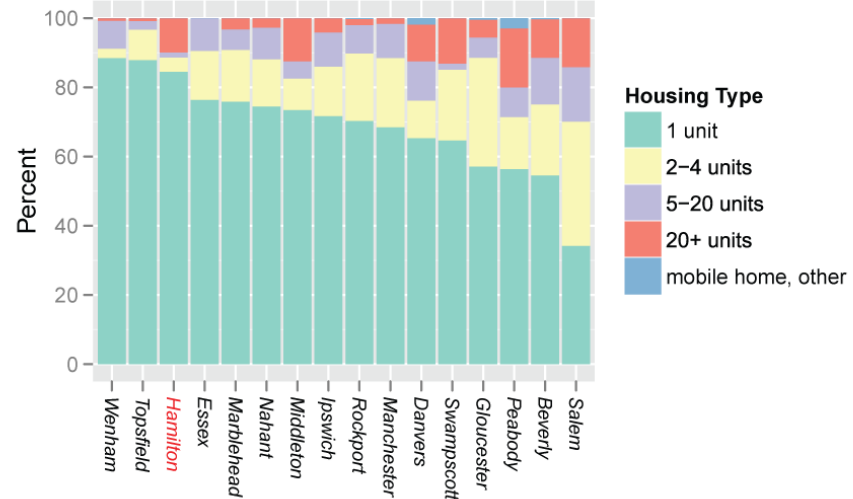
Economy / *Households By Poverty*

- Percent of Households
In Poverty: $6.4 \pm 3.7\%$

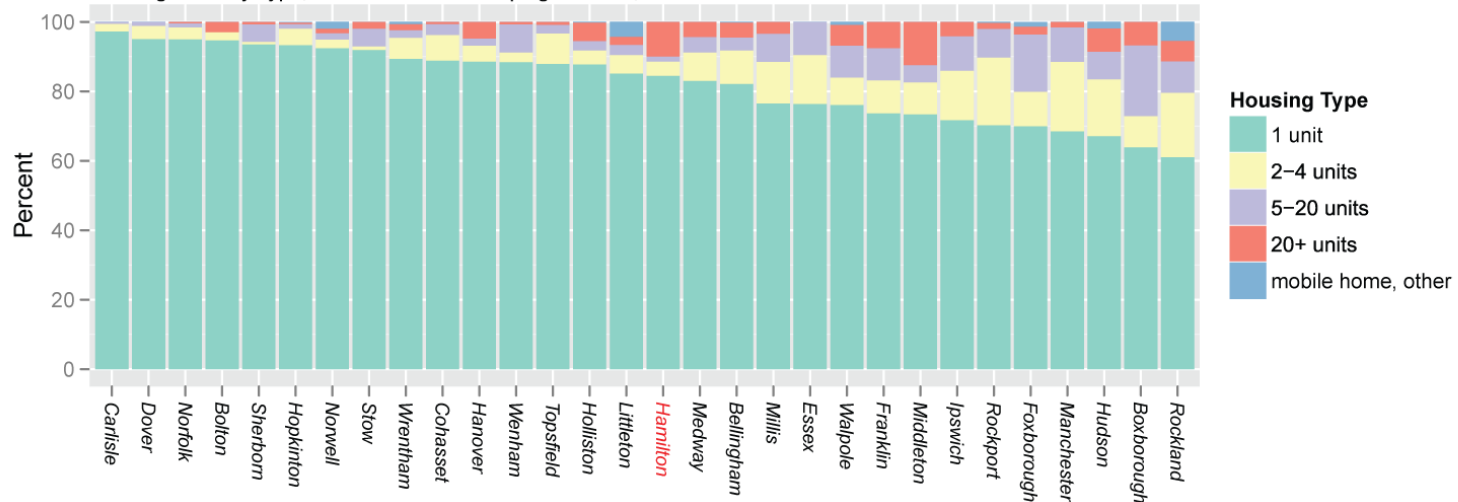


Housing / *Units By Type*

Housing Units By Type, Hamilton and NSTF, 2006 – 2010

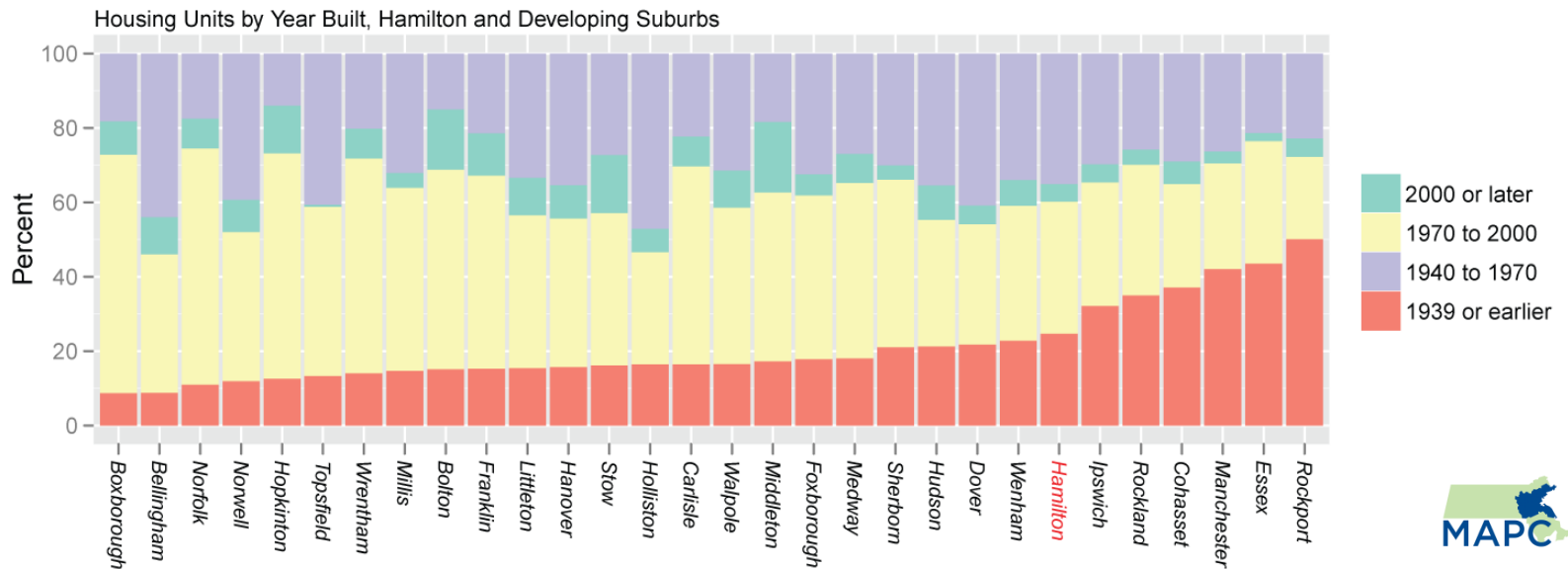
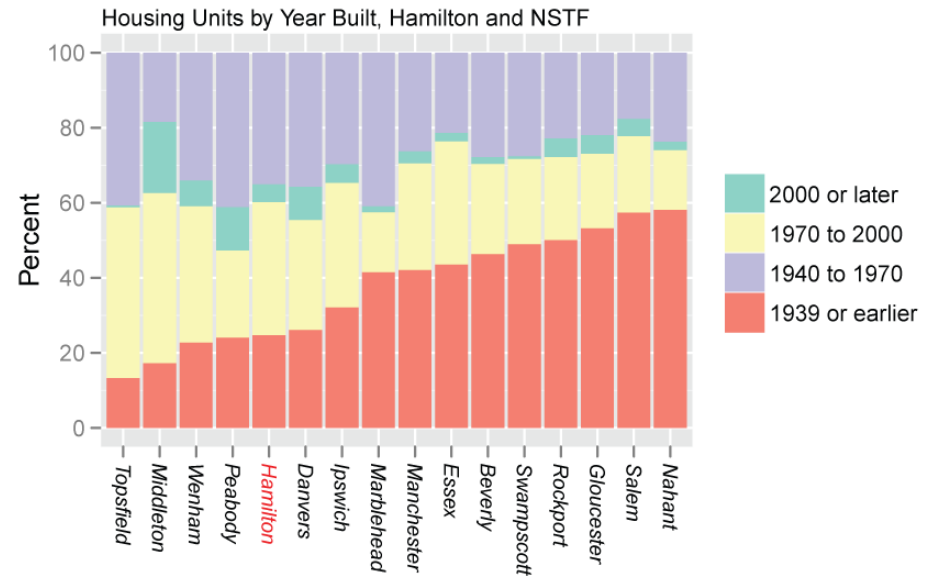


Housing Units By Type, Hamilton and Developing Suburbs, 2006 – 2010



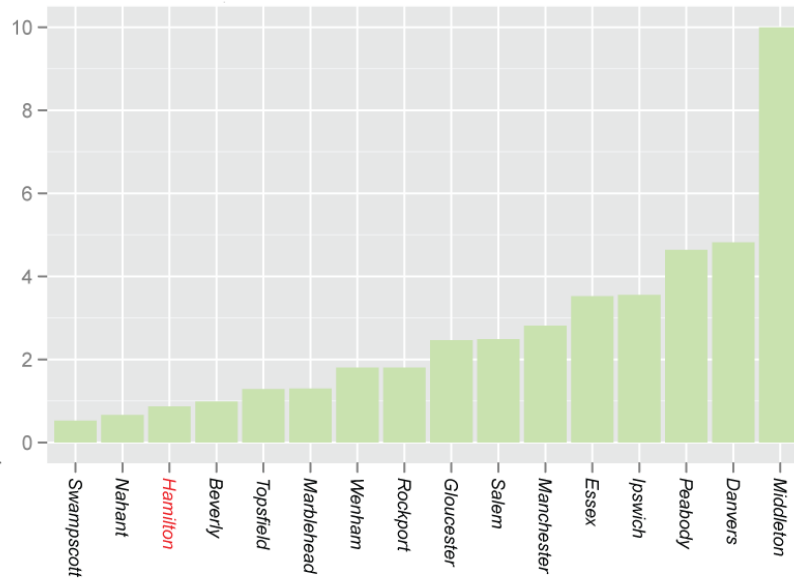
Housing / *Units By Year Built*

- Built In 2000 Or Later: 4.7%
- Built Between 1970 and 1999: 35.5%
- Built Between 1940 and 1969: 35.0%
- Built In 1939 Or Earlier: 24.7%

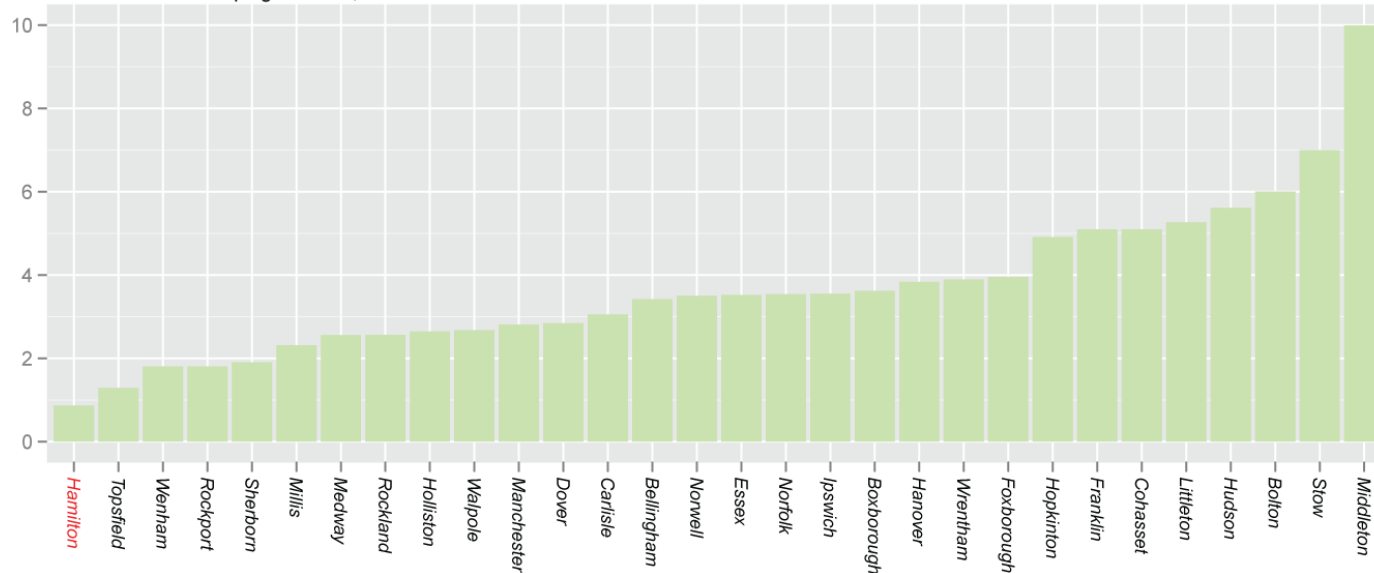


Housing / *Units Permitted Annually*

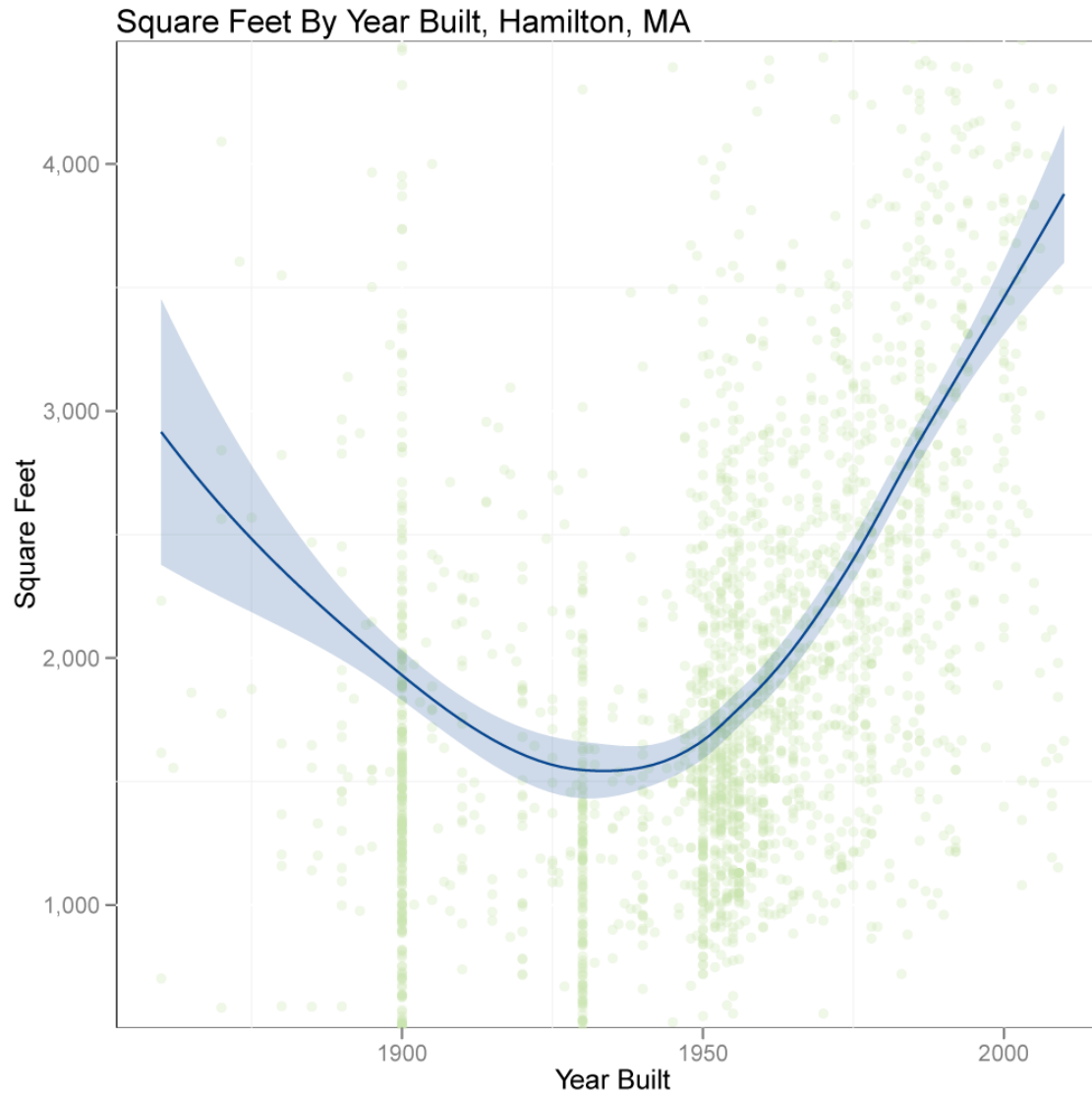
Residential Units Permitted Annually
Per 1,000 Residents,
Hamilton and NSTF, 2000–2010



Residential Units Permitted Annually
Per 1,000 Residents,
Hamilton and Developing Suburbs, 2000–2010



Housing / *Size Over Time*



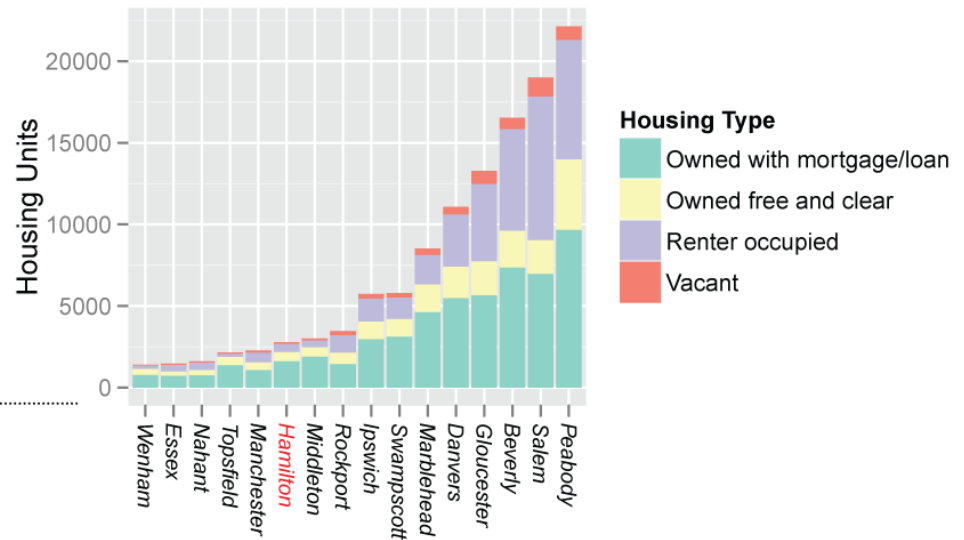
Housing / *Value Over Time*



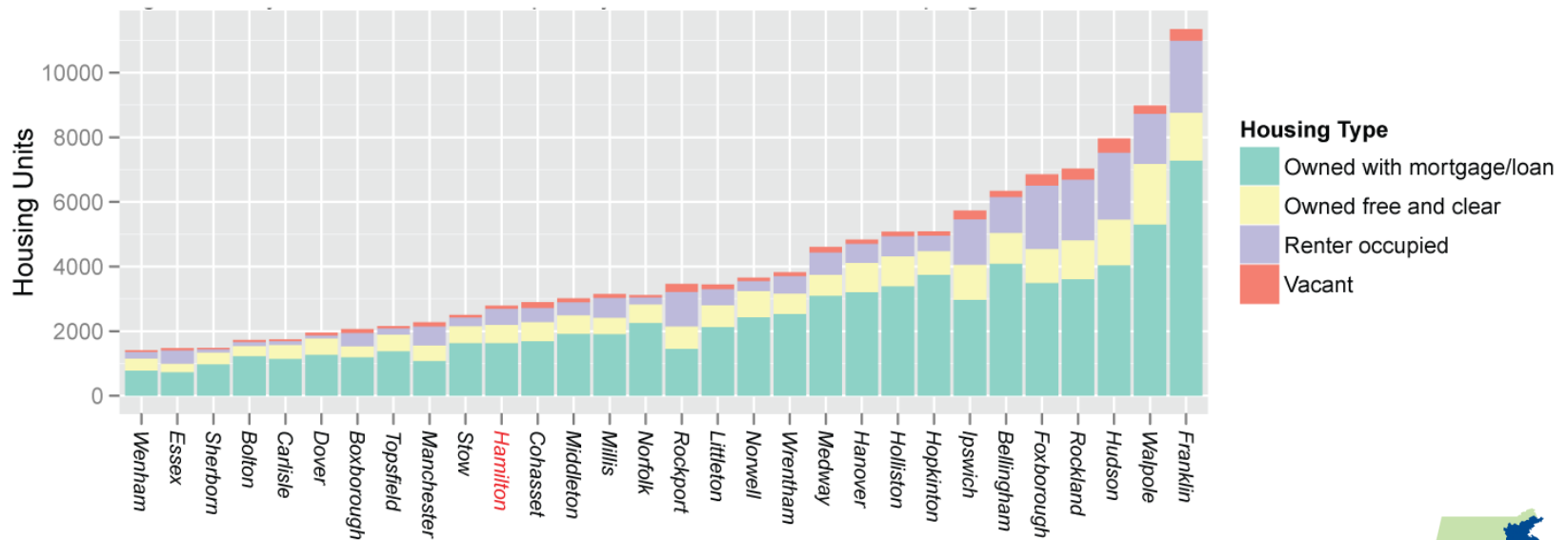
Housing / Units By Tenure and Occupancy

- Owned With Mortgage: 60.7%
- Owned Free And Clear: 20.7%
- Rentals: 18.4%
- Vacancies (Not Including Seasonal): 3.4%

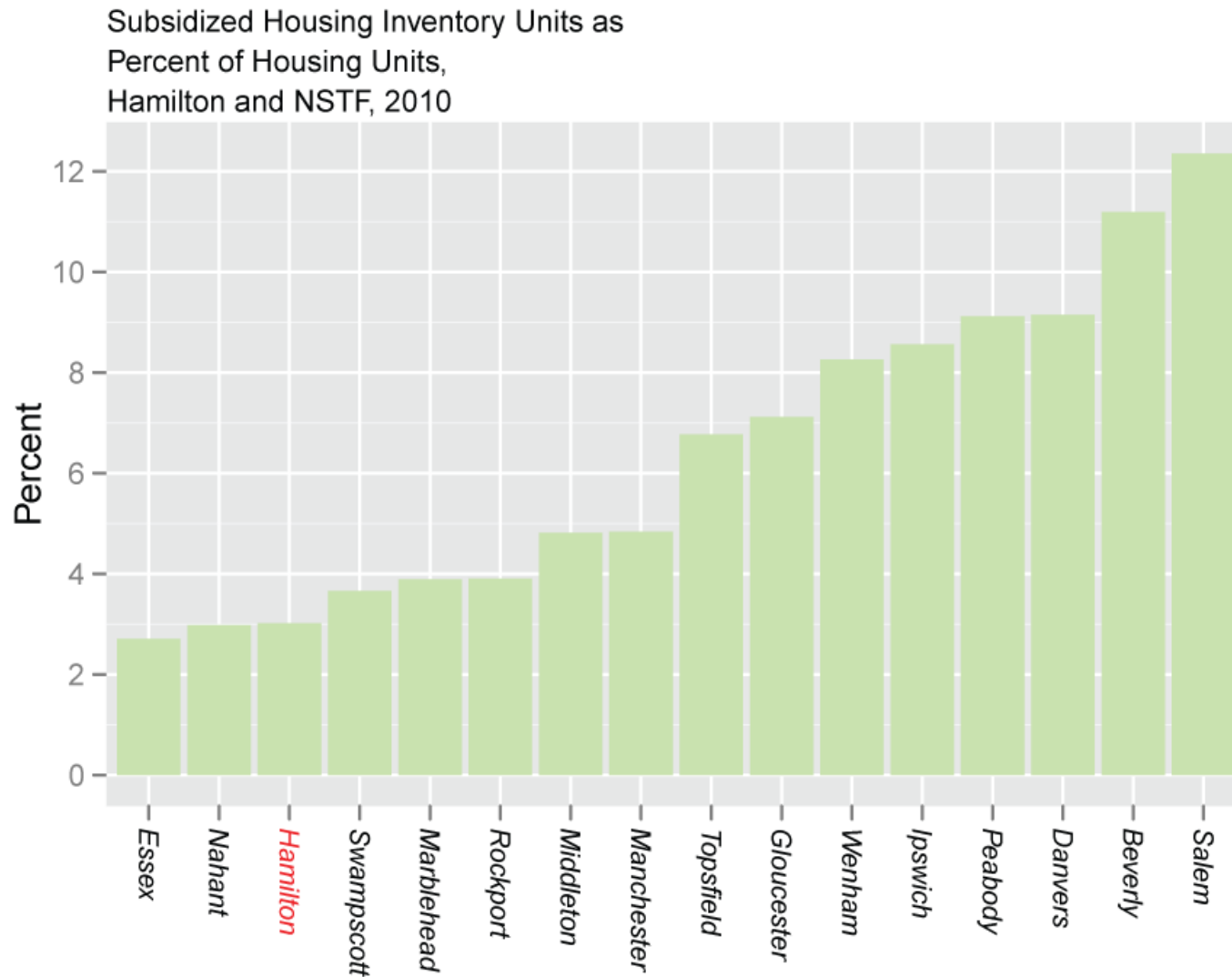
Housing Units by Tenure and Occupancy
Hamilton and NSTF, 2000-2010



Housing Units by Tenure and Occupancy
Hamilton and Developing Suburbs, 2000-2010

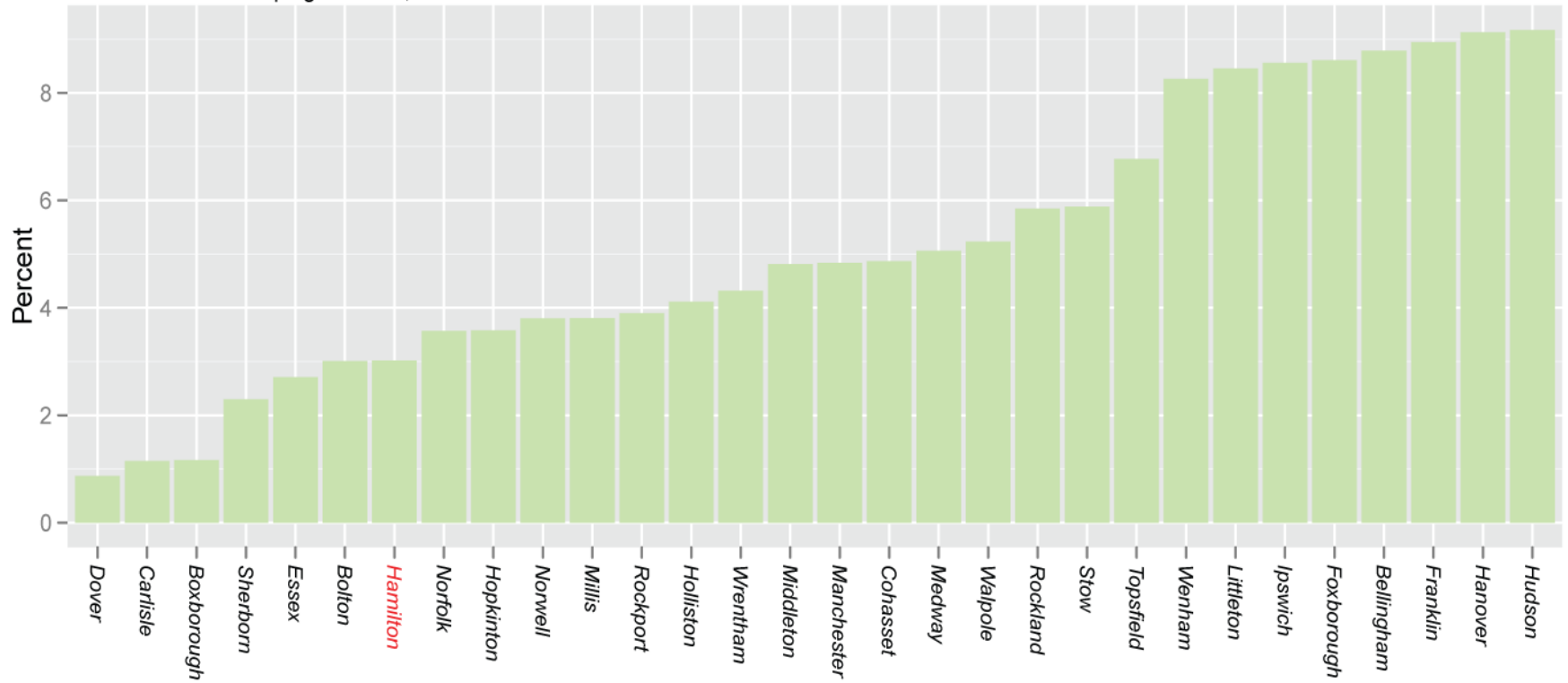


Affordability / *Subsidized Housing Inventory*

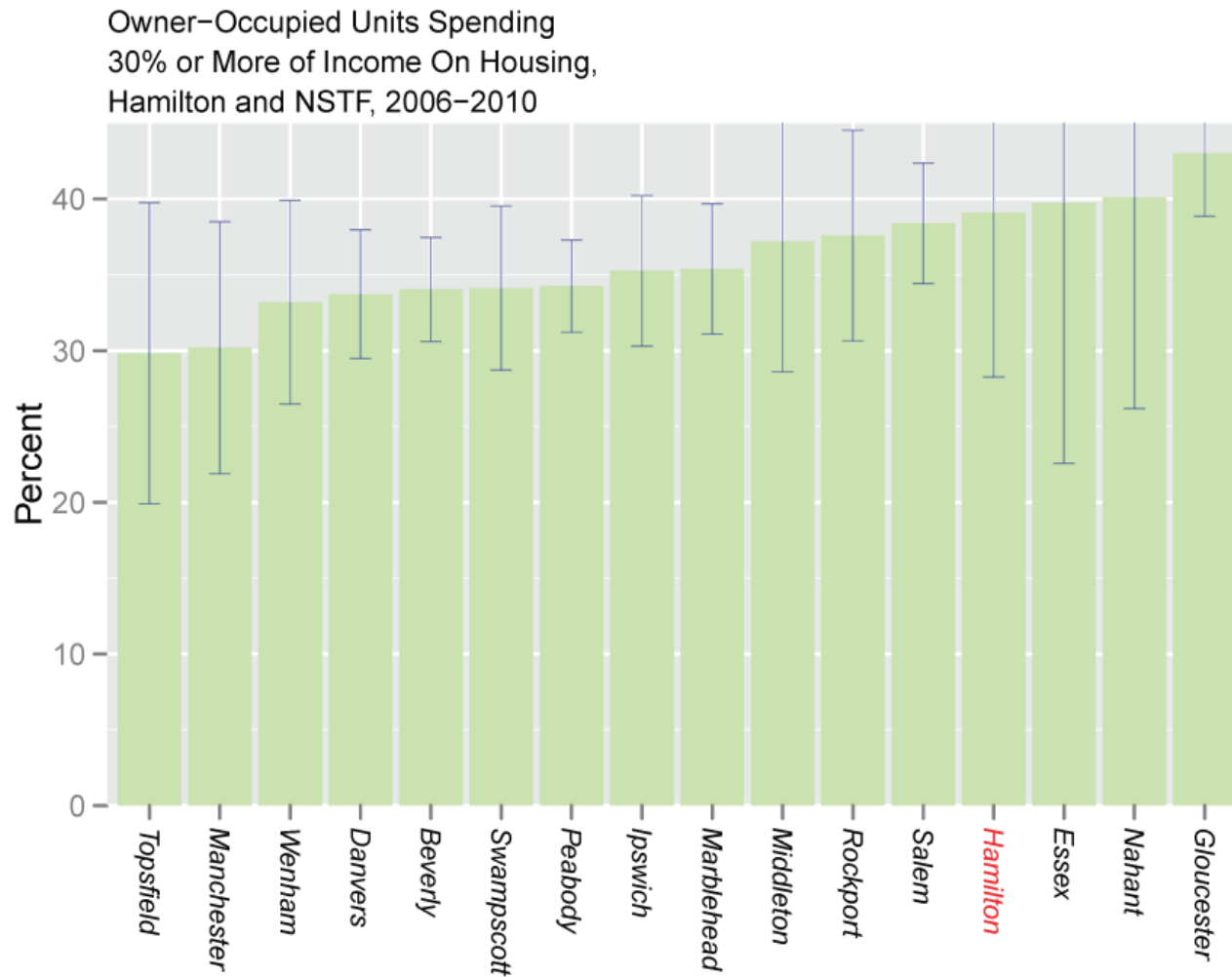


Affordability / *Subsidized Housing Inventory*

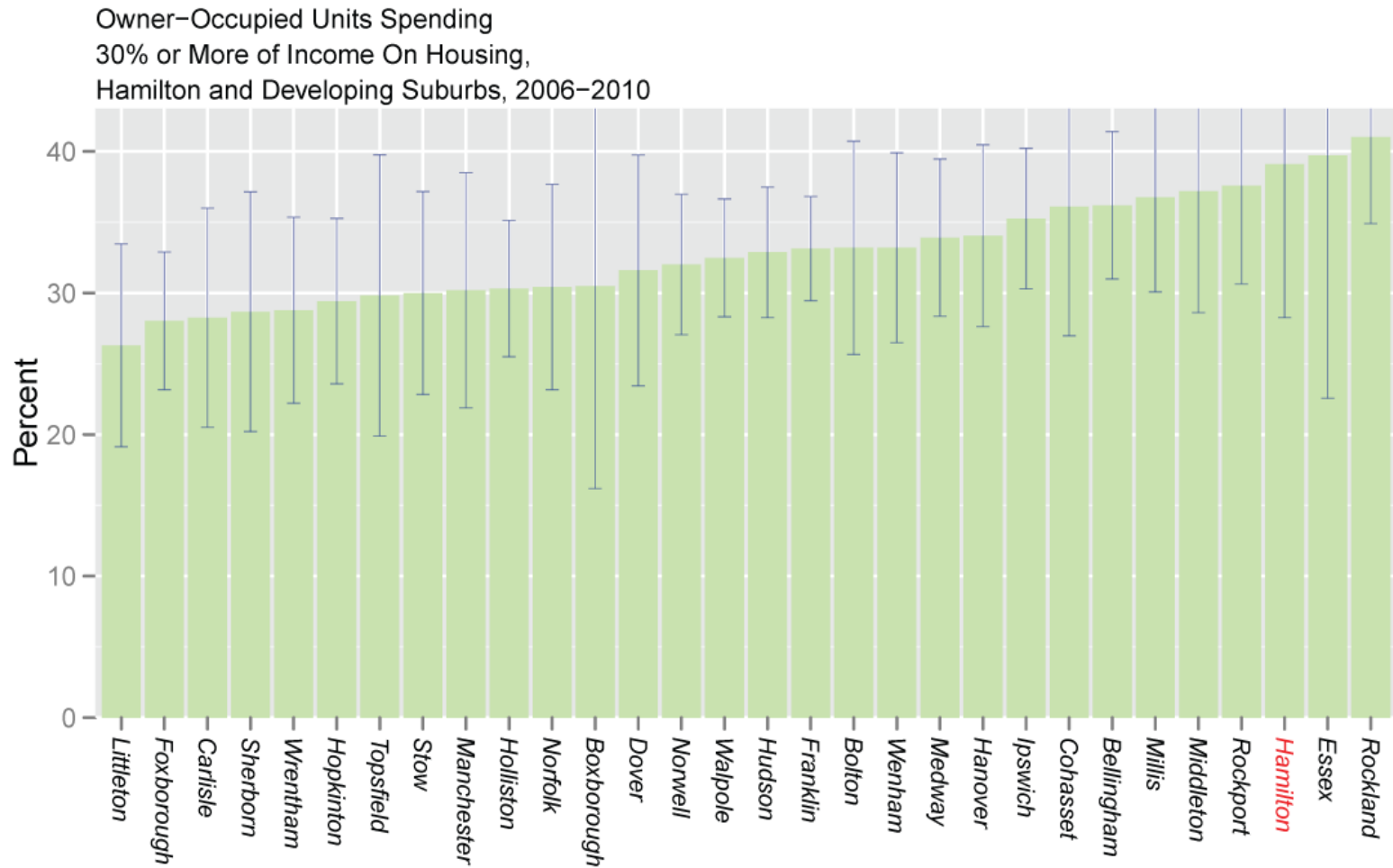
Subsidized Housing Inventory Units as
Percent of Housing Units,
Hamilton and Developing Suburbs, 2010



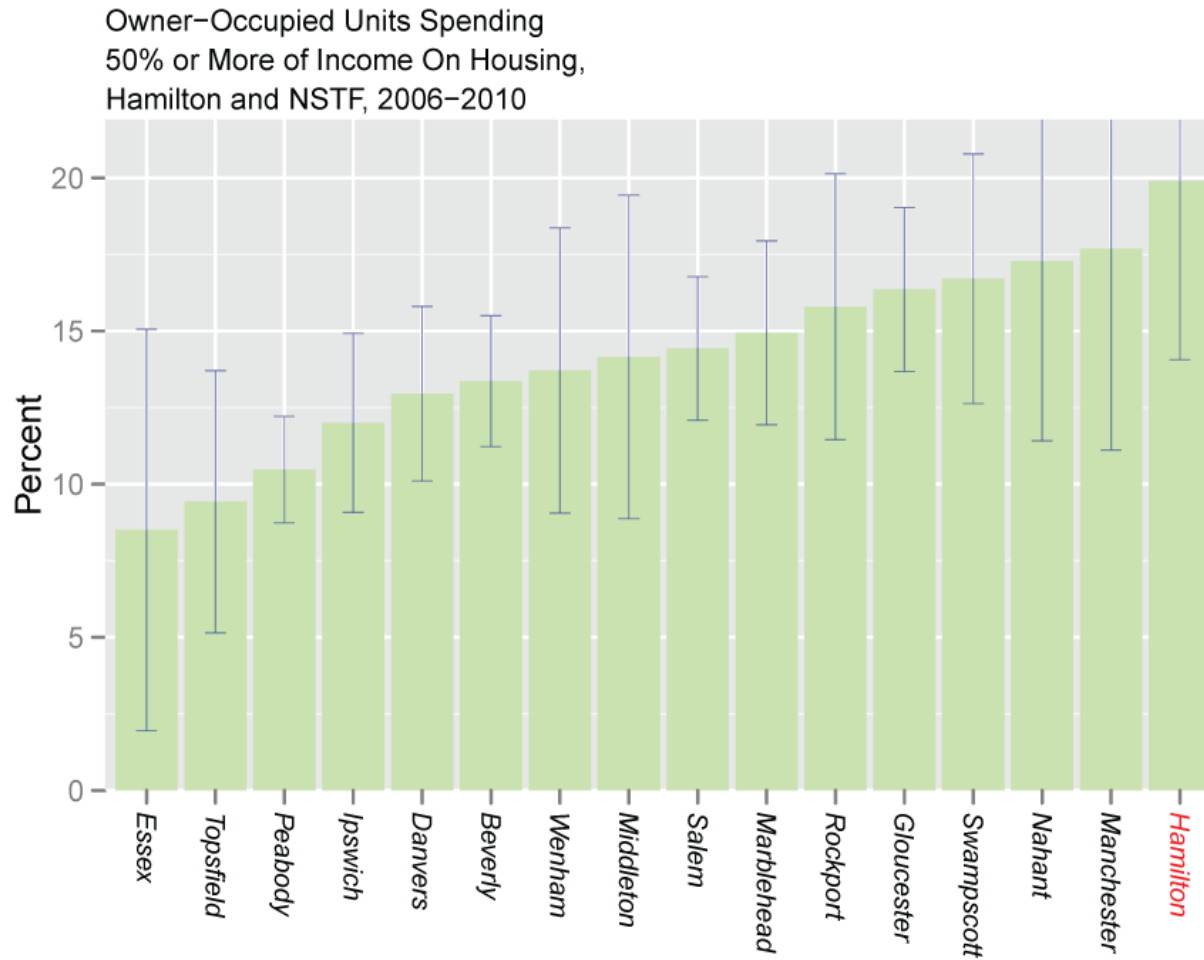
Affordability/ *Owner Cost Burden 30% Of Income*



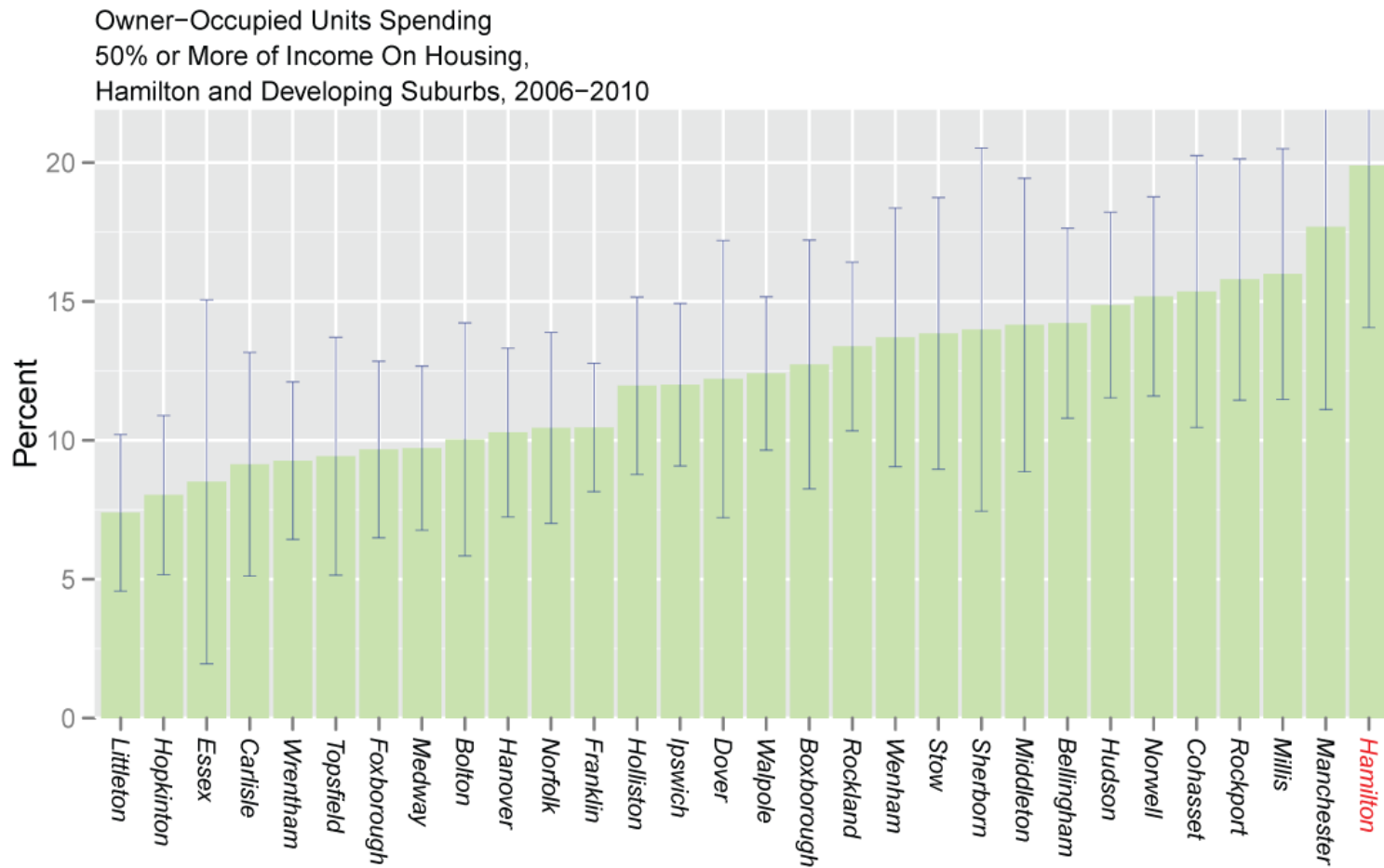
Affordability/ *Owner Cost Burden 30% Of Income*



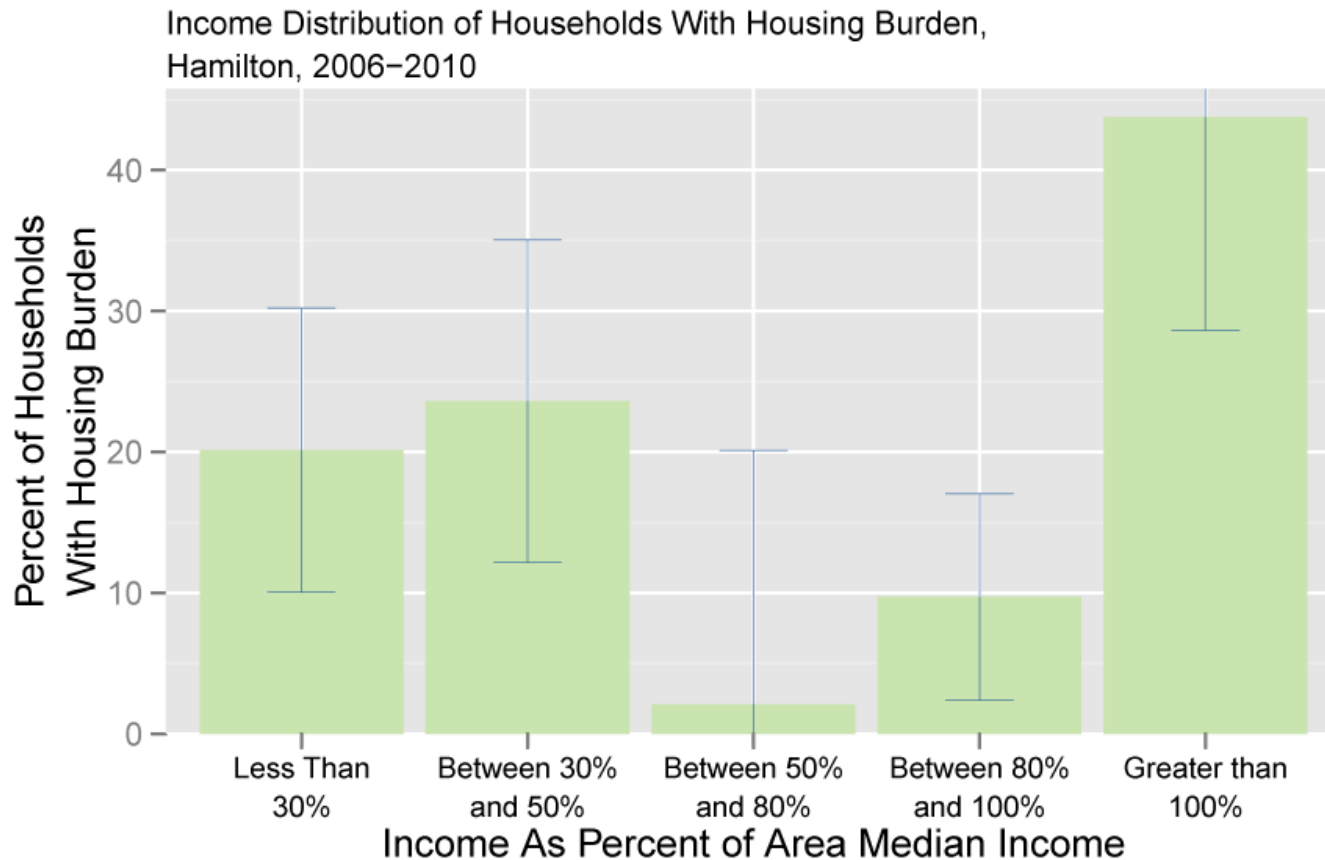
Affordability/ *Owner Cost Burden 50% Of Income*



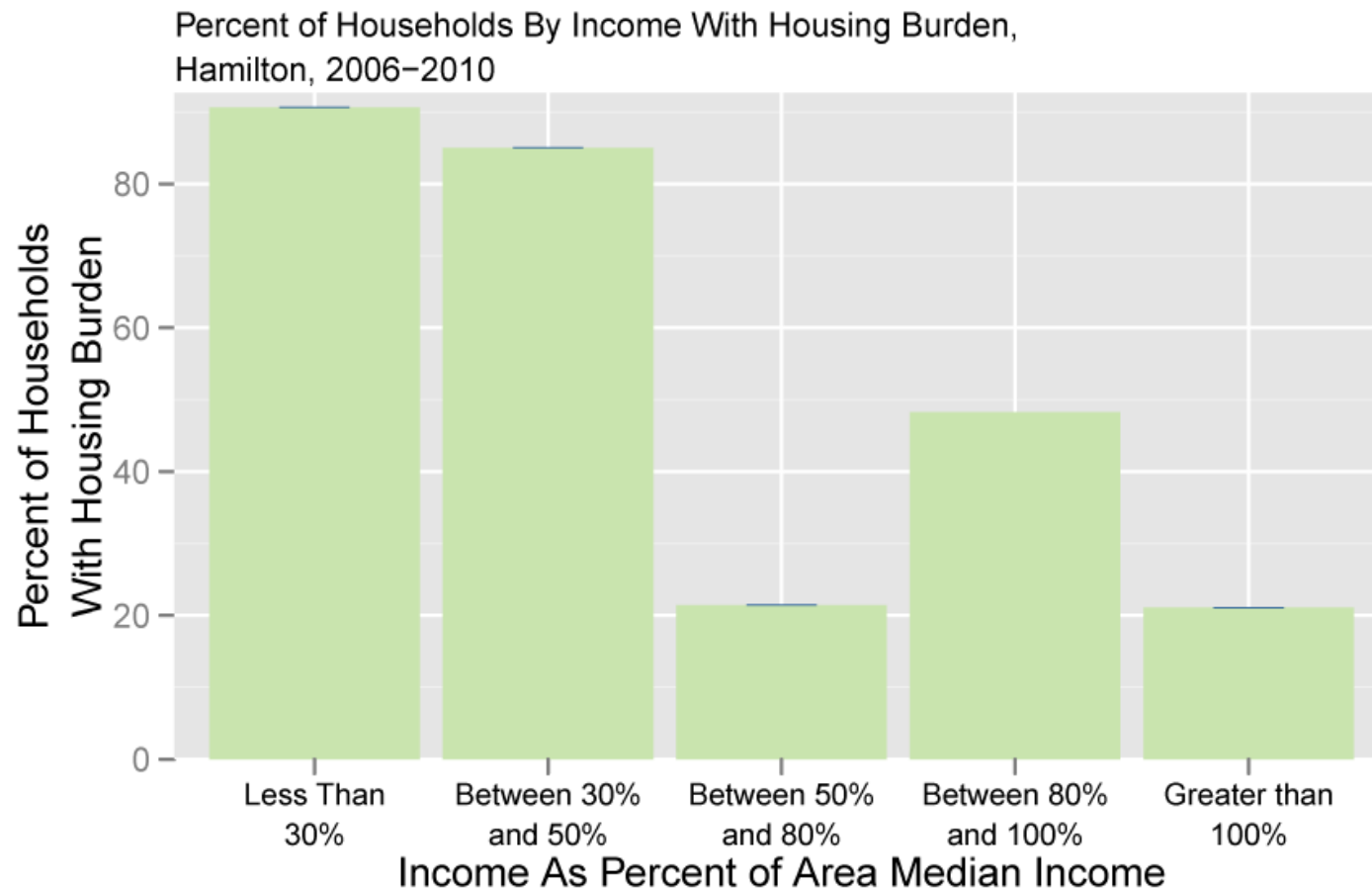
Affordability/ *Owner Cost Burden 50% Of Income*



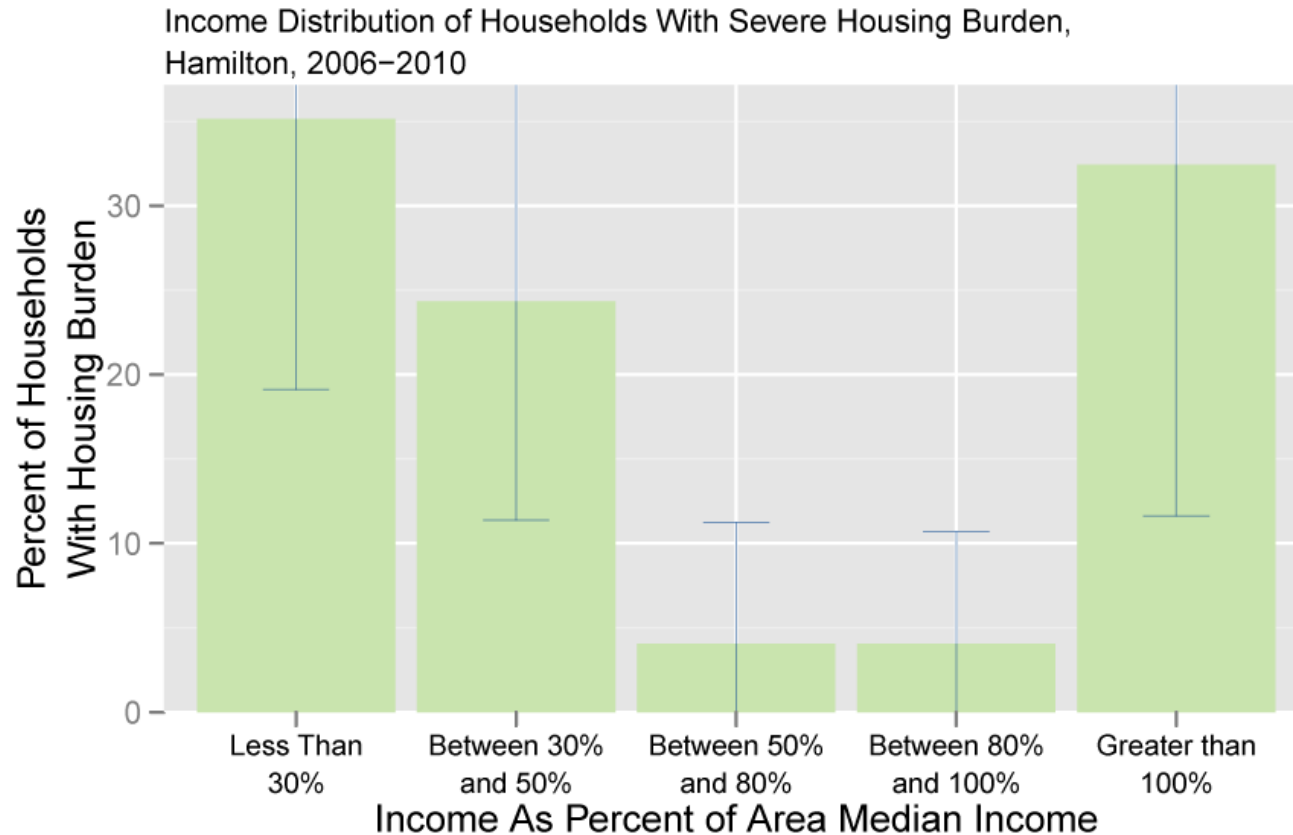
Affordability / *Cost Burdened Households*



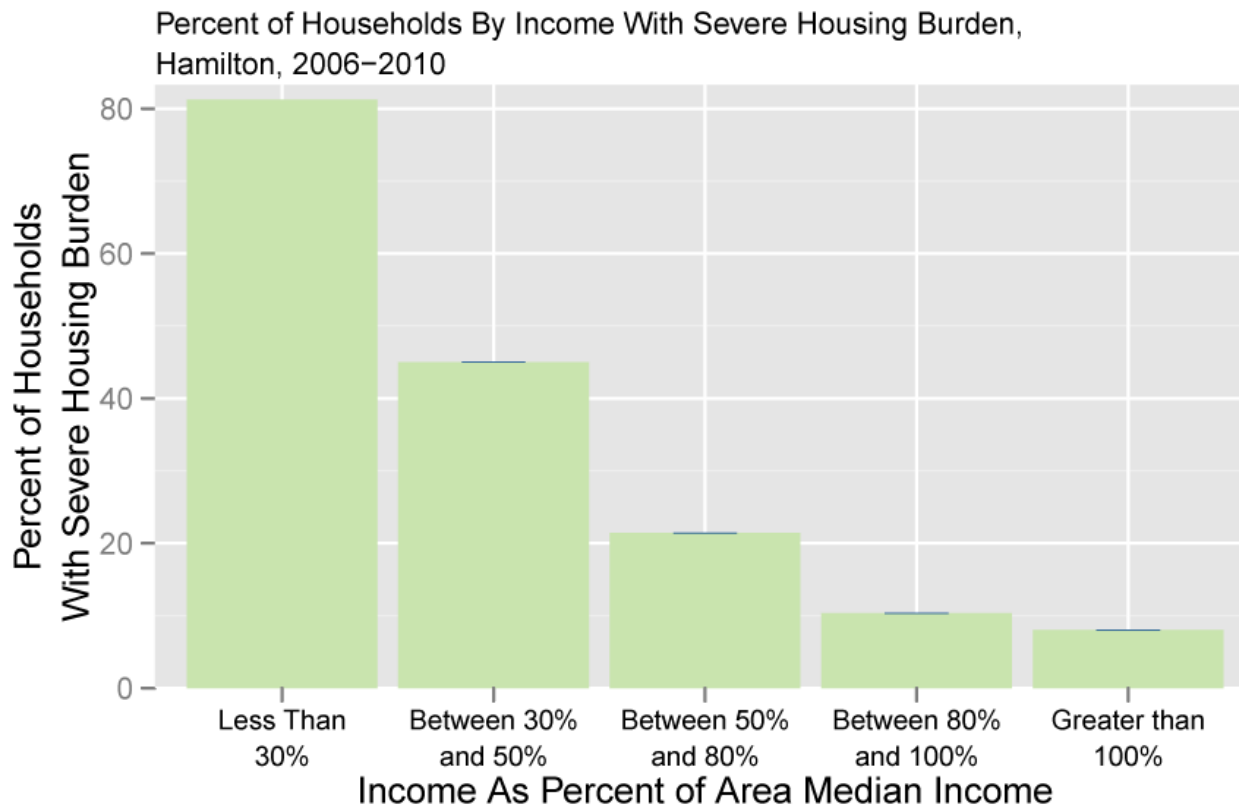
Affordability / *Cost Burdened Households*



Affordability / *Severe Cost Burdened Households*



Affordability/ *Severe Cost Burdened Households*



Implementing a Housing Production Plan

- A commitment to housing production goals
- Comprehensive Permits and Friendly 40Bs
- Partnerships with nonprofit organizations
- Zoning for affordability
- Municipal organization, leadership, and oversight



Housing Assets, Challenges, Opportunities

- Based on what you have heard this evening, what do you think should be Hamilton's housing goals?

Housing Assets, Challenges, Opportunities

- What are the barriers to Hamilton achieving these housing goals?

Housing Assets, Challenges, Opportunities

- What are the ways in which Hamilton is doing well achieving housing goals?

Housing Assets, Challenges, Opportunities

- Are there specific housing opportunities that exist for redevelopment, preservation, or new housing? New partnerships, resources, and support? What resources, organizations, or models are assets and worth replicating in the future?

Next Steps

Thank you for coming!

For more information, please contact:

Kristine Cheetham, Planning Coordinator at the Hamilton Planning Board kcheetham@hamiltonma.gov or visit [hamiltonma.gov/Pages/HamiltonMA Planning/index](http://hamiltonma.gov/Pages/HamiltonMA_Planning/index).