

Affordability of Peer-Town ADUs

- **Are ADUs listed recently on MLS in our peer towns “affordable”?**
- We supplemented our 1-30-23 presentation on affordability of small rentals in Hingham by looking at recent MLS listings in peer towns.
- To identify units as ADUs (listings don’t use the term), we relied on photos, residential-neighborhood locations, listings as “apartments”
- We looked at listings for the four peer towns that account for over 90% of the permitted ADUs: Scituate, Weston, Westwood, and Lexington
 - See chart in our 2-6-20 presentation on peer towns’ ADU experiences
- In those four towns, a total of 9 ADUs of less than 1,000 SF were offered for rent through MLS during the most recent year
 - Other ADU rentals presumably offered directly, without MLS listing and agent fee
- Actual MLS listings are submitted separately with this summary

Hingham Affordable Housing Trust

What is considered "affordable"?

Housing is considered "affordable" if it costs about one-third or less of gross income of residents making 80% or less of the "area median income." These AMI figures for Hingham are from Federal and State guidelines as of April 2022.

Household Income that is 80% of the Area Median Income (AMI) for Hingham		
Family Size	Annual Household Income	Monthly affordable rent and utilities (\$100-200) should be 30% of gross household income
a Single Occupant	\$78,550	\$1,960
a Couple	\$89,750	\$2,240
a Family of 3	\$100,950	\$2,525

Findings – Affordability of Peer-Town ADUs

MLS Listings, Peer-Town ADUs (<1000 SF, Last 12 Months)				
	Address	Community	Sq. Feet	Monthly Rent
1.	405 Marrett Rd.	Lexington	450	\$1,500
2.	8 Dunham St.	Lexington	750	\$1,650
3.	172 East St.	Lexington	800	\$2,150
4.	93 Grant St.	Lexington	400	\$2,300
5.	35 Moon Hill Rd.	Lexington	800	\$2,500
6.	160 Turner Rd.	Scituate	725	\$1,600
7.	315 Chief Justice Cushing Hwy.	Scituate	672	\$1,750
8.	817 Country Way	Scituate	750	\$2,200
9.	40 Orchard Ave.	Weston	923	\$2,450

Key	
	Affordable for Single Occupant
	Affordable for Couple
	Affordable for Family of 3

Conclusions – Likely Affordability of ADUs in Hingham

- All 9 units were offered at rents within Hingham’s affordability thresholds for family of 3
 - All of them were also within 3% points of the thresholds for couples (i.e. rent < 33% of gross income of couple making 80% of AMI)
- This data aligns with our 1-30-23 presentation on affordability of small rentals in in Hingham during the last 12 months
- Both sets of data indicate that most ADUs offered for rent in Hingham would likely be affordable within federal and state definitions.