

FIRST VIRTUAL PUBLIC FORUM

NOVEMBER 4, 2021 – 6:30PM TO 8:30PM

HOUSING NEEDS & GOALS DISCUSSION, & POTENTIAL AREAS EXPLORATION

**TOWN OF HULL
HOUSING PRODUCTION PLAN (HPP)
2021-2026**

THIS ZOOM MEETING IS BEING RECORDED



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Image © 2021 TerraMetrics

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AGENDA – FIRST VIRTUAL PUBLIC FORUM – HULL HPP 2021-2026

PURPOSE – HOUSING PRODUCTION PLAN

- PROACTIVE
- OWN ON TERMS
- MEET STATE REQUIREMENTS
- OPTIONS FOR ALL

5-10 MINUTES

DEMOGRAPHICS & CURRENT TRENDS

10-15 MINUTES

SOME HOUSING ISSUES & IDEAS

- FOR YOUR CONSIDERATION
- BEFORE PUBLIC DISCUSSION TONIGHT

10-15 MINUTES

DISCUSS PRELIMINARY IDEAS

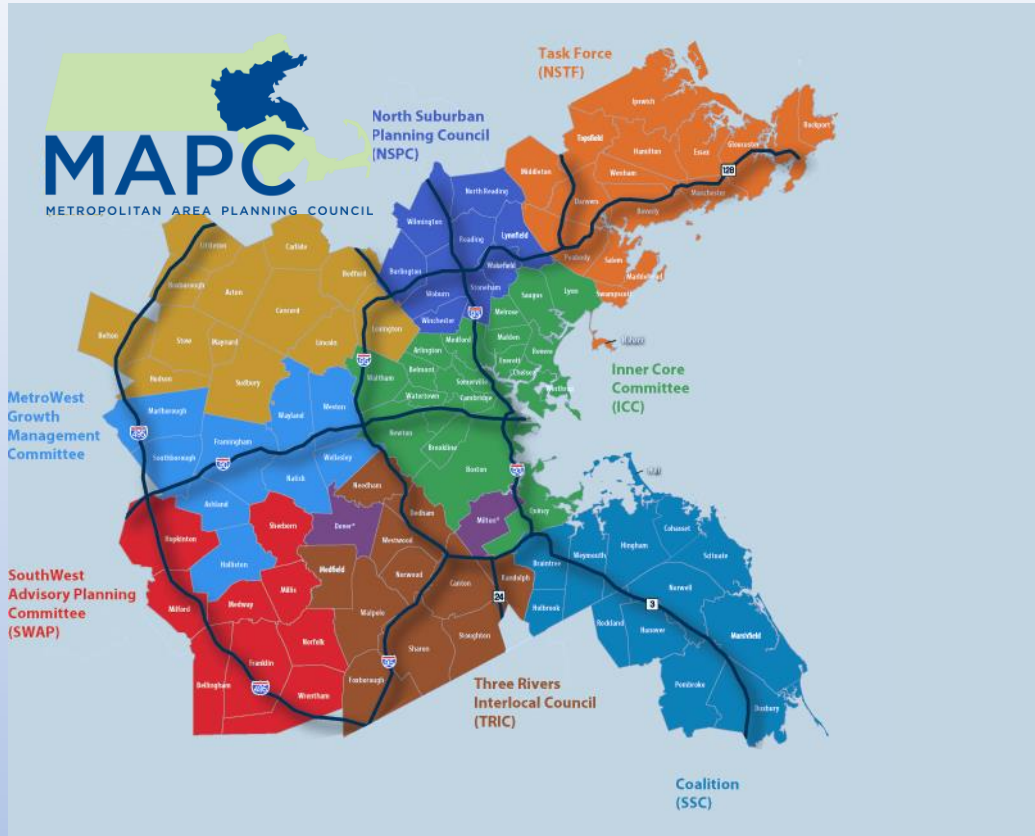
FROM ADVISORY GROUP DISCUSSIONS – FOR PUBLIC FEEDBACK TONIGHT

- POTENTIAL HOUSING GOALS & STRATEGIES
- POTENTIAL SUB-AREAS IN TOWN

45 MINUTES - STRATEGIES

45 MINUTES - MAP

INTRODUCTION – MAPC REGIONAL PERSPECTIVE



REGIONAL PLANNING AGENCY

PUBLIC CONSULTANCY – TECHNICAL ASSISTANCE RESOURCES AND SERVICES

- ❑ **SUPPLEMENT LOCAL CAPACITY,**
- ❑ **BRAINSTORM IDEAS,**
- ❑ **GATHER SURROUNDING COMMUNITIES TO**
- ❑ **ADDRESS COMMON ISSUES THAT TRANSCEND MUNICIPAL BOUNDARIES**

INTRODUCTION

HULL HPP 2021-2026 ADVISORY GROUP & MUNICIPAL TEAM

- STEVEN GREENBERG
- MATT MCGONAGLE
- IRWIN NESOFF
- DONNA PURSEL
- CARL RATZEFF
- HARRY HIBBARD
- CHRIS DIORIO
HULL PLANNING DIRECTOR
- BARTLEY KELLY
HULL BUILDING COMMISSIONER


TWO ADVISORY GROUP WORKING SESSIONS

- AUG 18 – OCT 5 – 2021
- **EXPLORED POTENTIAL IDEAS
FOR PUBLIC CONSIDERATION NOW**

MORE INFO

- CHRIS DIORIO
TOWN OF HULL, DIRECTOR OF COMMUNITY DEVELOPMENT & PLANNING AT
CDIORIO@TOWN.HULL.MA.US
- CARLOS JAVIER MONTAÑEZ
MAPC PRINCIPAL PLANNER AT CMONTANEZ@MAPC.ORG





AGENDA & DISCUSSION OUTLINE

FIRST ADVISORY GROUP WORKING SESSION
HULL HOUSING PRODUCTION PLAN (HPP) 2021-2026

Wednesday, August 18, 2021 – 4pm to 6pm – Virtual Meeting via Zoom: [Zoom Link Here](#)
Register in advance for this meeting – This is to avoid Zoom-bombing –
After registering, you will receive a confirmation email containing information about joining the meeting.

INTRODUCTIONS & OVERVIEW

- introductions
- purpose of housing production plan
- Town's current SHI status
- AG role & commitment

PURPOSE & BACKGROUND INFORMATION

WHAT IS AN HPP?

- HPPs afford local communities an opportunity to: (a) gather and indicate where to locally accommodate housing for the needs of community in the Commonwealth to simultaneously help address
- Four main components: Housing needs assessment
Constraints/opportunities analysis

WHAT CAN IT DO for Hull?


- Guide preservation & creation – market-rate and income-restricted
- Help Town meet or maintain – State-mandated annual affordable housing for Town control over Ch. 40B proposals
- Influence type, amount, and location of affordable housing
 - DHCD requires location specificity to approve Town HPPs
 - not limited to vacant land – encourage voluntary reuse
- Increase affordable housing opportunities and options in Hull
 - meeting the State minimum 10% requirement may not be possible for all households in Town
- Provide housing options for all

CURRENT SUBSIDIZED HOUSING INVENTORY (SHI) STATUS

- 1.67% – 83 SHI units – 4,964 Census 2010 year round residents
- US Census 2020 data and new Census year round housing unit count will affect the denominator for the SHI calculation
- distinction between – meeting State minimum 10% requirement

WHY AFFORDABLE/WORKFORCE housing options?

- Provide housing options for all – residents, newcomers, young professionals
- For all life phases, unforeseen circumstances, and changes in household composition
- Measured by 3 primary statistics: Median household income, median rent, and median cost to accommodate other needs

 **hull housing production plan**
AGENDA – FIRST ADVISORY GROUP WORKING SESSION





PURPOSE — HOUSING PRODUCTION PLAN

- ❑ PROACTIVE
- ❑ OWN ON TERMS
- ❑ MEET STATE REQUIREMENTS
- ❑ OPTIONS FOR ALL



DEMOGRAPHICS & CURRENT TRENDS



SOME HOUSING ISSUES & IDEAS

- ❑ FOR YOUR CONSIDERATION
- ❑ BEFORE PUBLIC DISCUSSION TONIGHT



DISCUSS PRELIMINARY IDEAS

FROM ADVISORY GROUP DISCUSSIONS — FOR PUBLIC FEEDBACK TONIGHT

- ❑ POTENTIAL HOUSING GOALS & STRATEGIES
- ❑ POTENTIAL SUB-AREAS IN TOWN

PURPOSE – HOUSING PRODUCTION PLAN

- ☐ ***PROACTIVE***
- ☐ ***OWN ON TERMS***
- ☐ ***MEET STATE REQUIREMENTS***
- ☐ ***OPTIONS FOR ALL***

HPP PURPOSE

❑ VOLUNTARY PLAN FOR LOCAL CONTROL

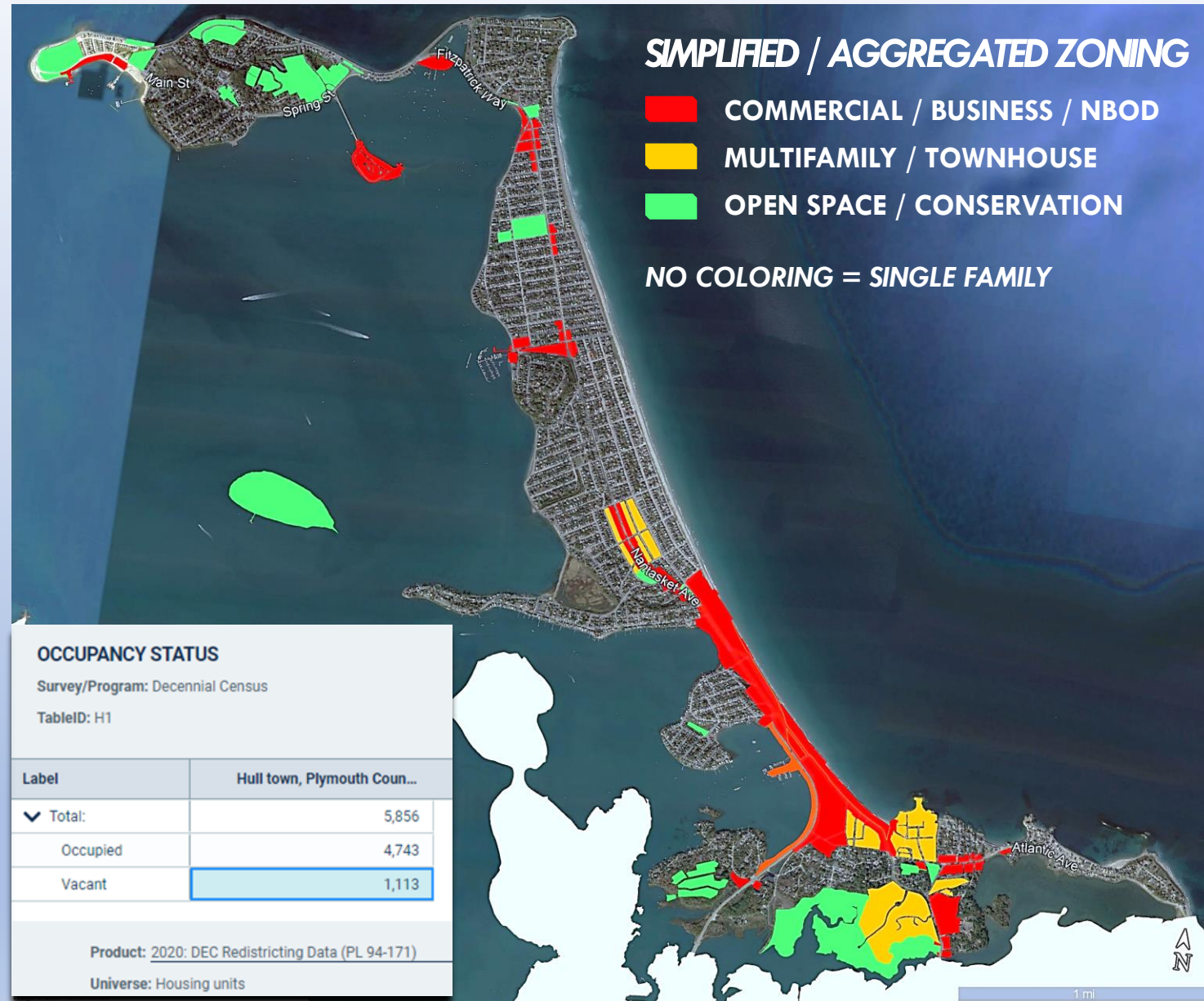
- ❑ STATE OF MASSACHUSETTS – DEPT. COMMUNITY HOUSING & COMMUNITY DEVELOPMENT (DHCD)
- ❑ **REQUIRED IF LOCAL CONTROL IS WANTED – OVER OUTSIDE PROPOSALS**
- ❑ FAIR SHARE OF REGIONAL & STATE HOUSING NEEDS

❑ ADDRESS AFFORDABILITY, & AVAILABILITY / SUPPLY OF HOUSING

- ❑ BOTH MARKET-RATE, AND AFFORDABLE HOUSING STRATEGIES
- ❑ **TANGIBLE CREATION** OF HOUSING UNITS – VIA APPROVALS, PERMITTING & CONSTRUCTION
 - ❑ PERMISSIVE ZONING
 - ❑ INCENTIVES
 - ❑ POTENTIAL TOWN PARTNERSHIPS FOR FUNDING OR FACILITATING CREATION
- ❑ **DEMONSTRATE STEADY PROGRESS** TO STATE
- ❑ **PRESERVATION OF EXISTING** DEED- & INCOME-RESTRICTED – MONITOR UPCOMING SHI EXPIRATIONS – PROACTIVE TOWN VIGILANCE & RE-NEGOTIATION OF TERMS

HPP PURPOSE

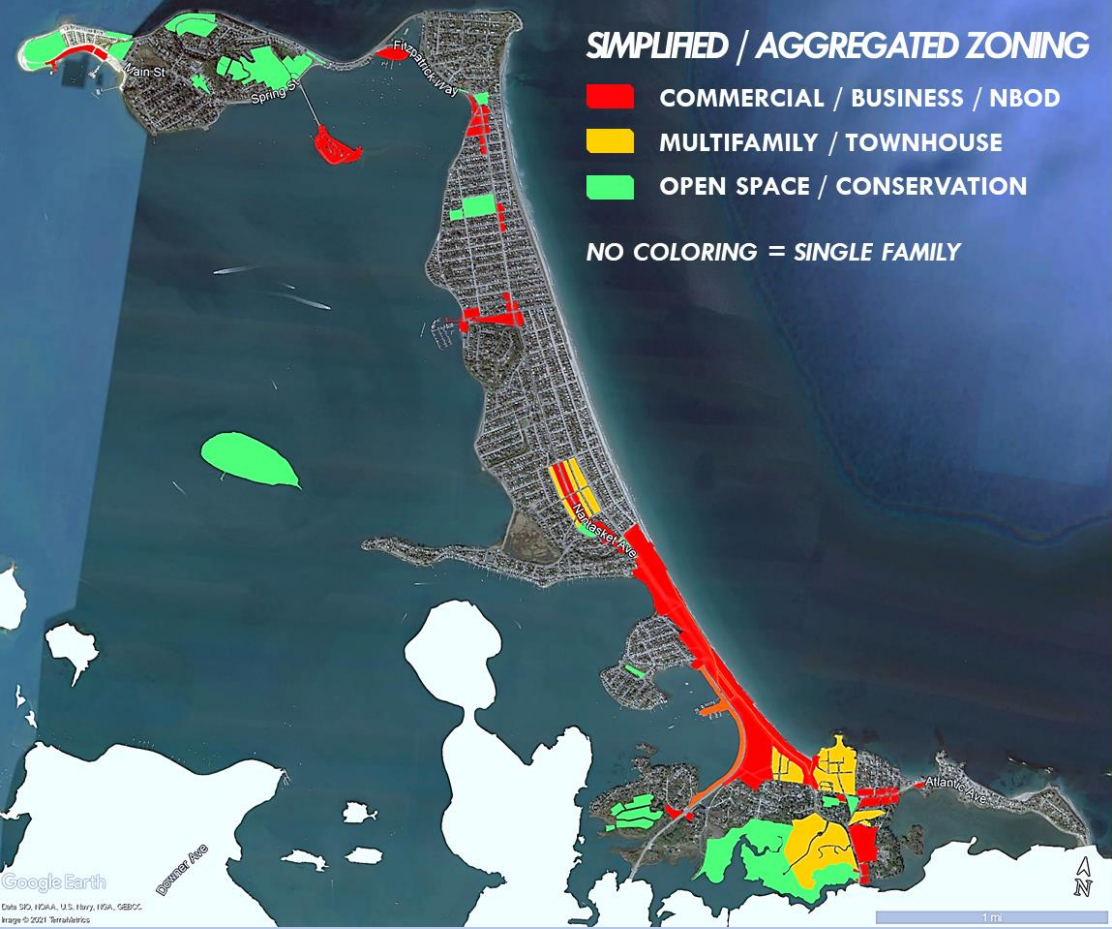
- ❑ **GATHER INPUT – CREATE PROACTIVE PLAN**
- ❑ **WHERE TO ACCOMMODATE HOUSING ON OWN TERMS**
- ❑ **NEEDS OF OWN RESIDENTS**
- ❑ **MEET STATE REQUIREMENTS – ADDRESS REGIONAL NEEDS**
- ❑ **HOUSING OPTIONS FOR ALL**
- ❑ **NOT ONLY VACANT LAND – ENCOURAGE VOLUNTARY REDEVELOPMENT – THROUGH FLEXIBLE ZONING INCENTIVES**
- ❑ **INCOMPLETE 2020 CENSUS DATA – FUTURE CONFIRMED YEAR-ROUND HOUSING UNITS MIGHT IMPACT SHI CALCULATION**



HPP PURPOSE

CURRENT SUBSIDIZED HOUSING INVENTORY (SHI) STATUS

- ❑ **1.67% - 83 SHI UNITS**
- ❑ **4,964 CENSUS 2010 YEAR-ROUND HOUSING UNITS**
- ❑ **MINIMUM 10% STATE REQUIREMENT**
- ❑ **MINIMUM MAY NOT FULLY ADDRESS NEED & DEMAND**
- ❑ **NEED TO PRODUCE 25 TO 50 ANNUAL UNITS FOR LOCAL “SAFE HARBOR” CONTROL**
- ❑ **QUALIFYING INCOMES – E.G.**
 - \$70,050** ANNUAL INCOME LIMIT – 1-PERSON HOUSEHOLD
 - \$90,950** ANNUAL INCOME LIMIT – 3-PERSON HOUSEHOLD**BELOW QUALIFIES FOR INCOME-RESTRICTED AFFORDABLE HOUSING AT 80% METRO-AREA MEDIAN INCOME (AMI)**



EXCERPT FROM MASS. DHCD SHI - 1.21.2021

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY							
Hull	DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?
	1462	Nantascot Apartments	Central St., C & D Sts.	Rental	28	Perp	No
	1463	McTigue Manor	Atlantic House Court	Rental	40	Perp	No
	1468	Park Avenue SRO	24 Park Avenue	Rental	15	2027	No
	4323	DDS Group Homes	Confidential	Rental	0	N/A	No
	Hull Totals				83	Census 2010 Year Round Housing Units	
						4,964	
						Percent Subsidized	
						1.67%	

1/12/2021

This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

83 SHI UNITS

1.67%

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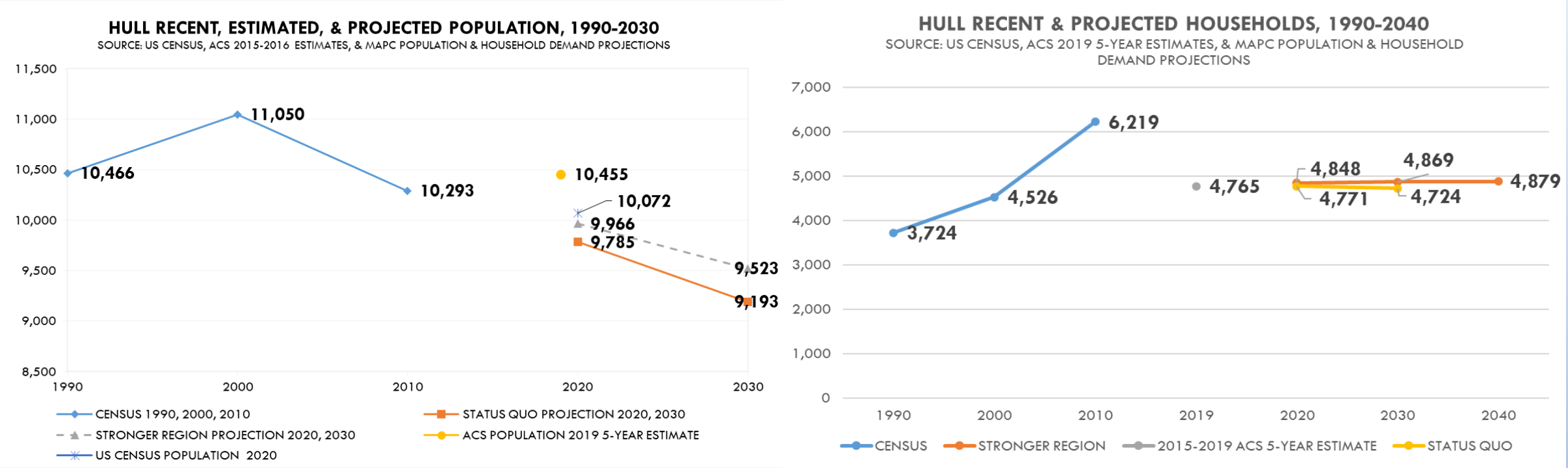


An aerial satellite view of a coastal city, likely San Francisco, showing a dense urban area with numerous buildings. The buildings are color-coded: many are blue, while others are red, possibly indicating different demographic or property value categories. The city is situated on a peninsula with water on three sides. The text "DEMOGRAPHICS & CURRENT TRENDS" is overlaid in large, bold, yellow letters.

DEMOGRAPHICS & CURRENT TRENDS

DEMOGRAPHICS & CURRENT TRENDS

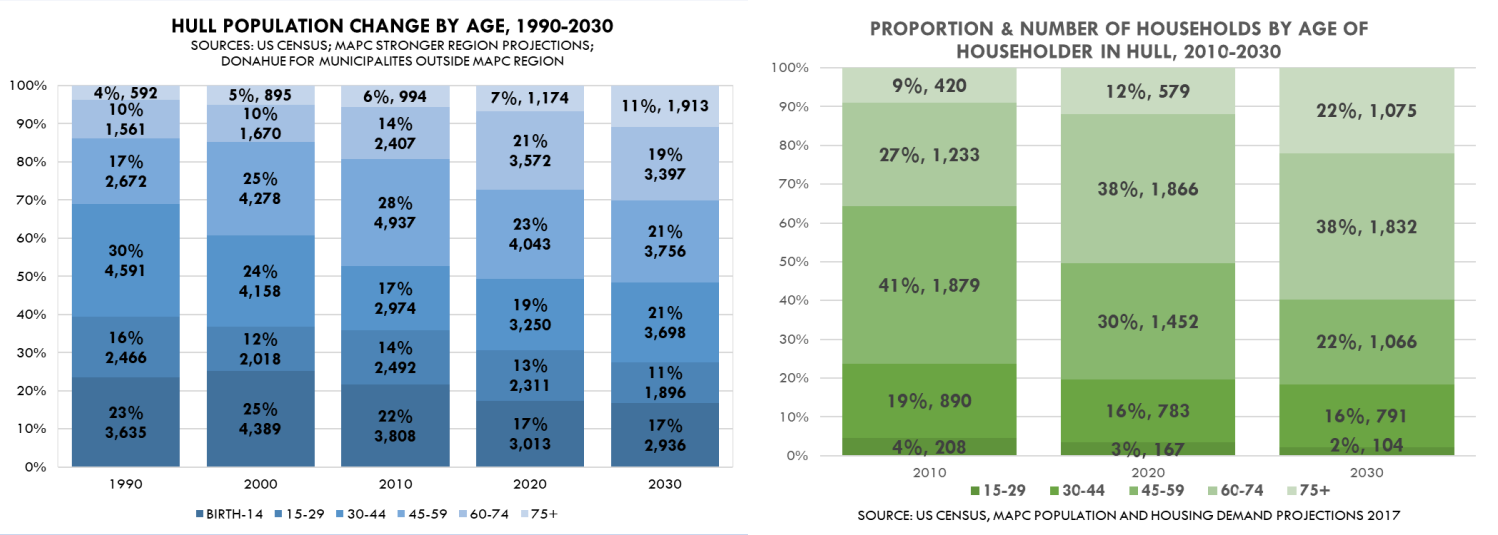
POPULATION & HOUSEHOLDS – DECREASING



POPULATION	DECREASING	10,293 IN 2010	TO	10,072 IN 2020
	PROJECTED DECREASES		TO	9,523 IN 2030
HOUSEHOLDS	AGING	36% – 60 OR OLDER IN 2010	TO	60% – 60 OR OLDER IN 2030
	SHRINKING	2.44 AVG. SIZE IN 2000	TO	1.96 IN 2030

DEMOGRAPHICS & CURRENT TRENDS

POPULATION & HOUSEHOLDS – AGING & SMALLER



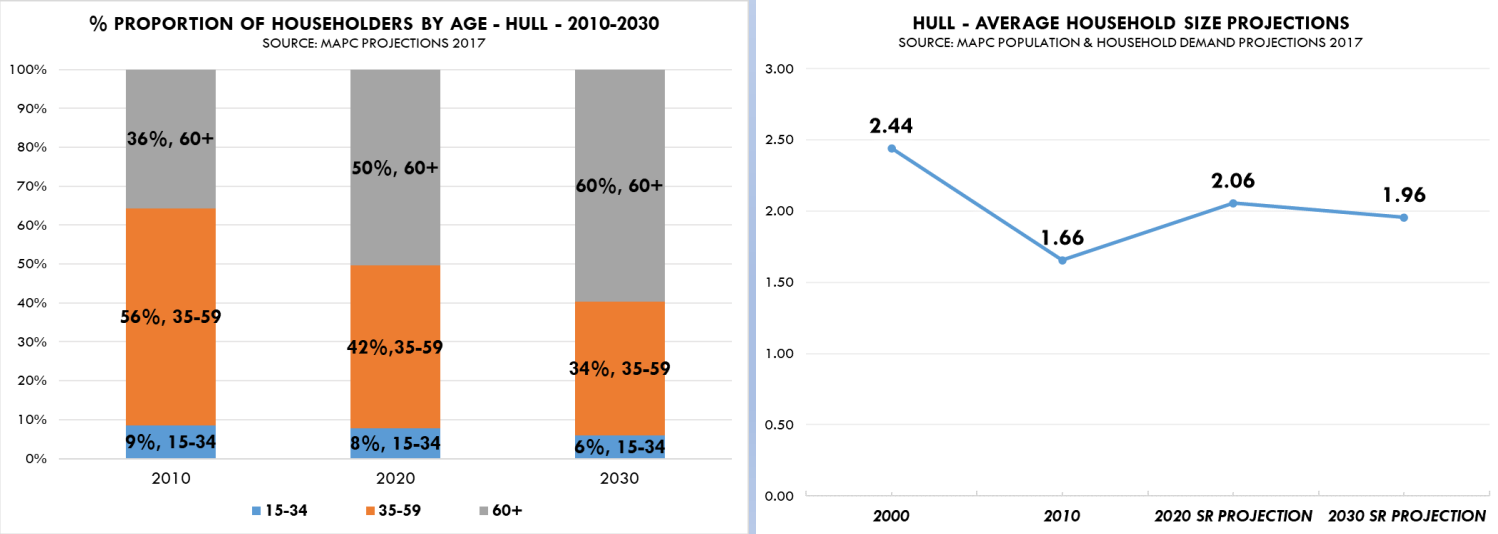
HOUSEHOLDS

AGING

36% – 60 OR OLDER IN 2010

TO

60% – 60 OR OLDER IN 2030



SHRINKING

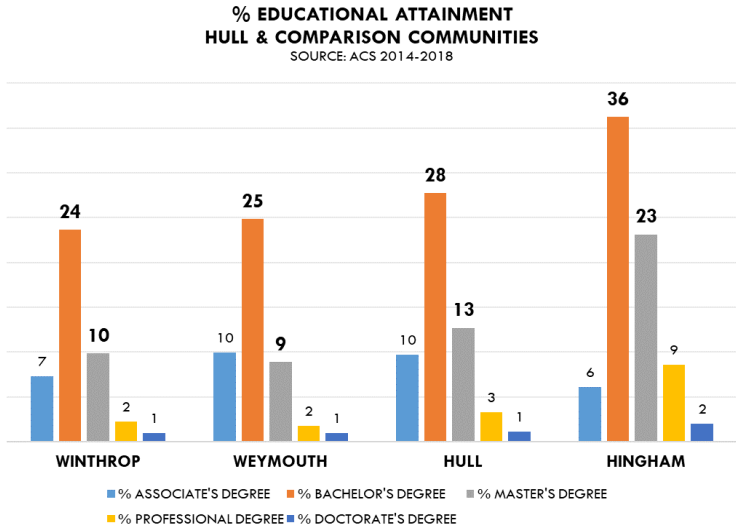
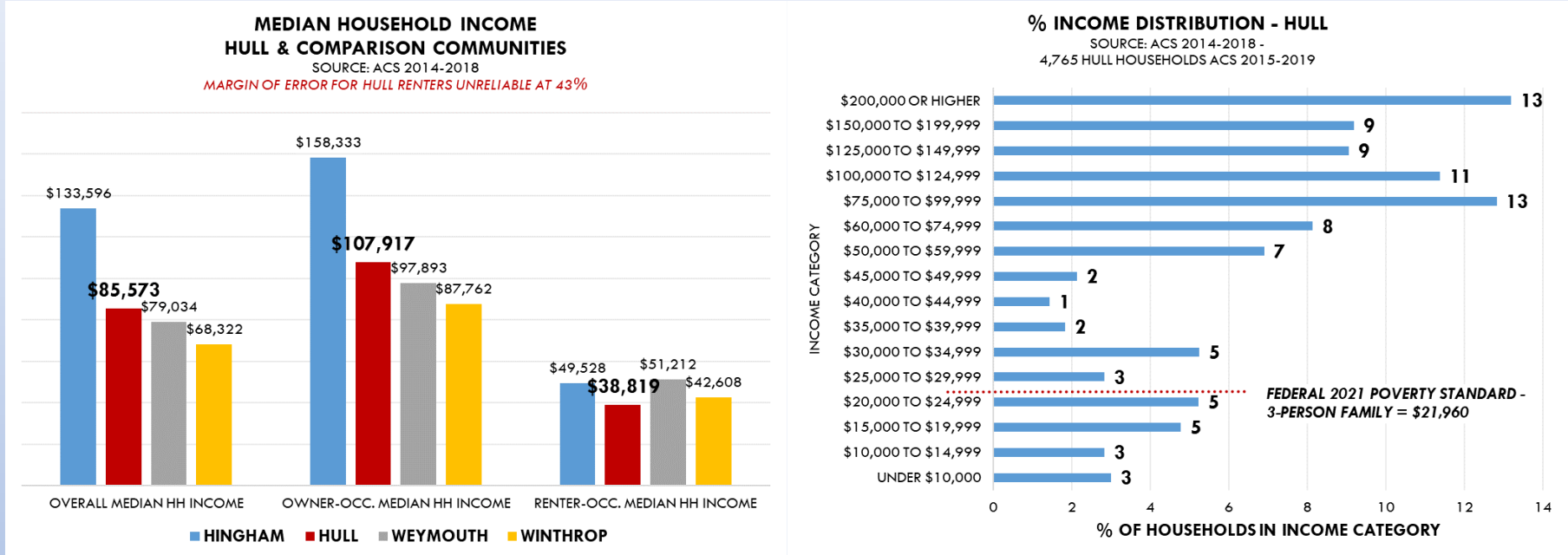
2.44 AVG. SIZE IN 2000

TO

1.96 IN 2030

DEMOGRAPHICS & CURRENT TRENDS

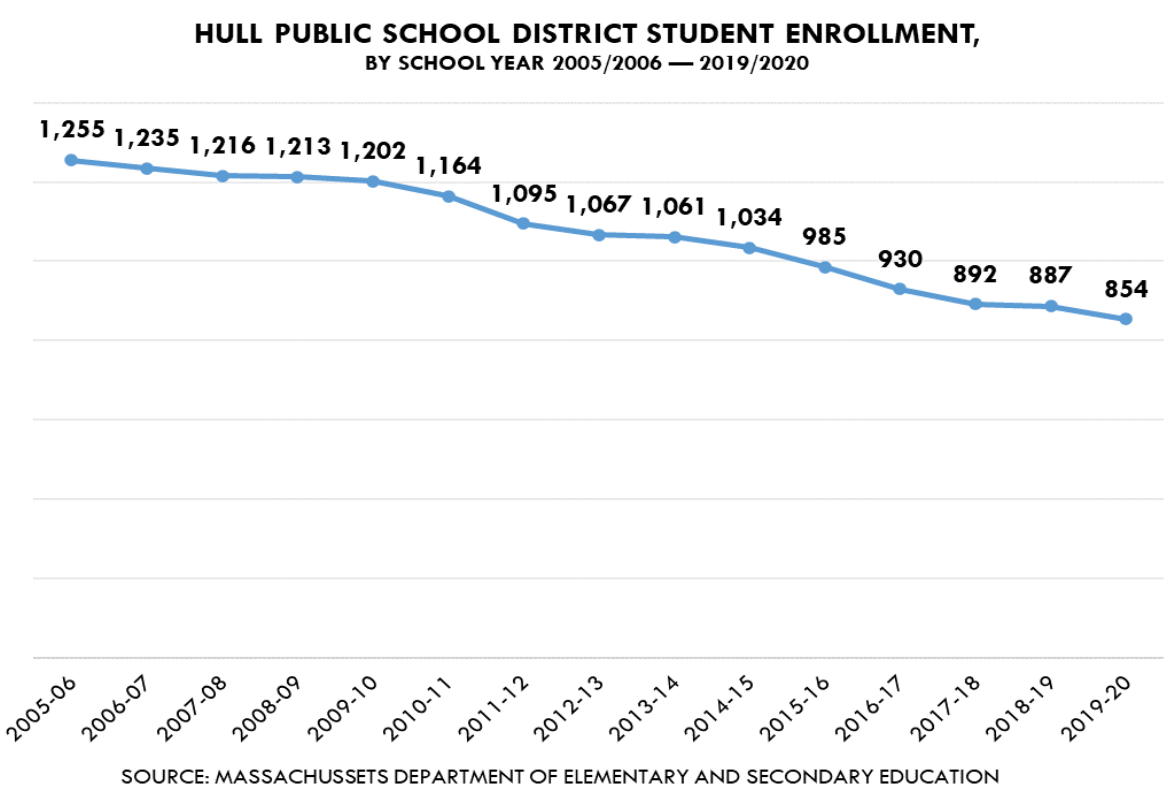
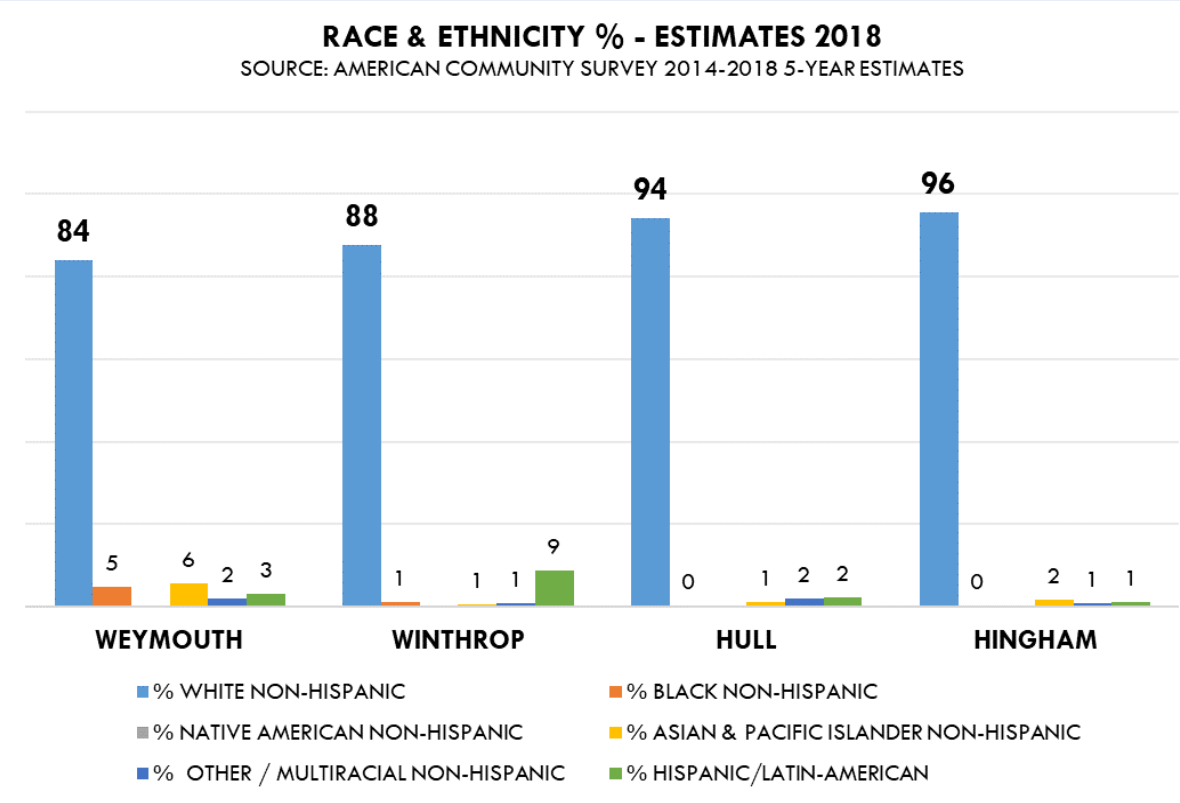
INCOME & EDUCATIONAL ATTAINMENT – 3RD HIGHEST INCOME COMPARISON
COMMUNITIES – 16% HOUSEHOLDS AT/BELOW POVERTY LEVEL – 3RD HIGHEST EDUCATIONAL ATTAINMENT
VIS-À-VIS COMPARISON COMMUNITIES



DEMOGRAPHICS & CURRENT TRENDS

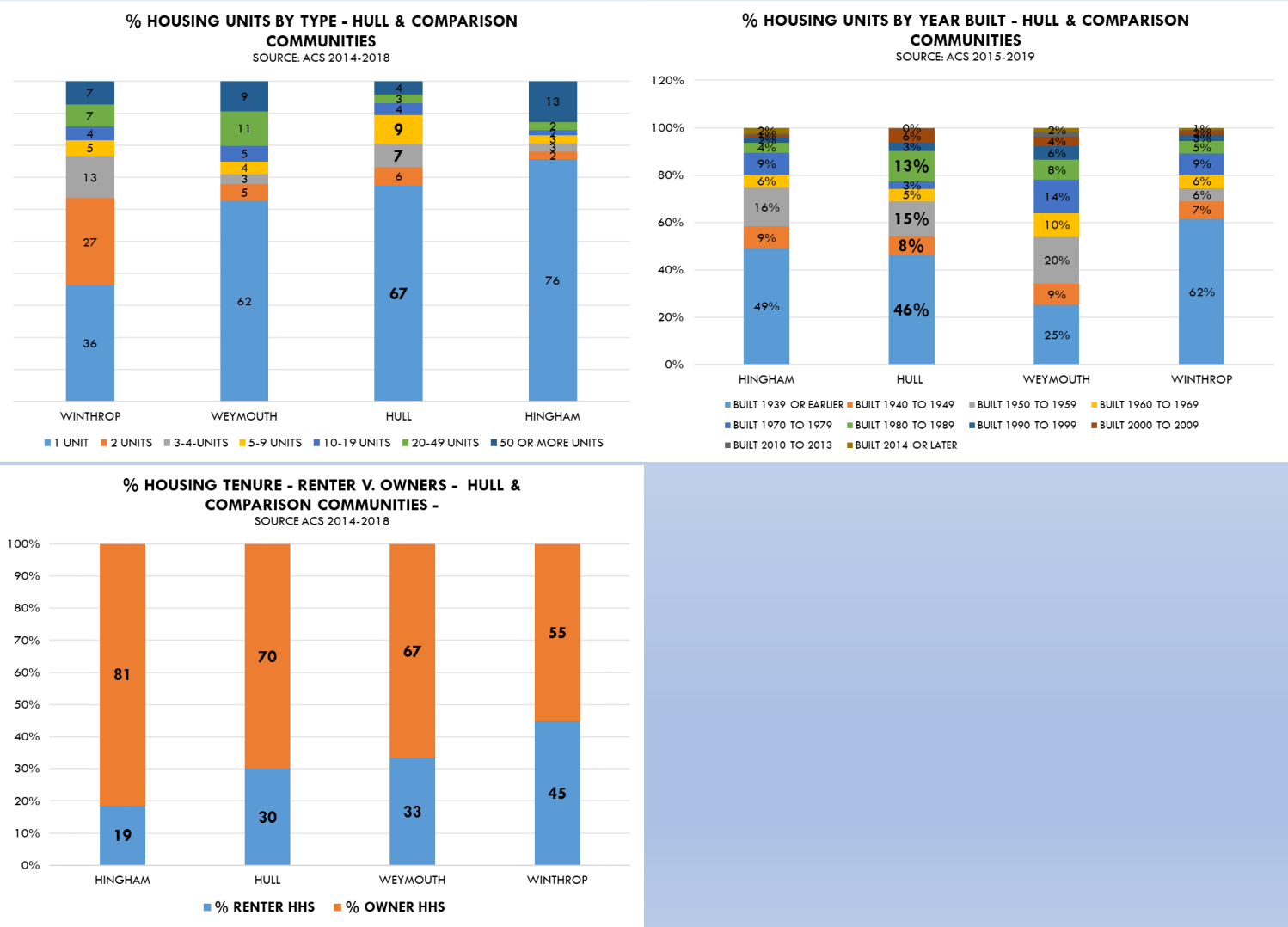
RACE & ETHNICITY- LESS DIVERSE

SCHOOL ENROLLMENT – DECREASING



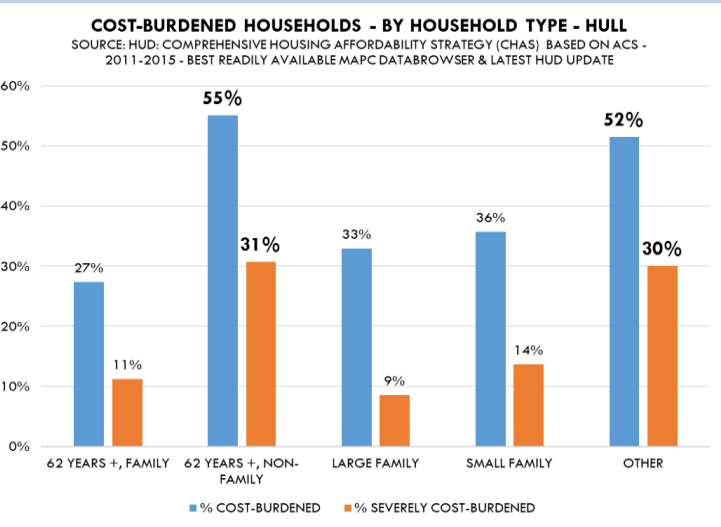
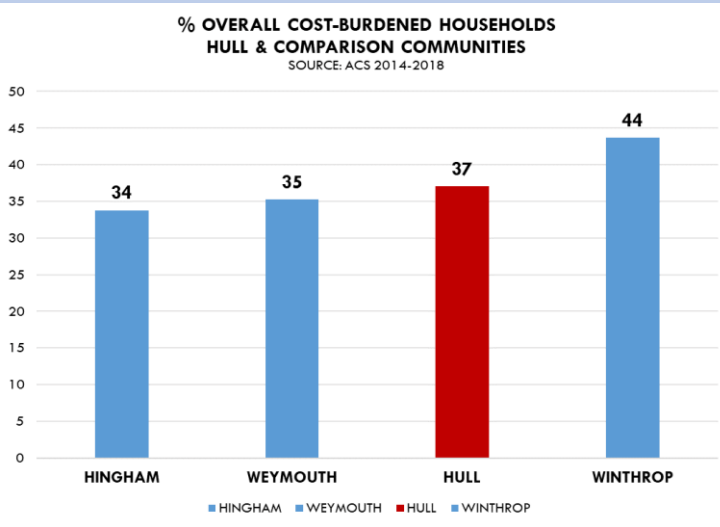
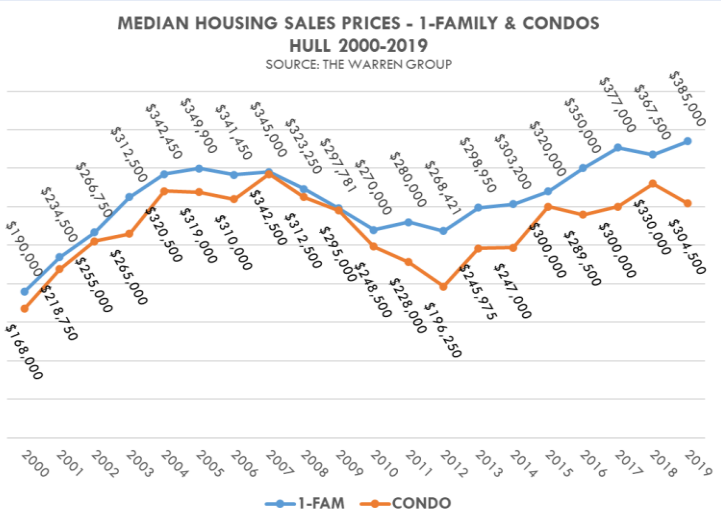
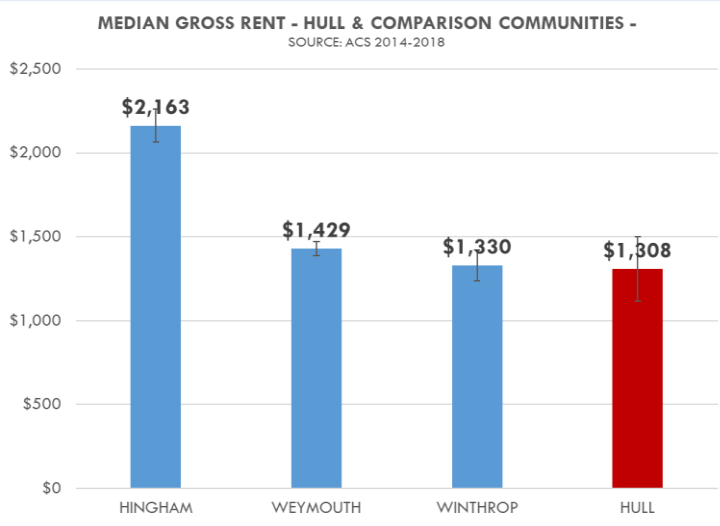
DEMOGRAPHICS & CURRENT TRENDS

HOUSING UNITS & TENURE – 3RD HIGHEST PROPORTION OF SINGLE-FAMILY HOMES VIS-À-VIS
COMPARISON COMMUNITIES – 69% HOUSING STOCK BUILT BEFORE 1960 – 9% BUILT BETWEEN 1990-
2009 – 70% OWNERS V. 30% RENTERS



DEMOGRAPHICS & CURRENT TRENDS

**HOUSING COSTS – LOWER RENT VIS-À-VIS COMPARISON – RISING SALES PRICES – 37%
HOUSEHOLDS ARE COST-BURDENED – HIGH & NOTEWORTHY COST-BURDENED HARDSHIP ACROSS A
VARIETY OF HOUSEHOLD TYPES**



HOUSING COSTS

LOWER RENT

**VIS-À-VIS COMPARISON COMMUNITIES
\$1,308**

RISING SALES PRICES

**43% INCREASE 2010-2019 –
SINGLE-FAMILY – \$270K TO \$385K
23% INCREASE 2010-2019 –
CONDOS – \$248K TO \$304K**

COST-BURDENED

37% OF ALL HULL HOUSEHOLDS

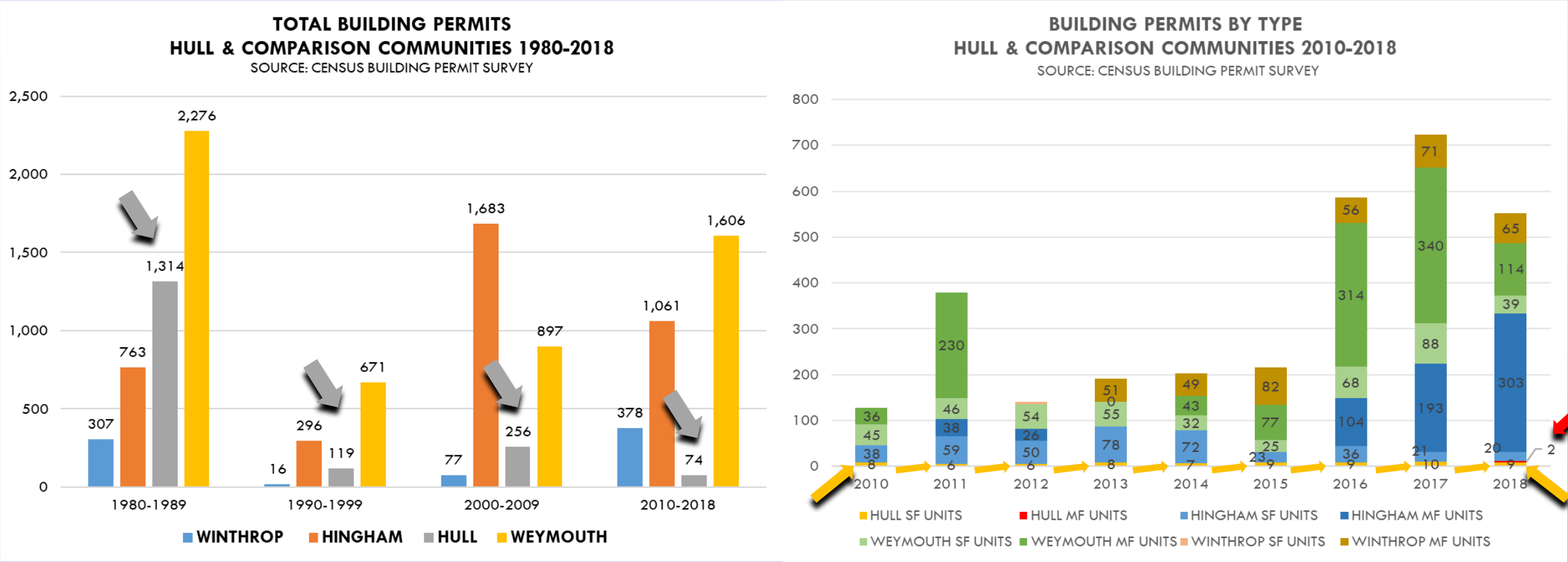
POINT OF REFERENCE

**\$70,050 ANNUAL INCOME LIMIT – 1-PERSON HOUSEHOLD
\$90,950 ANNUAL INCOME LIMIT – 3-PERSON HOUSEHOLD
BELOW **QUALIFIES** FOR LOW-INCOME AFFORDABLE HOUSING AT 80%
AMI**



DEMOGRAPHICS & CURRENT TRENDS

PERMITTING PRODUCTION – VERY LOW BUILDING PRODUCTION VIS-À-VIS COMPARISON COMMUNITIES & SINCE 1990



PERMITTING PRODUCTION **VERY LOW BUILDING PRODUCTION – VIS-À-VIS COMPARISON COMMUNITIES, & SINCE 1990 IN GENERAL**

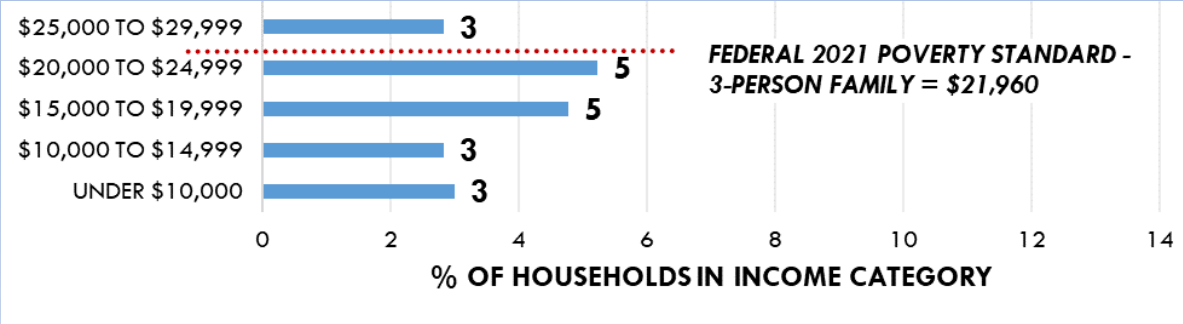
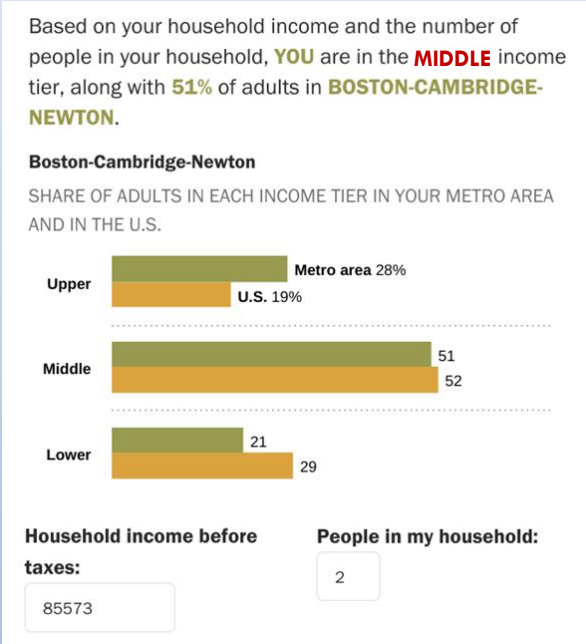
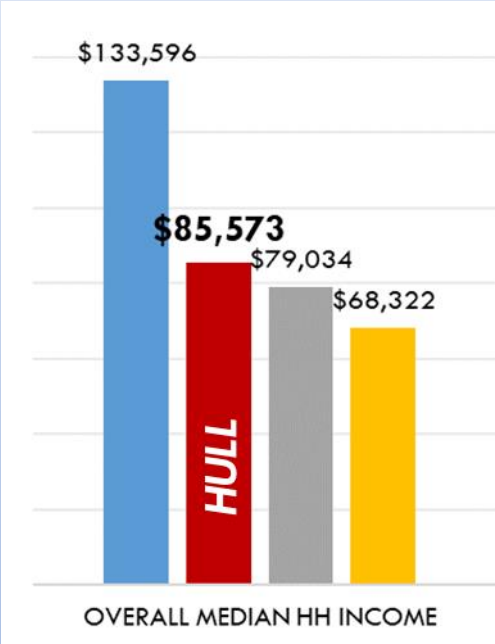
SOME HOUSING ISSUES & IDEAS

- ❑ ***FOR YOUR CONSIDERATION***
- ❑ ***BEFORE PUBLIC DISCUSSION TONIGHT***

HOUSING NEEDS & ISSUES – INCOME-BASED NEEDS – MANY HOUSEHOLDS

FOR CONSIDERATION BEFORE OUR DISCUSSION – WHAT ARE THE KEY HOUSING ISSUES FACING HULL?

37% COST-BURDENED HOUSEHOLDS – AGING & SHRINKING HOUSEHOLDS – RISING SALES PRICES – VERY LOW BUILDING PRODUCTION – 16% HOUSEHOLDS AT POVERTY LEVEL – MEDIAN HOUSEHOLD INCOME OF \$85,573 EQUALS MIDDLE CLASS ALONG WITH 51% OF METRO BOSTON AREA



FY2021 Affordable Housing Income Limits, Hull, MA - Area Median Income (AMI) - 100% 4-Person MFI is \$120,800			
FY2021 Income Limit Category	Extremely Low (30%) Income	Very Low (50%) Income	Low (80%) Income
1 Person	\$28,200	\$47,000	\$70,750
2 Person	\$32,200	\$53,700	\$80,850
3 Person	\$36,250	\$60,400	\$90,950
4 Person	\$40,250	\$67,100	\$101,050
5 Person	\$43,500	\$72,500	\$109,150
6 Person	\$46,700	\$77,850	\$117,250
7 Person	\$49,950	\$83,250	\$125,350
8 Person	\$53,150	\$88,600	\$133,400
Source: FY2021 HUD - MassHousing - BOSTON-Cambridge-Quincy, MA-NH -			

POINT OF REFERENCE

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- BELOW **QUALIFIES** FOR LOW-INCOME AFFORDABLE HOUSING AT 80% AMI

HOUSING NEEDS & ISSUES – REGULATORY CONSTRAINTS? LEVERAGE LIMITED LAND VERTICALLY?

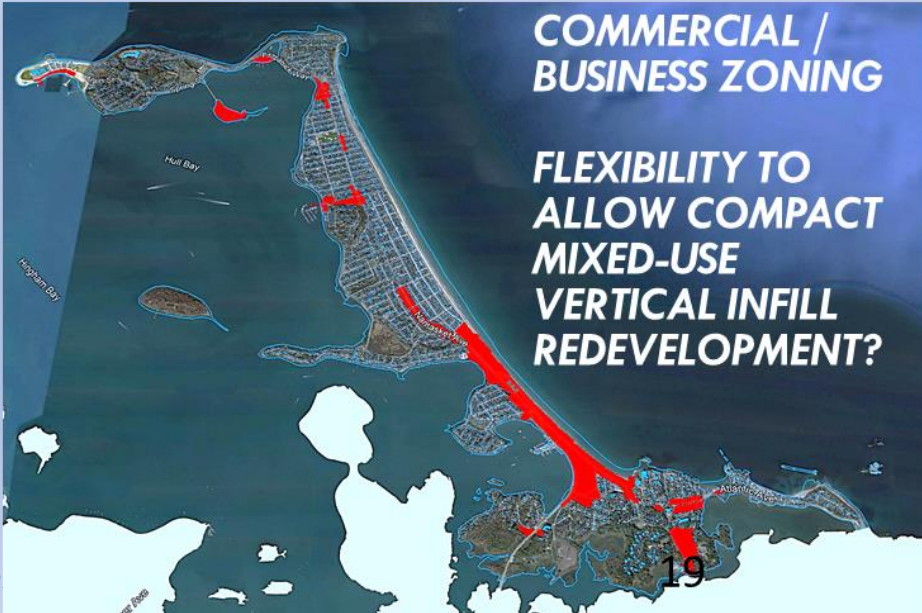


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Hull Totals				83	Census 2010 Year Round Housing Units		4,964
				83	Percent Subsidized		1.67%
				83			1.67%
				SHI UNITS			

1/12/2021
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HOUSING NEEDS & ISSUES – REGULATORY CONSTRAINTS? LEVERAGE LIMITED LAND VERTICALLY?

Figure 13: Land Use Breakdown

Property Type	Square Feet	Acres	% Total
Residential	36,498,848.4	837.90	42.7%
Single Family	27,399,183.9	629.00	32.0%
Two/Three Family	1,202,547.6	27.61	1.4%
Multifamily	2,767,799.0	63.54	3.2%
Other Residential	2,871,050.2	65.91	3.4%
Vacant - Developable	1,073,776.1	24.65	1.3%
Vacant - Undevelopable	1,184,491.6	27.19	1.4%

Property Type	Square Feet	Acres	% Total
Mixed Use	350,828.3	8.05	0.4%
Commercial/Industrial	2,059,273.9	47.27	2.4%
Commercial/Retail	1,467,520.5	33.69	1.7%
Office	97,609.2	2.24	0.1%
Industrial	0	0	0.0%
Vacant - Developable	390,059.8	8.95	0.5%
Vacant - Undevelopable	104,084.4	2.39	0.1%
Public	25,575,356.1	587.13	29.9%
Exempt	24,083,091.6	552.87	28.1%
Institutional	1,492,264.6	34.26	1.7%
Right-of-Ways	13,349,052.7	306.45	15.6%
Other	7,740,929.9	177.71	9.0%
Total	85,574,289.5	1,964.52	100.0%

Source: Massachusetts Land Parcel Database FY 2019

HOUSING NEEDS & ISSUES

GOALS? FLEXIBILITY? SOLUTIONS? HOUSING ON LOCAL TERMS?

WHAT GOALS TO STRIVE FOR?

WHAT STRATEGIES TO ACHIEVE THEM?

HOW TO BE CREATIVE & FLEXIBLE IN...

- ❑ ALLOWING MORE **VERTICAL INFILL UNITS**?
- ❑ IDENTIFYING **KEY LIMITED SITES/AREAS** FOR VERTICAL INFILL REDEVELOPMENT?
- ❑ **SUBDIVISION OF EXISTING BUILDINGS** INTO SMALLER DWELLING UNITS?
- ❑ **LEGALIZING EXISTING UNITS** FOR SHI ELIGIBILITY?
- ❑ **ACCESSORY DWELLINGS**?
- ❑ **FLOOD RESILIENCY MEASURES?** FOR GROUND FLOORS, & BASEMENT / GARDEN LEVELS



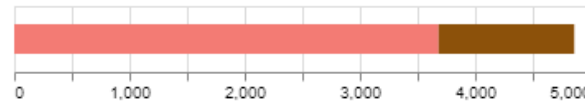
MORE TYPOLOGY OPTIONS

HOUSING ISSUES & IDEAS –

POTENTIAL STRATEGIES – FOR DIFFERENT PARTS OF HULL?



Hull



76% of households are in Submarket 4

Older housing stock in suburbs and regional urban centers, low density and housing costs, minimal change in rents, slowest population growth

- ☐ **HOUSING STABILITY PROTECTIONS**
- ☐ **OWNER AFFORDABILITY STRATEGIES**
- ☐ **SMALL LANDLORD AFFORDABILITY INCENTIVES**
- ☐ **MULTIFAMILY PRODUCTION STRATEGIES**

24% of households are in Submarket 6

Suburban edges with the newest housing stock and lowest home prices; rapid increases in density, rents, and renters

- ☐ **HOUSING STABILITY PROTECTIONS**
- ☐ **RENTAL AFFORDABILITY STRATEGIES**
- ☐ **SMALL LANDLORD AFFORDABILITY INCENTIVES**

HOUSING NEEDS & ISSUES – ADVISORY GROUP EXPLORED 32 POTENTIAL STRATEGIES – SELECTED 11 TOP STRATEGIES – FOR YOUR FEEDBACK TONIGHT

STRATEGY	POLICY EXAMPLES
Housing stability protections	Tenant Protection Ordinances – Tenant Right to Counsel – Just Cause Eviction – Expiring Affordability Right of First Refusal – Tenant Right of First Refusal (ROFR) – Fair Tenant Screening – Tenant Legal Aid Fund
Community ownership of land	Land Bank – LAND DISPOSITION PROCESS – Vacant Site Acquisition Program – Community Land Trust
Rental affordability strategies	Rent Control – DIRECT RENTER HOUSEHOLD ASSISTANCE – Rental Assistance for At-Risk Pregnant Women
Owner affordability strategies	DIRECT OWNER HOUSEHOLD ASSISTANCE – OWNER-OCCUPANT REHAB PROGRAM – UTILITY AND WEATHERIZATION ASSISTANCE – SHARED EQUITY OWNERSHIP PROGRAM
Small landlord affordability incentives	SMALL LANDLORD RENTAL REHABILITATION ASSISTANCE – Good Landlord Program – PROPERTY TAX CREDIT/EXEMPTION FOR LANDLORDS
Affordable housing production strategies	INCLUSIONARY ZONING (IZ) – Affordable Housing Expedited Permitting
Revenue sources for affordable housing	Real Estate Transfer Fee (RETF) – Anti-Speculation Tax – Vacancy Tax
Multifamily production strategies	ZONING FOR MULTIFAMILY HOUSING – ZONING FOR ACCESSORY DWELLING UNITS (ADUS) – Density Bonus – Reduce or Eliminate Parking Requirements – Property Tax Exemption/Abatement for new development

HOUSING NEEDS & ISSUES – EXAMPLE OF HOUSING GOALS – TO MEET DHCD REQUIREMENTS – FOR LOCAL CONTROL – ALSO HELP HULL’S 37% COST-BURDENED HOUSEHOLDS, & 16% AT POVERTY LEVEL

GOAL 1 – INFORM RESIDENTS AND THE PUBLIC ON FINDINGS FROM THE HPP AND THE TOWN’S HOUSING NEEDS

Seek opportunities to inform residents and bring awareness to the purpose of the Town’s Housing Production Plan, and to the importance of proactively addressing the demand and need for providing a variety of housing options for residents in different life stages as well as for unforeseen life circumstances such as a change in one’s mobility, health or income.

GOAL 2 – DIVERSIFY HOUSING OPTIONS TO ALLOW RESIDENTS TO AGE IN PLACE, INCLUDING ALLOWING ACCESSORY DWELLING UNITS (ADU’S) AND LEVERAGING THE HEART PROGRAM BY NORTH SHORE ELDER SERVICES

This includes the ability to downsize within the Town, and allow affordable housing choices for residents’ adult children and elderly parents. Such housing options can also benefit employees and young families, and can be accomplished by allowing a variety of densities, housing typologies, appropriate lot size reductions, flexibility with accessory dwelling units, and a deliberate strategy to achieving housing through shorter-range, mid-scale sewage package treatment plants that can support new residential townhouses and condominium options. The Town could consider encouraging and proactively identifying sites and areas of Town that are suitable for a variety of housing types other than large lot single family homes.

GOAL 3 – ENCOURAGE AFFORDABLE HOUSING DEVELOPMENT TO ACHIEVE THE CHAPTER 40B MINIMUM 10% REQUIREMENT; INCLUDING ALLOWING A VARIETY OF HOUSING TYPES IN ALL RESIDENTIAL ZONING DISTRICTS.

The Town should proactively encourage affordable housing development in order to meet the needs of its own residents, and to have greater control regarding development sites and design. As a part of this, the Town could consider amending its residential land use zoning regulations in order to allow a variety of housing types and densities.

GOAL 4 – EXPLORE CREATION OF A HOUSING PARTNERSHIP AND AFFORDABLE HOUSING TRUST FUND MODELLED ON THAT OF THE IPSWICH HOUSING PARTNERSHIP (IHP)

Housing partnership organizations are policy making bodies with members approved by a Town’s Manager/Administrator and/or Select Board. The Housing Partnerships typically initiate programs, review applications, and make recommendations to the Planning Board. They also typically manage Affordable Housing Trust Funds, and (through the fiscal authority invested in them) review applications for loans, provide subsidies for long-term housing restrictions, and can make grants to developers or homeowners.

GOAL 5 – REZONE SITES & AREAS WITHOUT CH.40R POTENTIAL THROUGH TOWN ZONING-BY-LAW AMENDMENTS TO ALLOW HOUSING OPTIONS FOR ALL

Amend existing Town zoning to allow for more compact, residential neighborhoods with smaller lots that incrementally will shorten the distances between properties and in turn make the area as a whole more walkable.

GOAL 6 – LEVERAGE COMMUNITY PRESERVATION ACT (CPA) FUNDS TO PROTECT AND PRESERVE EXISTING UNPROTECTED PROPERTIES AT RISK OF BEING LOST

The CPA is funded through a local option surcharge on property tax bills and a state match or those surcharges. It is used to acquire, create, preserve, and support community housing. It can fill the gap between the cost of development and what qualifying occupants can afford to pay.



DISCUSS PRELIMINARY IDEAS

FROM ADVISORY GROUP DISCUSSIONS – FOR PUBLIC FEEDBACK TONIGHT

- ❑ **POTENTIAL HOUSING GOALS & STRATEGIES**
- ❑ **POTENTIAL SUB-AREAS IN TOWN**

PRELIMINARY TOP 11 HOUSING STRATEGIES *(NOT RANKED)*

FROM HULL HPP ADVISORY GROUP EXERCISE – FOR ADDITIONAL PUBLIC DISCUSSION TONIGHT

CATEGORY – COMMUNITY OWNERSHIP OF LAND

#1 LAND DISPOSITION PROCESS

THE SALE, TRANSFER, LEASE, RENTAL, OR EXCHANGE OF PUBLIC-OWNED PROPERTY TO A PRIVATE ENTITY TO SERVE A COMMUNITY'S NEEDS AND GOALS.

CATEGORY – RENTAL AFFORDABILITY STRATEGIES

#2 DIRECT RENTER HOUSEHOLD ASSISTANCE

LOCAL AND STATE PUBLIC AGENCIES AND NON-PROFIT ORGANIZATIONS PROVIDE DIRECT MONETARY ASSISTANCE TO LOW-INCOME RENTERS, FIRST-TIME HOMEBUYERS, AND OWNERS IN THE FORM OF MONTHLY RENT AND UTILITY SUPPORT, HOUSING UPGRADES AND REPAIRS, OR CLOSING COSTS AND MORTGAGE ASSISTANCE.

CATEGORY – OWNER AFFORDABILITY STRATEGIES

#3 OWNER-OCCUPANT REHAB PROGRAM

MUNICIPAL PROGRAM PROVIDING FORGIVABLE LOANS TO HOMEOWNERS TO MAKE CRITICAL UPGRADES TO THEIR HOUSES, PRIORITIZING REPAIRS TARGETING HEALTH AND SAFETY, ENERGY EFFICIENCY, AND DEFERRED MAINTENANCE.

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#5 SHARED EQUITY OWNERSHIP PROGRAM

ENABLES INCOME-ELIGIBLE HOUSEHOLDS TO SHARE IN THE COST OF A HOME PURCHASE IN RETURN FOR RESTRICTING FUTURE SALES TO INCOME-ELIGIBLE HOUSEHOLDS.

#6 UTILITY AND WEATHERIZATION ASSISTANCE

STATE OR MUNICIPAL GOVERNMENT OR UTILITY CORPORATIONS CAN PROVIDE ASSISTANCE WITH UTILITY EXPENSES, WEATHERIZATION, AND ENERGY EFFICIENCY AUDITS.

PRELIMINARY TOP 11 HOUSING STRATEGIES (CON'TD – UNRANKED) **FROM HULL HPP ADVISORY GROUP EXERCISE – FOR ADDITIONAL PUBLIC DISCUSSION TONIGHT**

CATEGORY – SMALL LANDLORD AFFORDABILITY INCENTIVES

#7 SMALL LANDLORD RENTAL REHABILITATION ASSISTANCE

FINANCIAL ASSISTANCE FOR RESIDENTIAL PROPERTY REHABILITATION AND IMPROVEMENT TO QUALIFYING LANDLORDS WHO AGREE TO RENT TO INCOME-ELIGIBLE TENANTS.

#8 PROPERTY TAX CREDIT/EXEMPTION FOR LANDLORDS

PROPERTY TAX EXEMPTION FOR LANDLORDS WHO PROVIDE BELOW MARKET-RENT HOUSING.

CATEGORY – AFFORDABLE HOUSING PRODUCTION STRATEGIES

#9 INCLUSIONARY ZONING (IZ)

NEW RESIDENTIAL DEVELOPMENT OF A CERTAIN SCALE MUST INCLUDE A CERTAIN PERCENTAGE OF AFFORDABLE HOUSING UNITS.

CATEGORY – MULTIFAMILY PRODUCTION STRATEGIES

#10 ZONING FOR ACCESSORY DWELLING UNITS (ADUs)

REDUCES REGULATORY BARRIERS TO INCREASING THE SUPPLY OF ADUS.

#11 ZONING FOR MULTIFAMILY HOUSING

EXPANDS HOUSING CHOICE BEYOND SINGLE-FAMILY HOUSING AND INCREASES AFFORDABILITY BY FACILITATING MULTIFAMILY HOUSING DEVELOPMENT.

DISCUSSION HIGHLIGHTS FROM ADVISORY GROUP

☐ IDENTIFIED 7 POTENTIAL SITES ON MAP FOR YOUR CONSIDERATION

- ☐ MAP REQUIRED BY MA DHCD HPP PLAN REVIEW – FOR LOCAL CONTROL

☐ SECTION 8 DOES NOT COUNT TOWARD TOWN'S SHI CALCULATION

- ☐ MUST BE DEED-RESTRICTED AND INCOME-RESTRICTED
- ☐ CONSIDER INCENTIVIZING EXISTING AFFORDABLE-ELIGIBLE UNITS IN TOWN
- ☐ WITH ALLOWING SECONDARY UNITS IN EXCHANGE FOR DEED-RESTRICTIONS FOR OFFICIAL SHI CALCULATION

☐ CONSIDER SMALL LANDLORD REHABILITATION LOANS – TO MAINTAIN QUALITY OF EXISTING

☐ PURSUE STATE COMMUNITY PRESERVATION ACT (CPA)

- ☐ FOR SUBSIDIZING DEED-RESTRICTED AFFORDABLE

☐ LEVERAGE PUBLIC LAND – DEVELOPER LAND DISPOSITION AGREEMENTS & REQUESTS FOR PROPOSALS

- ☐ TO CREATE UNITS, &/OR LEASE/SELL LAND FOR TOWN PROCEEDS TO SUBSIDIZE UNITS

☐ EXPLORE AMERICAN RESCUE PLAN ACT (ARPA) FUNDS

- ☐ FOR PROMOTING AFFORDABLE HOUSING CREATION –
- ☐ POTENTIAL SENATE WAYS & MEANS COMMITTEE PROPOSAL: \$150M FOR PUBLIC HOUSING AUTHORITY CAPITAL IMPROVEMENTS – \$125M SUPPORT FOR-SALE, BELOW-MARKET HOUSING FOR FIRST-TIME HOMEBUYERS – \$125M WORKFORCE RENTAL HOUSING PRODUCTION – \$50M HOMEOWNERSHIP ASSISTANCE INCL. DOWN PAYMENT – \$10M RETROFITTING AFFORDABLE HOUSING UNITS

☐ CONSIDER A LOCAL HOUSING TRUST

- ☐ TOGETHER WITH STATE CPA PROGRAM – FOR FUNDING & ADMINISTERING INCOME CERTIFICATIONS

☐ UPDATE TOWN SEWER LIMITATIONS ON NUMBER OF BEDROOMS

- ☐ TOGETHER WITH STATE CPA PROGRAM – FOR FUNDING & ADMINISTERING INCOME CERTIFICATIONS

YOUR THOUGHTS ON THESE STRATEGIES? HOW TO PROMOTE?

CATEGORY – COMMUNITY OWNERSHIP OF LAND

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LOCAL AND STATE PUBLIC AGENCIES PROVIDING ASSISTANCE TO LOW-INCOME TENANTS WITH RENT AND UTILITY SUPPORT, HOUSING UPGRADATION ASSISTANCE.

CATEGORY – OWNER AFFORDABILITY STRATEGIES

#3 OWNER-OCCUPANT REPAIR PROGRAM

MUNICIPAL PROGRAM PROVIDING REPAIR ASSISTANCE TO HOMEOWNERS WITH THEIR HOUSES, PRIORITIZING REPAIRS FOR ELDERLY AND LOW-INCOME HOMEOWNERS.

#4 DIRECT OWNER HOUSEHOLD ASSISTANCE

LOCAL AND STATE PUBLIC AGENCIES AND NON-PROFIT ORGANIZATIONS PROVIDING ASSISTANCE TO LOW-INCOME RENTERS, HOMEOWNERS WITH RENT AND UTILITY SUPPORT, HOUSING UPGRADATION ASSISTANCE.

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ENABLES INCOME-ELIGIBLE HOUSEHOLDS TO PURCHASE A HOME WITH RESTRICTING FUTURE SALES TO INCOME-ELIGIBLE TENANTS.

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INCENTIVES FOR LANDLORDS PROVIDING RESIDENTIAL PROPERTY REHABILITATION AND IMPROVEMENT TO ATTRACT TENANTS WHO AGREE TO RENT TO INCOME-ELIGIBLE TENANTS.

#8 PROPERTY TAX CREDIT/EXEMPTION FOR LANDLORDS

INCENTIVES FOR LANDLORDS WHO PROVIDE BELOW MARKET-RENT HOUSING.

HOUSING PRODUCTION STRATEGIES

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REQUIREMENTS FOR A CERTAIN SCALE MUST INCLUDE A CERTAIN PERCENTAGE OF AFFORDABLE UNITS.

HOUSING PRODUCTION STRATEGIES

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INCENTIVES FOR INCREASING THE SUPPLY OF ADUS.

MULTIFAMILY HOUSING

INCENTIVES FOR PROVIDING HOUSING CHOICE BEYOND SINGLE-FAMILY HOUSING AND INCREASES HOUSING AFFORDABILITY BY FACILITATING MULTIFAMILY HOUSING DEVELOPMENT.

**DISCUSSION FIRST
THEN ON-SCREEN POLL**

When poll is active, respond at PolleEv.com/mapcpoll
Text **MAPCPOLL** to **22333** once to join

WHICH HPP STRATEGIES SHOULD HULL EXPLORE FURTHER?

- #1 Land Disposition Process
- #2 Direct renter Household Assistance
- #3 Owner-Occupant Rehab Program
- #4 Direct owner Household Assistance
- #5 Shared Equity Ownership Program
- #6 Utility and Weatherization Assistance
- #7 Small Landlord Rental Rehabilitation Assistance
- #8 Property Tax Credit/Exemption for landlords
- #9 Inclusionary Zoning (IZ)
- #10 Zoning for Accessory Dwelling Units (ADUs)
- #11 Zoning for Multifamily Housing

YOUR THOUGHTS ON THESE STRATEGIES? **HOW TO PROMOTE?**

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YOUR THOUGHTS ON THESE SITES? WHERE TO ALLOW? FOR LOCAL CONTROL

NEIGHBORHOODS, OPEN SPACES, & MULTIFAMILY & COMMERCIAL AREAS



DRAFT PLANNING IDEAS – PART OF NECESSARY BRAINSTORMING – **FOR FURTHER COMMUNITY INPUT, & EVENTUAL DECISIONS** ON RECOMMENDATIONS, & MAP-SPECIFIC AREA IDENTIFICATION – TO ACCOMPLISH DESIRED GOALS – FOR HOUSING ON LOCAL TERMS VERSUS OUTSIDE Ch. 40B PROPOSALS

- 1. MEMORIAL MIDDLE SCHOOL** – 81 Central Ave – 1.25 Acre Parcel – Potential Town RFP/LDA for developer disposition for: on-site affordability, proceeds for subsidizing elsewhere, &/or consolidating/replacement school capacity elsewhere.
- 2. HULL AQUARIUM (FKA)** – 120 Nantasket Ave – 14,365-sf bldg. – 0.5 Acre Parcel
- 3. NBOD ZONING DISTRICT “OCEANFRONT INCLUSIONARY”** – Potential zoning amendments for inclusionary / density bonus incentives with ground floor climate resiliency measure
- 4. PARAGON MINI-GOLF, &/OR AMUSEMENT CENTER** – 187-193 Nantasket Ave – Prior developer proposals and/or multifamily interest expressed? #193-197 = 0.75 Acres; and #189 = 0.62 Acres
- 5. HULL REDEVELOPMENT AUTHORITY** – 2-14 Samoset Avenue = #14 = 1.42 Acres; and #2 = 0.76 Acres
- 6. DALY & WANZER MOVING & STORAGE** – 821-823 Nantasket Ave – 3 Parcels = 0.33 Acres + 0.11 Acres + 0.11 Acres = Total 0.55 Acres
- 7. MCTIGHE MANOR – ATLANTIC HOUSE COURT – “ADDITIONAL LAND”** – Already 40 existing SHI units here.



Google Earth

Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Image © 2021 TerraMetrics



TOWN OF WEYMOUTH

TOWN OF HINGHAM

1 mi

FIRST VIRTUAL PUBLIC FORUM

NOVEMBER 4, 2021 – 6:30PM TO 8:30PM

HOUSING NEEDS & GOALS DISCUSSION, & POTENTIAL AREAS EXPLORATION

**TOWN OF HULL
HOUSING PRODUCTION PLAN (HPP)
2021-2026**

thank you

