

2ND ADVISORY GROUP WORKING SESSION
OCTOBER 5, 2021

HOUSING NEEDS & GOALS DISCUSSION, & PRELIMINARY MAPPING EXERCISE

**TOWN OF HULL
HOUSING PRODUCTION PLAN
2021-2026**



Google Earth

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

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AGENDA & DISCUSSION OUTLINE

AGENDA

❑ OVERVIEW – RECAP

- ❑ PURPOSE
- ❑ CURRENT SHI STATUS

❑ DEMOGRAPHICS – RECAP

❑ 2ND NEEDS & GOALS DISCUSSION

❑ PRELIMINARY MAPPING EXERCISE

- ❑ STATE HPP REQUIREMENT
- ❑ SITE/SUB-AREA SPECIFICITY
- ❑ TANGIBLE CREATION OF UNITS

HULL HPP 2021-2026 ADVISORY GROUP MORE INFO

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OVERVIEW – RECAP

- HOUSING PRODUCTION PLAN (HPP) PURPOSE
- SUBSIDIZED HOUSING INVENTORY (SHI) STATUS

DEMOGRAPHICS – RECAP

SECOND HOUSING NEEDS & GOALS DISCUSSION

PRELIMINARY MAPPING EXERCISE

- STATE HPP REQUIREMENT
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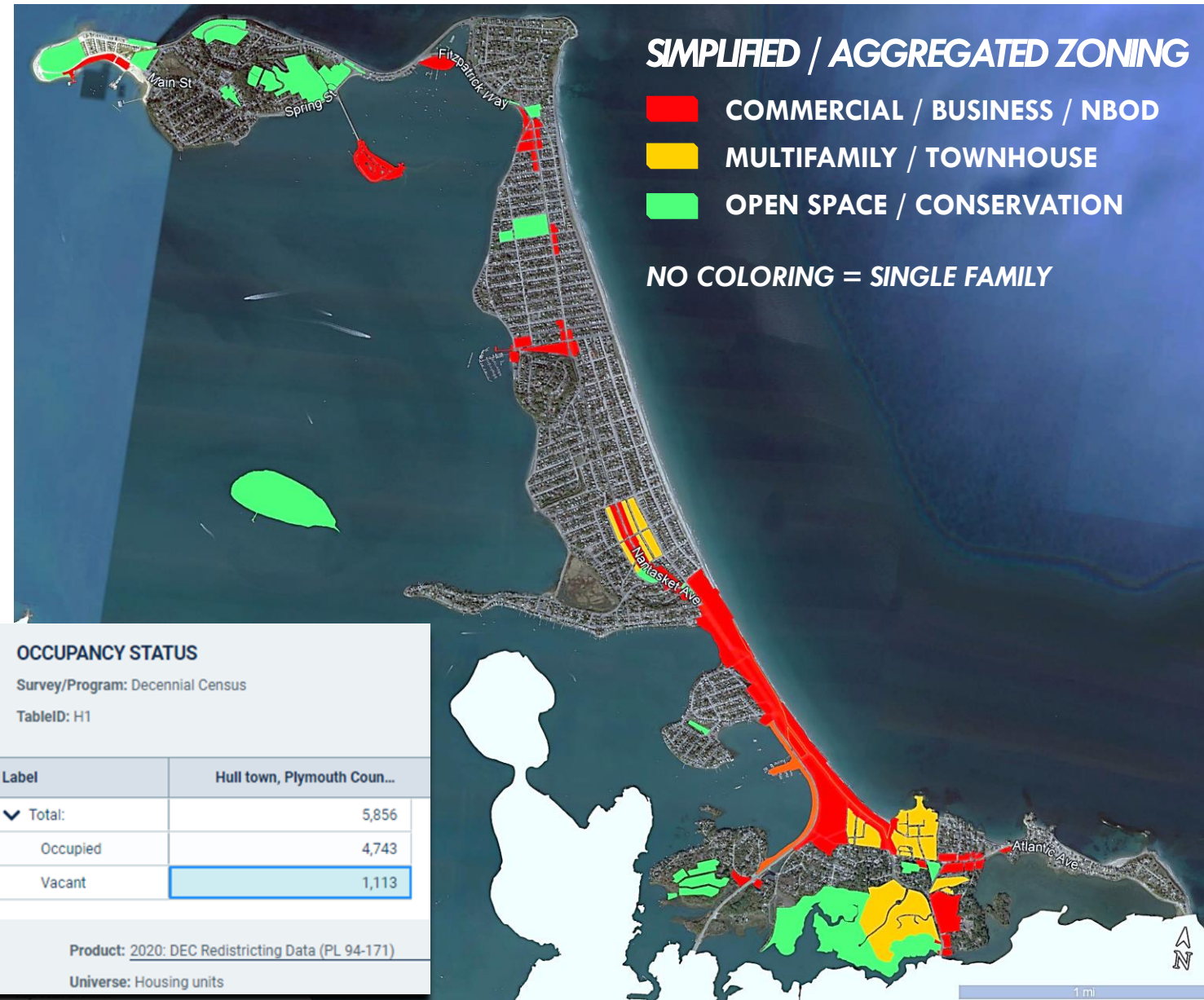
OVERVIEW – RECAP

❑ 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 LIMITED TO VACANT LAND – ENCOURAGE VOLUNTARY REDEVELOPMENT – THROUGH ZONING INCENTIVES

❑ 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

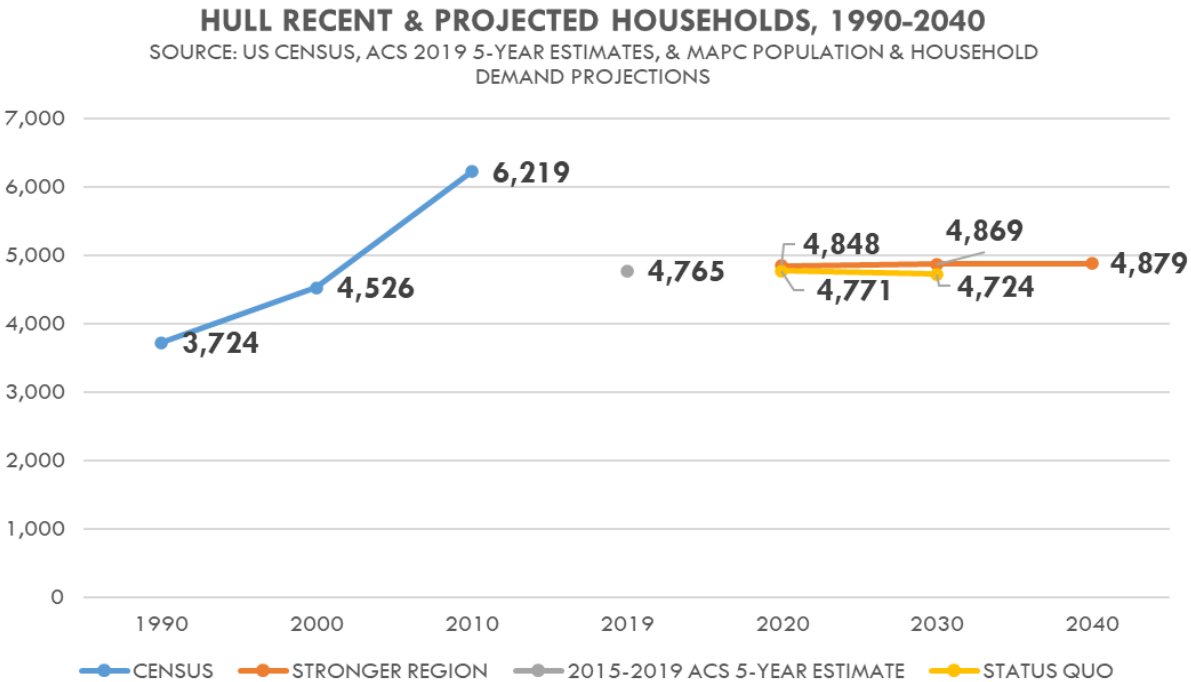
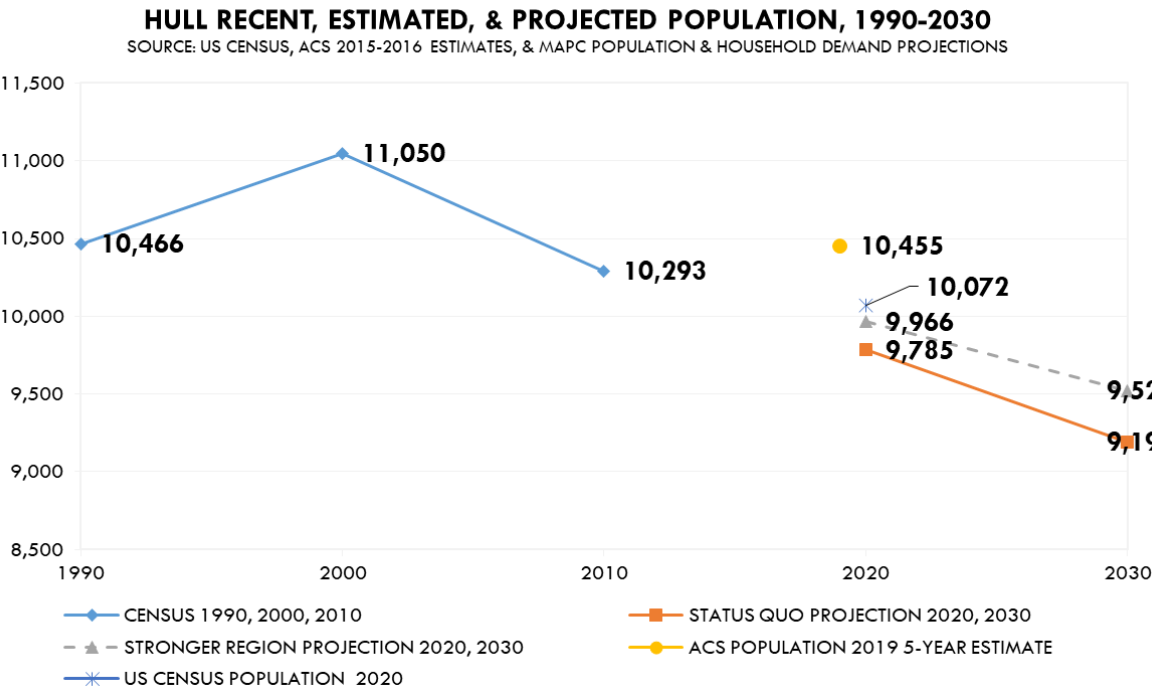


DEMOGRAPHICS — RECAP

DEMOGRAPHICS – RECAP

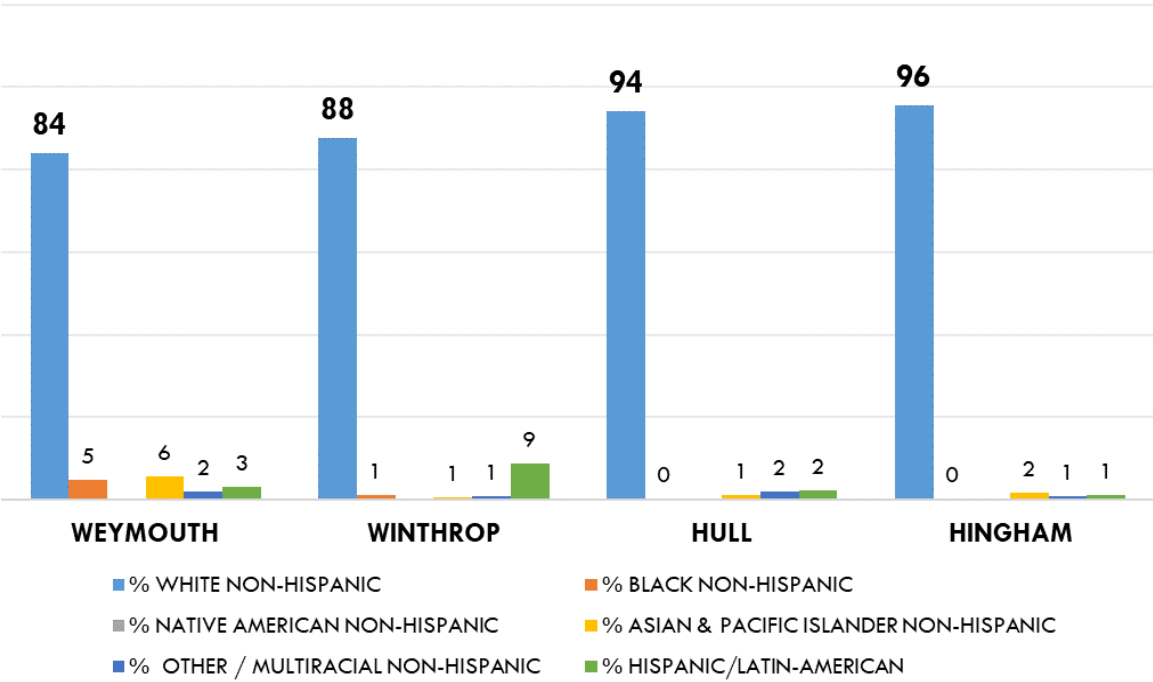
- **POPULATION**
Decreasing 10,293 in 2010 to 10,072 in 2020
Projected Decreases to 9,523 in 2030
- **HOUSEHOLDS**
AGING 36% – 60 or older in 2010 to 60% – 60 or older in 2030
SHRINKING 2.44 Avg. Size in 2000 to 1.96 in 2030
- **HOUSING COSTS**
Lower Rent vis-à-vis comparison communities \$1,308
RISING 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
- **PERMITTING PRODUCTION** **VERY LOW BUILDING PRODUCTION** – vis-à-vis comparison communities, & since 1990 in general
- **HULL SHI** **1.67%** versus State 10% minimum requirement

POPULATION & HOUSEHOLDS – DECREASING



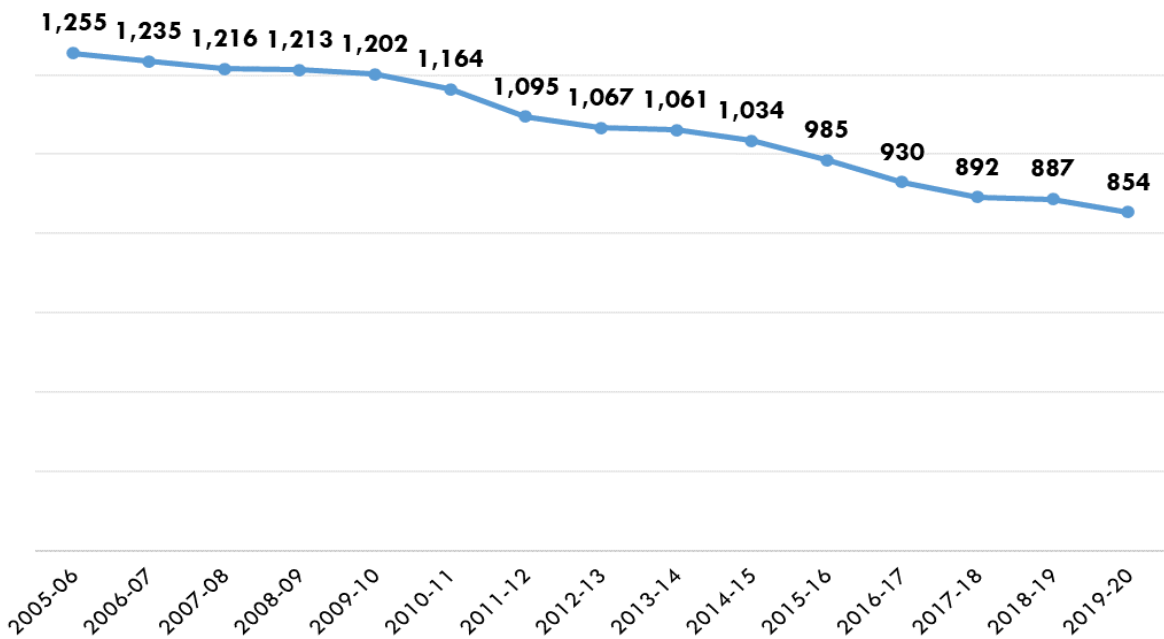
RACE & ETHNICITY- LESS DIVERSE

RACE & ETHNICITY % - ESTIMATES 2018
SOURCE: AMERICAN COMMUNITY SURVEY 2014-2018 5-YEAR ESTIMATES



SCHOOL ENROLLMENT – DECREASING

HULL PUBLIC SCHOOL DISTRICT STUDENT ENROLLMENT,
BY SCHOOL YEAR 2005/2006 — 2019/2020



SOURCE: MASSACHUSETTS DEPARTMENT OF ELEMENTARY AND SECONDARY EDUCATION

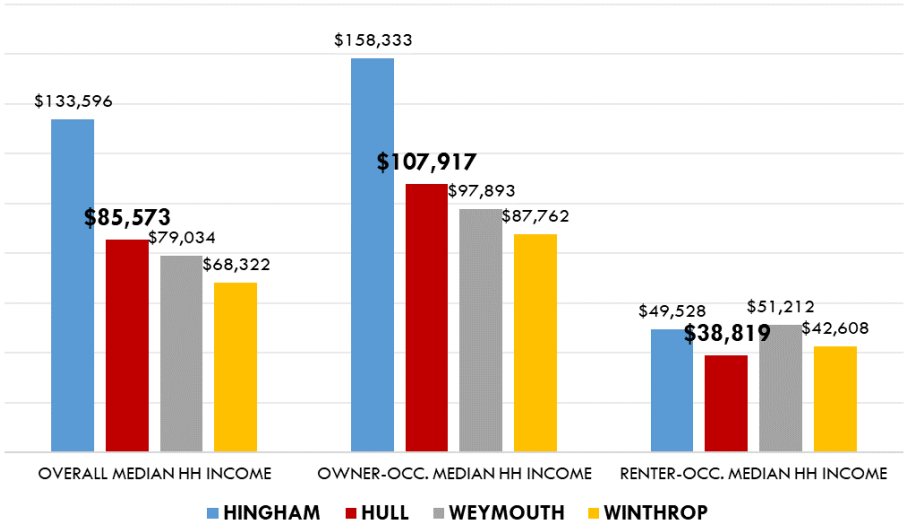
DEMOGRAPHICS – RECAP

INCOME & EDUCATIONAL ATTAINMENT – 3RD HIGHEST INCOME COMPARISON

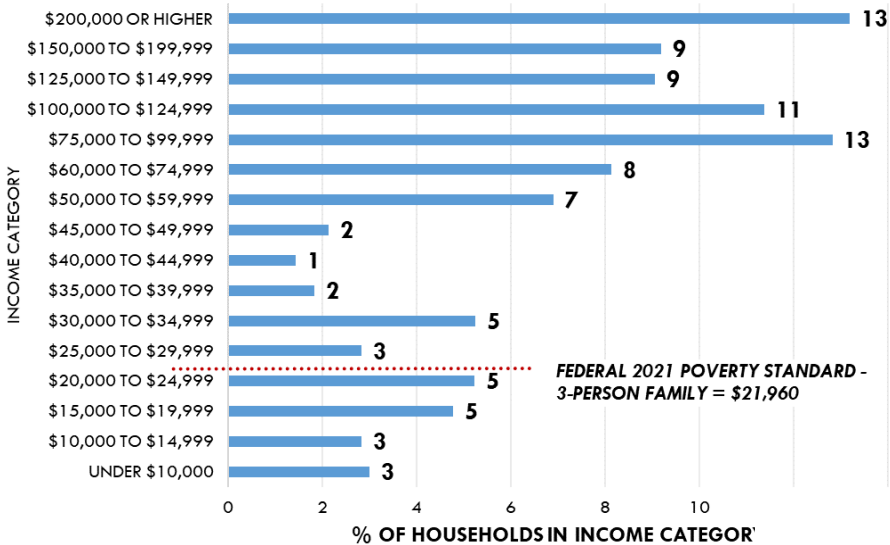
COMMUNITIES – 16% HOUSEHOLDS AT/BELOW POVERTY LEVEL – 3RD HIGHEST EDUCATIONAL ATTAINMENT

VIS-À-VIS COMPARISON COMMUNITIES

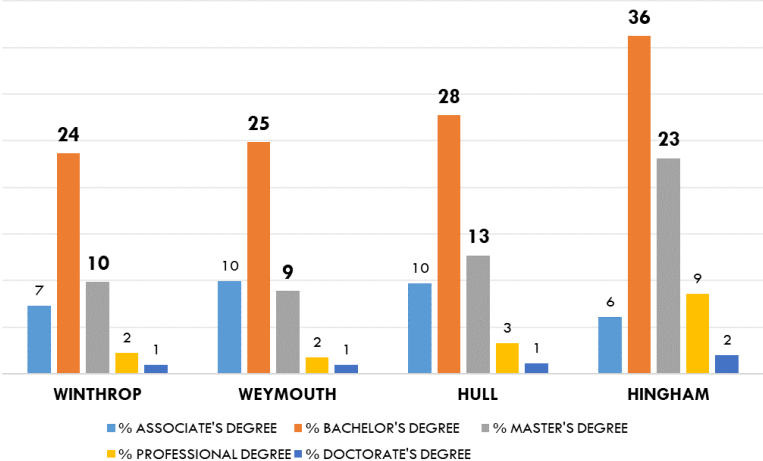
MEDIAN HOUSEHOLD INCOME
HULL & COMPARISON COMMUNITIES
 SOURCE: ACS 2014-2018
 MARGIN OF ERROR FOR HULL RENTERS UNRELIABLE AT 43%



% INCOME DISTRIBUTION - HULL
 SOURCE: ACS 2014-2018 -
 4,765 HULL HOUSEHOLDS ACS 2015-2019

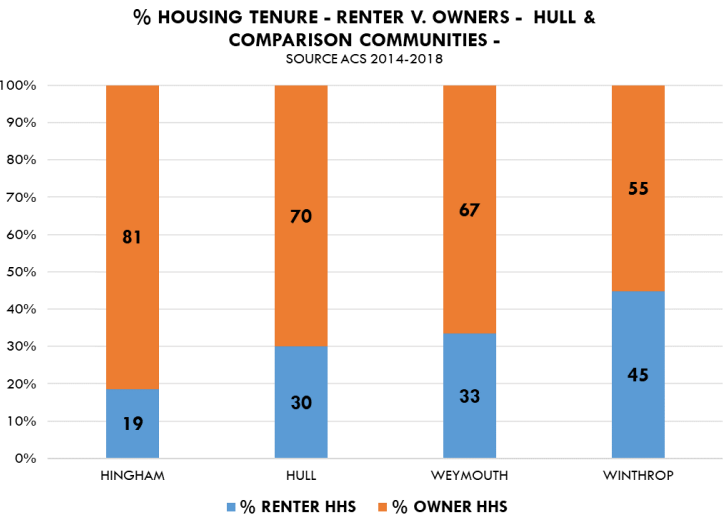
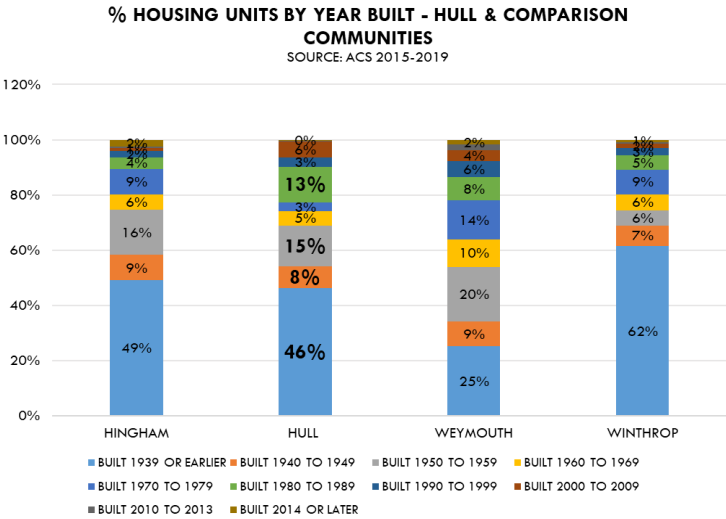
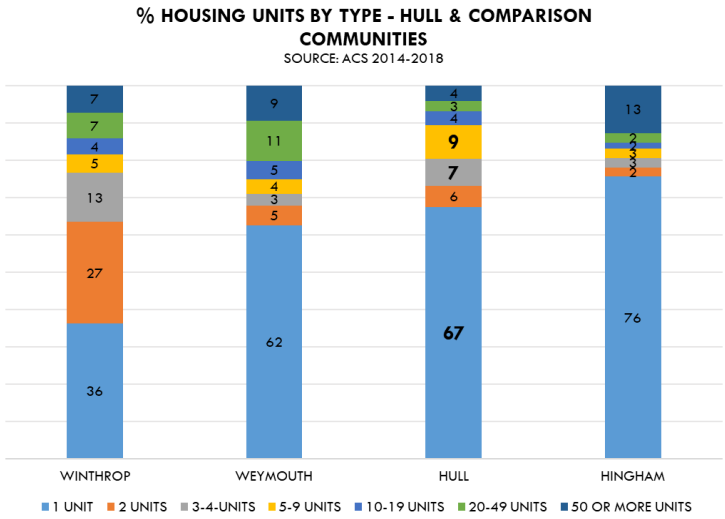


% EDUCATIONAL ATTAINMENT
HULL & COMPARISON COMMUNITIES
 SOURCE: ACS 2014-2018

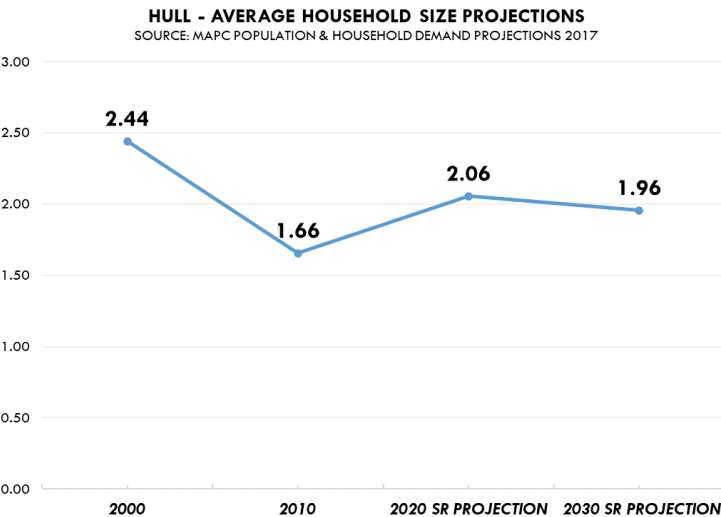
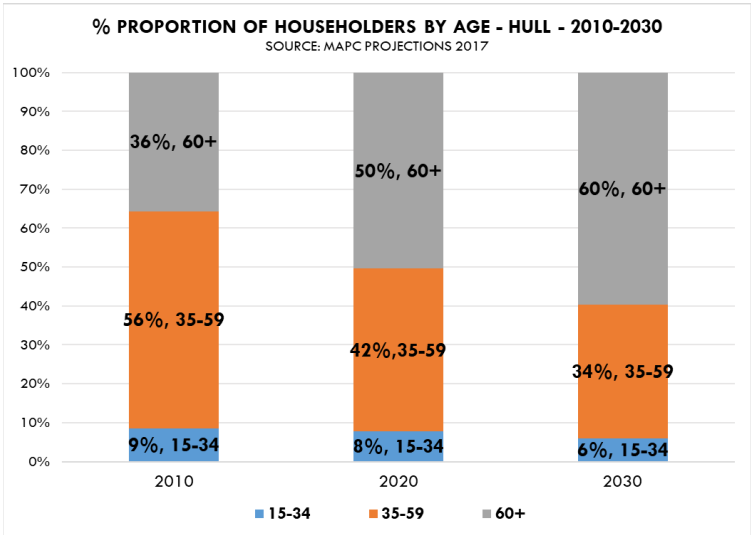
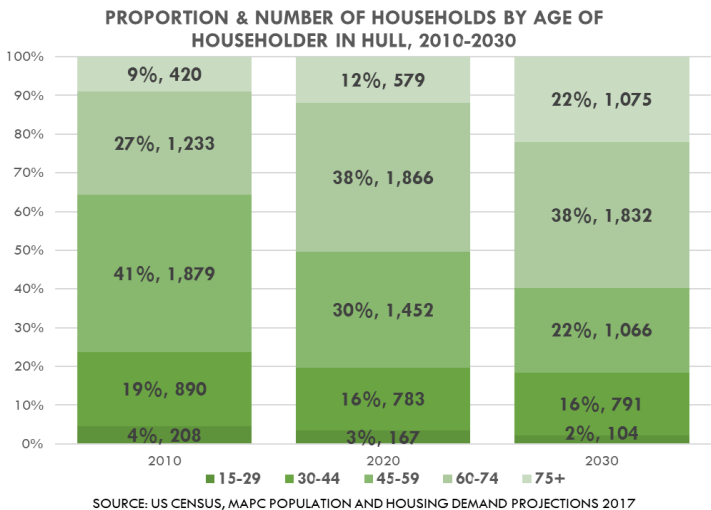
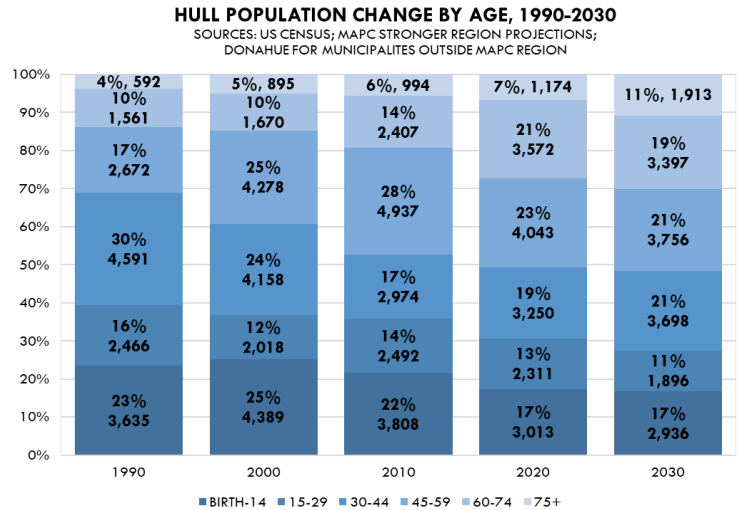


DEMOGRAPHICS – RECAP

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

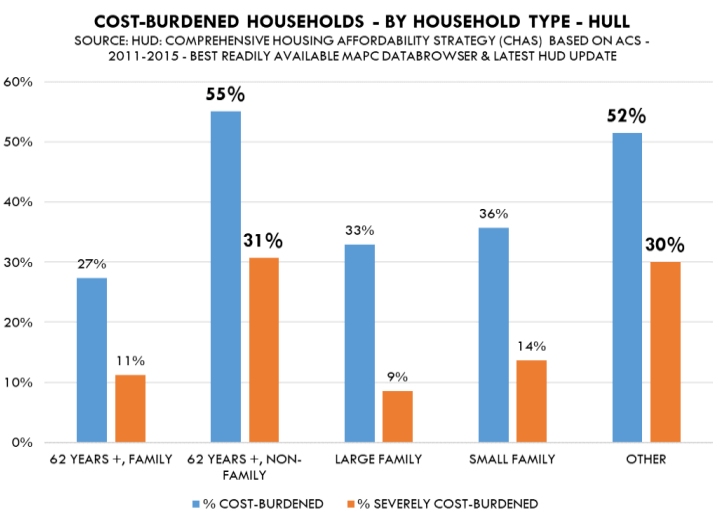
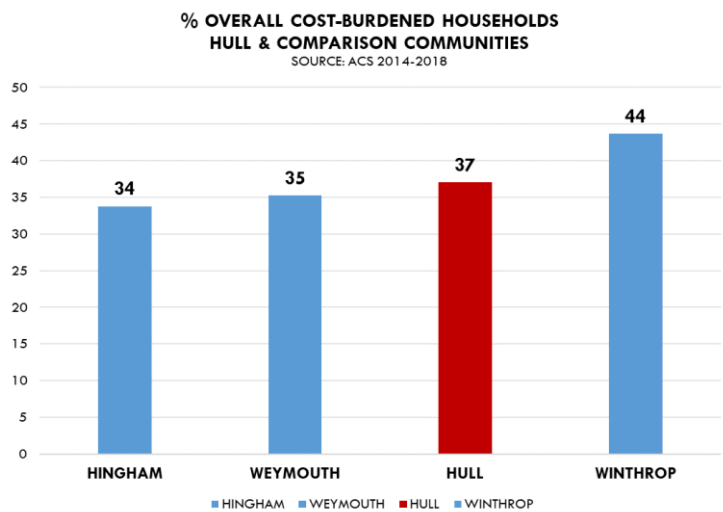
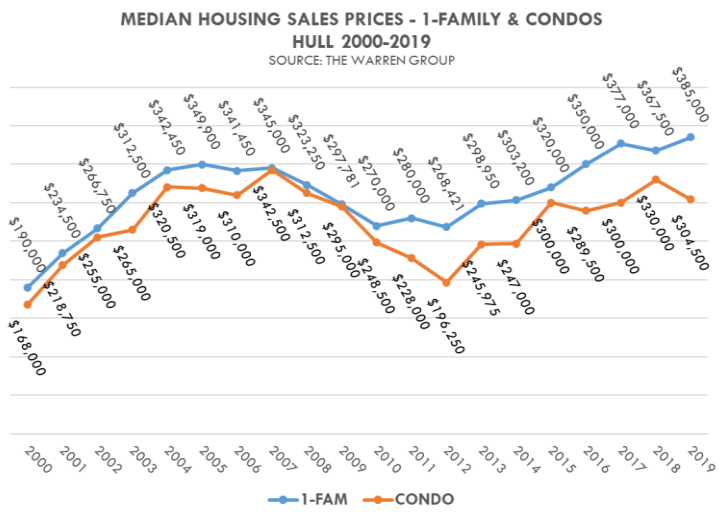
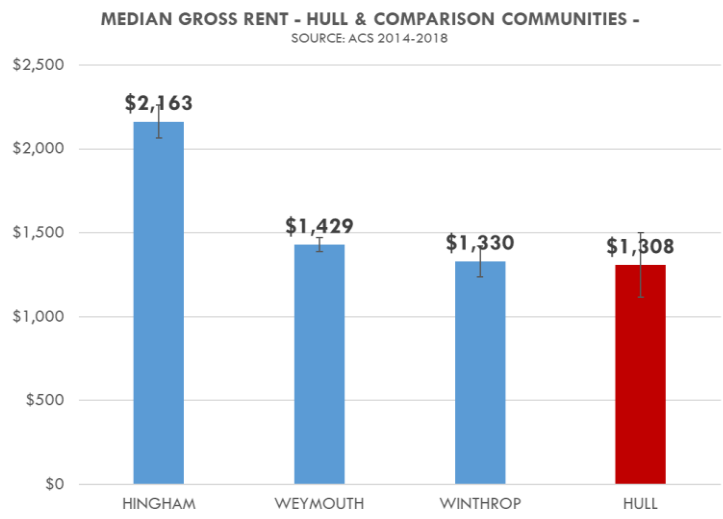


DEMOGRAPHICS – RECAP POPULATION & HOUSEHOLDS – AGING & SMALLER



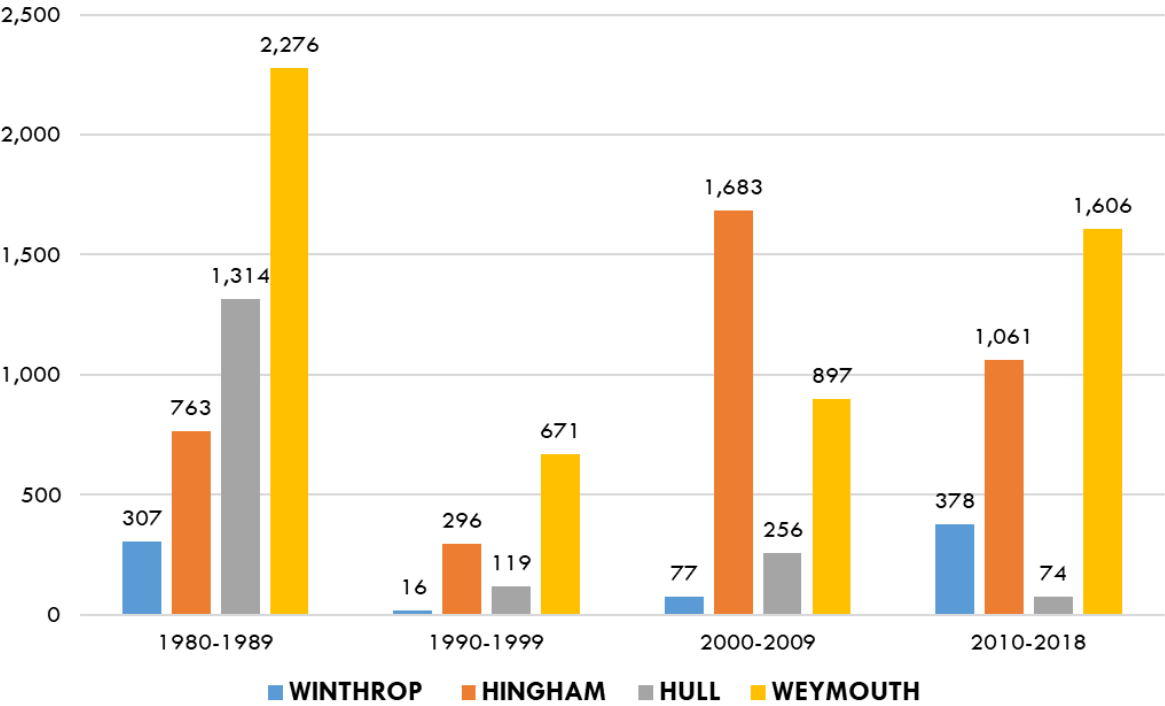
DEMOGRAPHICS – RECAP

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

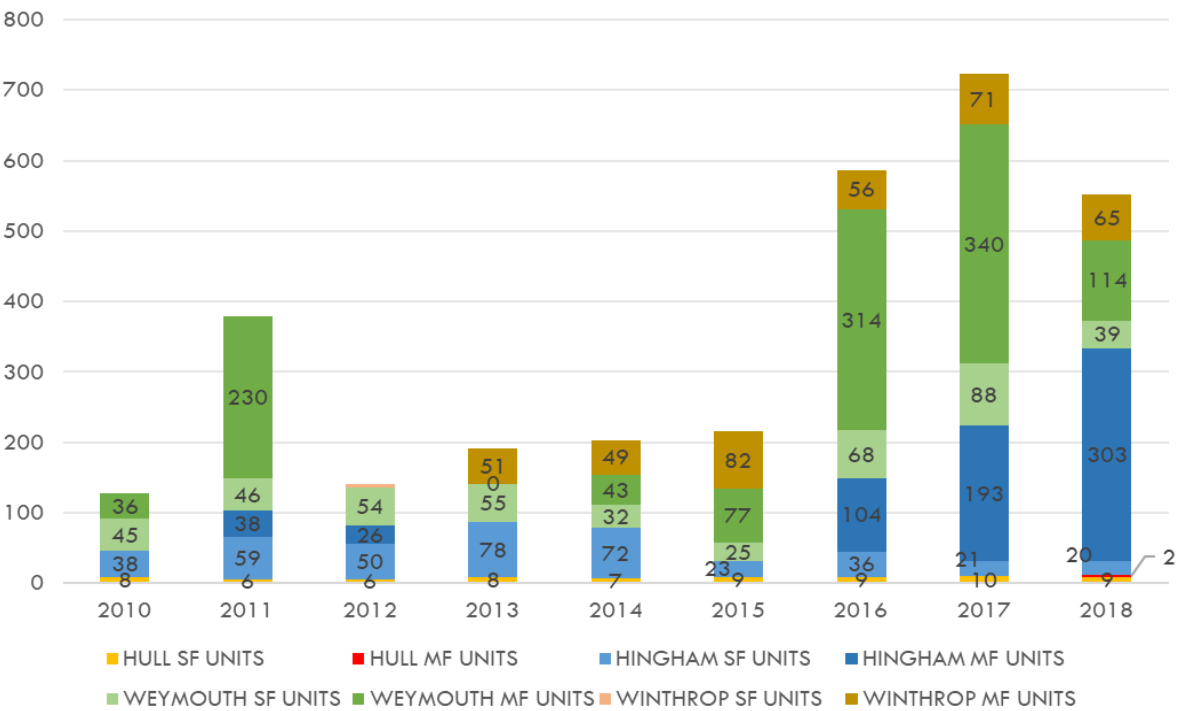


PERMITTING PRODUCTION – VERY LOW BUILDING PRODUCTION VIS-À-VIS COMPARISON COMMUNITIES & SINCE 1990

TOTAL BUILDING PERMITS
HULL & COMPARISON COMMUNITIES 1980-2018
SOURCE: CENSUS BUILDING PERMIT SURVEY



BUILDING PERMITS BY TYPE
HULL & COMPARISON COMMUNITIES 2010-2018
SOURCE: CENSUS BUILDING PERMIT SURVEY

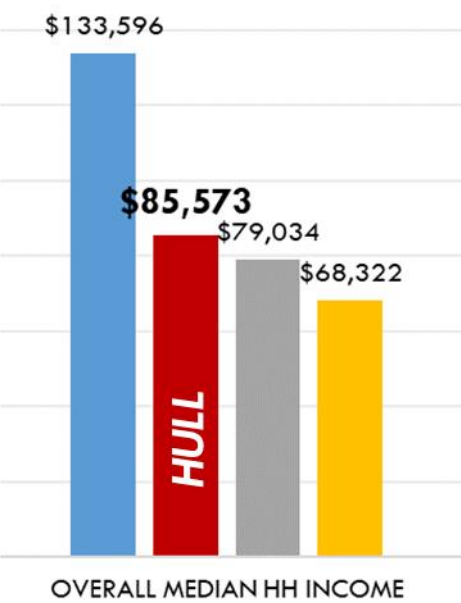


An aerial view of a coastal city, likely San Francisco, with a large peninsula. The map is overlaid with various colors: a large green area on the left, a large blue area covering most of the peninsula, and a red area along the right edge. A white scale bar and a north arrow are in the bottom right corner. The title 'SECOND HOUSING NEEDS & GOALS DISCUSSION' is written in large, bold, yellow letters across the center-left of the image.

SECOND HOUSING NEEDS & GOALS DISCUSSION

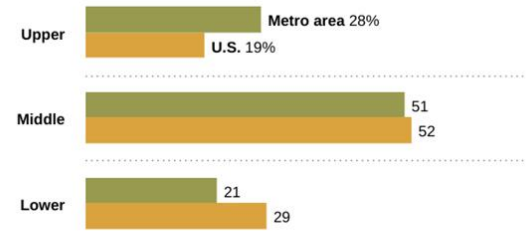
2ND NEEDS & GOALS DISCUSSION – INCOME-BASED NEEDS – MANY HOUSEHOLDS

- 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 AREA



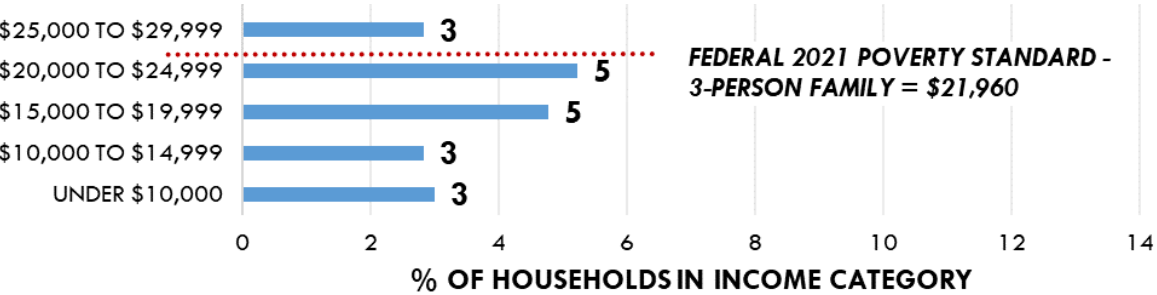
Based on your household income and the number of people in your household, **YOU** are in the **MIDDLE** income tier, along with **51%** of adults in **BOSTON-CAMBRIDGE-NEWTON**.

Boston-Cambridge-Newton
SHARE OF ADULTS IN EACH INCOME TIER IN YOUR METRO AREA AND IN THE U.S.



Household income before taxes:

People in my household:



- what developments have been successful?
(including affordable housing) or programs
- where are the opportunity areas or sites?
- what are the barriers & constraints to residential development?

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 -			

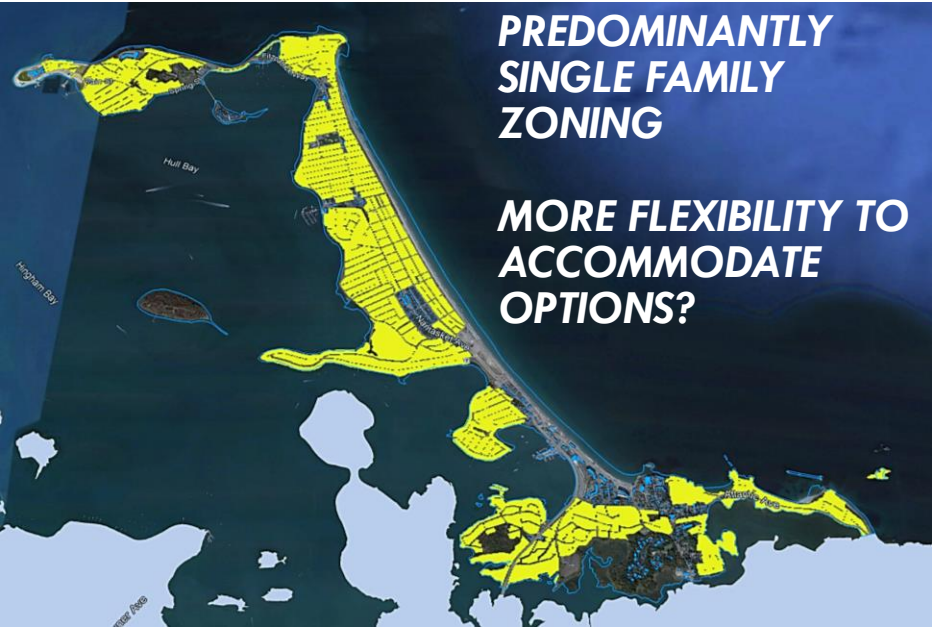
POINT OF REFERENCE

\$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

2ND NEEDS & GOALS DISCUSSION – REGULATORY CONSTRAINTS? LEVERAGE LIMITED LAND VERTICALLY?

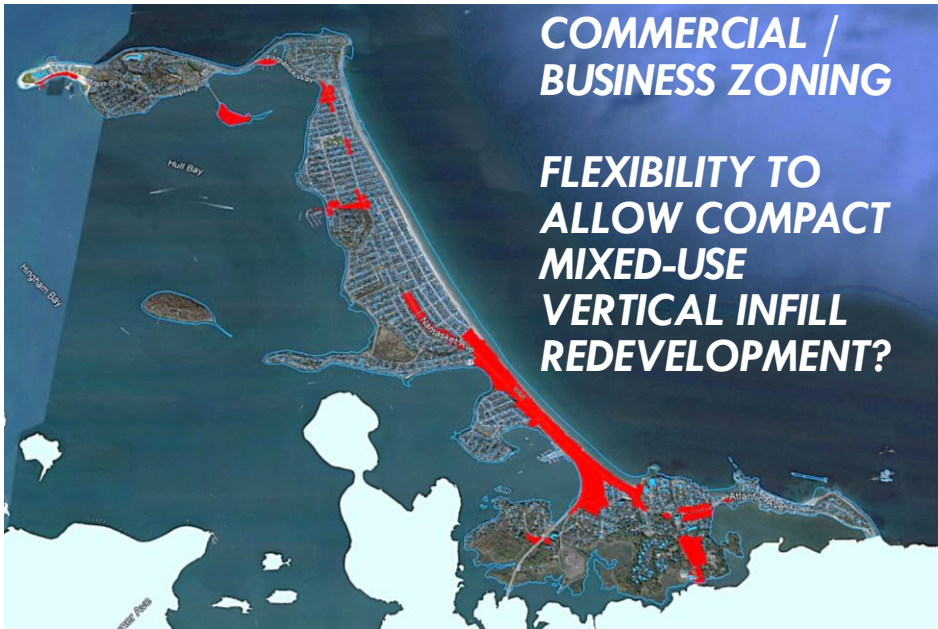


EXCERPT FROM MASS. DHCD SHI - 1.21.2021














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?	Subsidizing Agency	
1462	Nantascot Apartments	Central St., C & D Sts.	Rental	28	Perp	No	DHCD	
1463	McTighe Manor	Atlantic House Court	Rental	40	Perp	No	DHCD	
1468	Park Avenue SRO	24 Park Avenue	Rental	15	2027	No	DHCD	
4323	DDS Group Homes	Confidential	Rental	0	N/A	No	DDS	
Hull Totals				83	Census 2010 Year Round Housing Units		4,964	
					Percent Subsidized		1.67%	

1/12/2021 Hull
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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.



2ND NEEDS & GOALS DISCUSSION – REGULATORY CONSTRAINTS? EXCERPT HULL ZONING MAP LEGEND

 SINGLE-FAMILY-A Detached single-family dwellings, minimum of 6,500 square feet for subdividing lots. 35 foot height limit. Day care center by special permit.	 SINGLE-FAMILY-B Detached single-family dwellings, minimum of 12,000 square feet for subdividing lots. 35 foot height limit. Day care center by special permit.	 SINGLE-FAMILY-C Detached single-family dwellings, minimum of 20,000 square feet for subdividing lots. 35 foot height limit. Day care center by special permit.	 MULTI-FAMILY-A Single-family dwellings, 12,000 square feet minimum, 35 foot height limit. Multi-family residential, 40 foot height limit. Day care centers by special permit.	 WATERFRONT-DISTRICT Water-dependent uses such as commercial and recreational marine uses, marinas, moorings and mooring services, dockage and mooring transient boats, launch services, pump out facilities, fishing, boat rentals and charters, terminals for commuter and excursion boats, boat sales, boat storage, chandlers, sail makers, marine railways, marine service centers, and harbor master facilities. Non-water dependent uses such as coffee shops, restaurants, and convenience shopping, entertainment facilities, and museums. Facilities for the sale and dispensing of marine fuel, subject to the granting of a Chapter 91 license and a Special Permit. Accessory uses normally associated with above. 30 foot height limit.
 MULTI-FAMILY-B Single-family dwellings, 12,000 square feet minimum, 35 foot height limit. Multi-family residential, 50 foot height limit. Nursing homes and day care centers by special permit.	 BUSINESS Any wholesale, retail or service business, except amusements. Restaurants. Printing. Gas Stations or industry by special permit. 40 foot height limit.	 COMMERCIAL-REC-A Detached single-family dwellings, 6500 square feet for subdividing lots, 35 foot height limit. Multi-family residential, hotels, motels, inns, marinas, restaurants, convenience shopping, 40 foot height limit. Flexible Plan Development; 70 foot height limit. Day care center by special permit	 COMMERCIAL-REC-B Multi-family residential, hotels, motels, inns, marinas, restaurants, convenience shopping, Places of amusement or assembly, 40 foot height limit. Planned Unit Development	
 COMMERCIAL-REC-C Multi-family residential, hotels, motel, inns, marinas, 40 foot height limit. Day care center by special permit.	 TOWNHOUSE Detached single-family dwellings, minimum of 1 acre for subdividing lots. Townhouse and garden apartment type multi-family dwellings, not to exceed 8 units per structure. Boating facilities for non-power boats less than 20 feet long. Coffee shop. Restaurant. Sales, repair and servicing of non-power boats. Recreational facilities. Parking facilities and structures. 35 foot height limit.	 PUBLIC-OPEN-SPACE All town owned property, MDC beaches and parks. All islands within the town.	 CONSERVATION Wildlife management shelters. Nature study areas. Walkways. Boating and fishing facilities. Maintenance structures for above	

2ND NEEDS & GOALS DISCUSSION – REGULATORY CONSTRAINTS? LEVERAGE LIMITED LAND VERTICALLY?

Figure 16: Base Zoning Districts

District Name	Description	Max. Height	Min. Lot Size (sf)
Single-Family A (SF-A)	Single-family dwellings	35 ft	6,500
Single-Family B (SF-B)	Single-family dwellings	35 ft	12,000
Single-Family C (SF-C)	Single-family dwellings	35 ft	20,000
Townhouse	Single- and multifamily dwellings	40 ft	130,680
Multi-Family A (MF-A)	Single- and multifamily dwellings	40 ft	12,000
Multi-Family B (MF-B)	Single- and multifamily dwellings	50 ft	12,000
Mixed Use (MU)	Mixed Use Residential District	40 feet	217,800
Business (Bus)	General business and professional offices	40 ft	N/A
Waterfront District	Commercial and recreational marine uses	30 ft	N/A
Commercial-Rec (CR-A)	Commercial Recreation A District	40 feet	10,000
Commercial-Rec (CR-B)	Commercial Recreation B District	40 feet	10,000
Commercial-Rec (CR-C)	Commercial Recreation C District	40 feet	10,000

2ND NEEDS & GOALS DISCUSSION – REGULATORY CONSTRAINTS? LEVERAGE LIMITED LAND VERTICALLY?

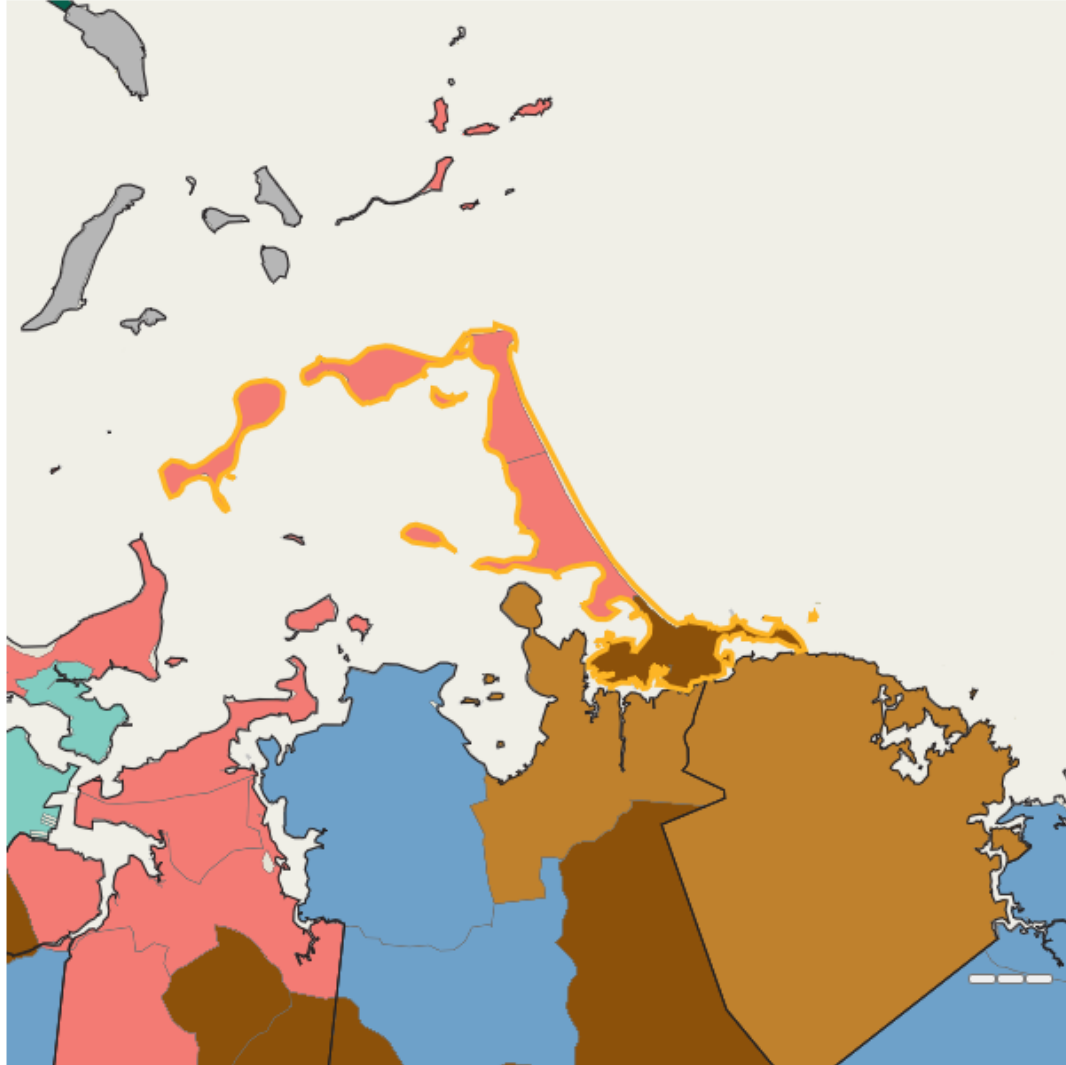
Figure 13: Land Use Breakdown

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%

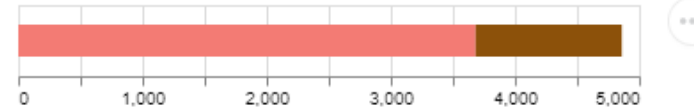
Property Type	Square Feet	Acres	% Total
Mixed Use	350,828.3	8.05	0.4%
Commercial/Industrial	2,059,273.9	47.27	2.4%
Commercial/Retail	1,467,520.5	33.69	1.7%
Office	97,609.2	2.24	0.1%
Industrial	0	0	0.0%
Vacant - Developable	390,059.8	8.95	0.5%
Vacant - Undevelopable	104,084.4	2.39	0.1%
Public	25,575,356.1	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

2ND NEEDS & GOALS DISCUSSION – POTENTIAL STRATEGIES - EXAMPLES



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 Strategy Examples

- 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 Strategy Examples

- Housing stability protections
- Rental affordability strategies
- Small landlord affordability incentives

2ND NEEDS & GOALS DISCUSSION – POTENTIAL STRATEGIES - EXAMPLES

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 Household Assistance – Rental Assistance for At-Risk Pregnant Women
OWNER AFFORDABILITY STRATEGIES	Direct 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

2ND NEEDS & GOALS DISCUSSION – EXAMPLES – HOUSING GOALS – OTHER COMMUNITIES

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.



PRELIMINARY MAPPING EXERCISE

- ▣ **STATE HPP REQUIREMENT**
- ▣ **SITE/SUB-AREA SPECIFICITY**
- ▣ **TANGIBLE CREATION OF UNITS**

PRELIMINARY MAPPING EXERCISE

POTENTIAL OPPORTUNITY FOCUS AREA

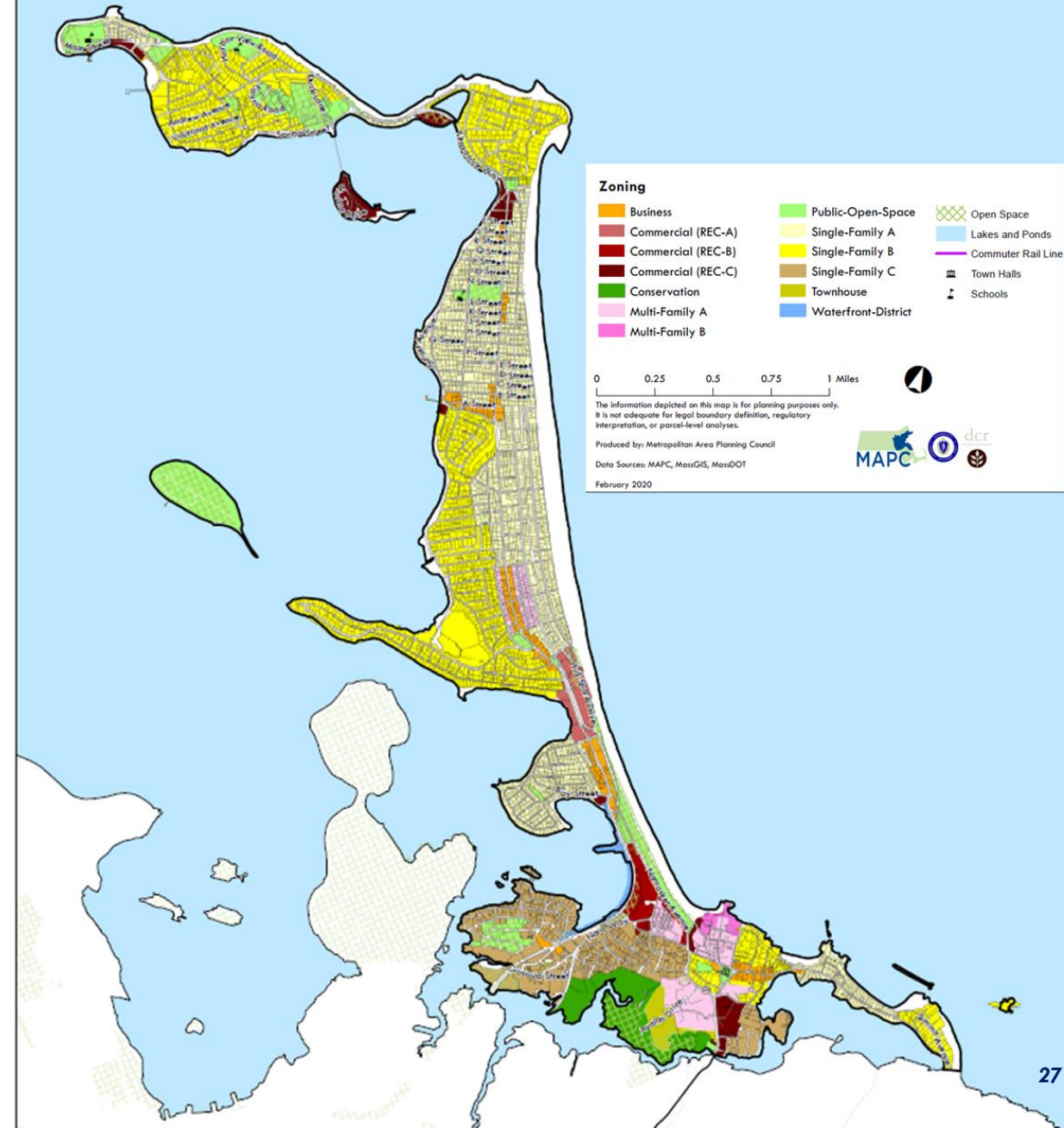
- ❑ STATE HPP REQUIREMENT
- ❑ SITE/SUB-AREA SPECIFICITY
- ❑ TANGIBLE CREATION OF UNITS



PRELIMINARY MAPPING EXERCISE

- ❑ STATE HPP REQUIREMENT
- ❑ SITE/SUB-AREA SPECIFICITY
- ❑ TANGIBLE CREATION OF UNITS

Zoning



PRELIMINARY MAPPING EXERCISE

TOWN-OWNED LAND



TOWN OWNED LAND – ~HALF-ACRE OR LARGER		
owner_name	site_addr	Sum of Total_AC
HULL TOWN OF	0 DELLAWANDA RD	14.7
	1 LANDFILL ACCESS RD	9.5
	18 HARBOR VIEW RD	9.0
	0 MAIN ST	6.3
	0 HARWICH ST	6.3
	0 NANTASKET AVE	4.6
	1111 NANTASKET AVE	3.6
	0 GOSNOLD ST	3.5
	0 FALMOUTH ST	3.3
	0 HULL SANITARY LANDFILL	3.1
	0 FARINA ROAD	2.9
	333 GEO WASH BLVD	2.7
	0 DRAPER AVE	2.4
	0 LONG BEACH AVE	1.6
	0 ATLANTIC AVE	1.6
	0 HULL RD	1.0
	0 QUANSET ST	1.0
	0 MASHPEE ST	0.9
	0 TOURAINA AVE	0.9
	0 ROCKAWAY AVE	0.7
	0 WYOLA RD	0.7
	0 IPSWICH ST	0.7
	0 ALSADA RD	0.6
	0 NORTH TRURO ST	0.6
	9 MAIN ST	0.6
	0 SOUTH MAIN ST	0.5
	111 ROCKAWAY AVE	0.5
	0 ROWLEY ST	0.5
HULL TOWN OF Total		91.9
HULL TOWN OF - CEMETERY	0 DUCK LANE	0.5
HULL TOWN OF - SCHOOL DEPT L ST PLAYGROUND	765 NANTASKET AVE	6.2
HULL TOWN OF-CEMETERY	0 DUCK LANE	0.4
HULL TOWN OF-LAGOON	0 ROCKAWAY AVE EXT	0.8
HULL TOWN OF-PUMPING STATION	0 VALLEY BEACH AVE	0.1
Grand Total		99.9

PRELIMINARY MAPPING EXERCISE
TOWN-OWNED LAND



PRELIMINARY MAPPING EXERCISE
TOWN-OWNED LAND



PRELIMINARY MAPPING EXERCISE

TOWN-OWNED LAND



PRELIMINARY MAPPING EXERCISE – OVERVIEW OF NEIGHBORHOODS – TOWN OF HULL, MA



Google Earth

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

Image © 2021 TerraMetrics



PRELIMINARY MAPPING EXERCISE – POTENTIAL FOCUS AREA – SOUTHERN PART OF HULL



PRELIMINARY MAPPING EXERCISE – POTENTIAL OPPORTUNITY FOCUS SUB-AREA 1



PRELIMINARY MAPPING EXERCISE – POTENTIAL OPPORTUNITY FOCUS SUB-AREA 2



PRELIMINARY MAPPING EXERCISE – POTENTIAL OPPORTUNITY FOCUS SUB-AREA 3



PRELIMINARY MAPPING EXERCISE – POTENTIAL OPPORTUNITY FOCUS SUB-AREA 4



PRELIMINARY MAPPING EXERCISE – OVERVIEW OF NEIGHBORHOODS

