

# TOWN OF HINGHAM DEMOGRAPHIC HIGHLIGHTS

*\*Aging in Hingham (September 2022). Center for Social and Demographic Research on Aging Publications*

- *Hingham's 60+ demographic is large and growing - an estimated 34% of residents age 65+ live alone*
- *Among 53% of 9,121 households there is at least one person age 60+*
- *Economic insecurity is a concern for many older adults in Hingham*
- *Hingham's aging cohort has increased likelihood of having, or acquiring a disability*
- *Many Hingham residents need support due to physical or cognitive conditions; caregivers also need support*

## WHY ALLOW ADUs?

- Practical, and recognized strategy to increase and diversify housing stock
- Leverages existing property infrastructure
- Low impact on community resources and the environment
- Creates housing that offers accessibility and affordability

POTENTIAL BYLAW  
CHANGE  
RESPONDS TO ADU  
RELATED CONCERNS/  
LIMITS ELIGIBILITY



### PROPERTY RELATED

- LOCATION/LOT SIZE
- SETBACKS
- SEPTIC CAPACITY
- (# OUTBUILDINGS)
- (LOT COVERAGE)

### DESIGN RELATED

- STRUCTURE SIZE
- NUMBER OF BEDROOMS
- HEIGHT
- ARCHITECTURAL
- LANDSCAPE

### PROPERTY OCCUPANTS

1. HOMEOWNER
2. FAMILY/NON-FAMILY

### RENTAL TERMS

- NO SHORT-TERM RENTALS
- NON-COMPLIANCE FINES

### FAMILIAL RESTRICTION

#### CREATES A BARRIER FOR:

- Solo agers – a growing cohort in the U.S - individuals without local (or any) family.
- Non-traditional family households and those where intergenerational family occupying two structures is not feasible.
- Those deterred by investment risk associated with potential family configuration changes.

### IMPACT

- FACILITATE AGING IN PLACE
- INCREASE AFFORDABLE RENTAL INVENTORY

- ADUs offer residents (many of whom are longtime residents) an opportunity to remain in their homes by the introduction of caregiver support; companionship; property maintenance support; or rental income, which creates affordability for the homeowner (as does reducing property maintenance or other costs when ADU occupants provide home or caregiver support).
- Allows for additional housing options that are likely to be less costly. Opportunities exist to incentivize affordable rentals, as was done in Salem through an ordinance which requires rental rates to be set at a percentage below market value (with associated tax benefits for homeowners).