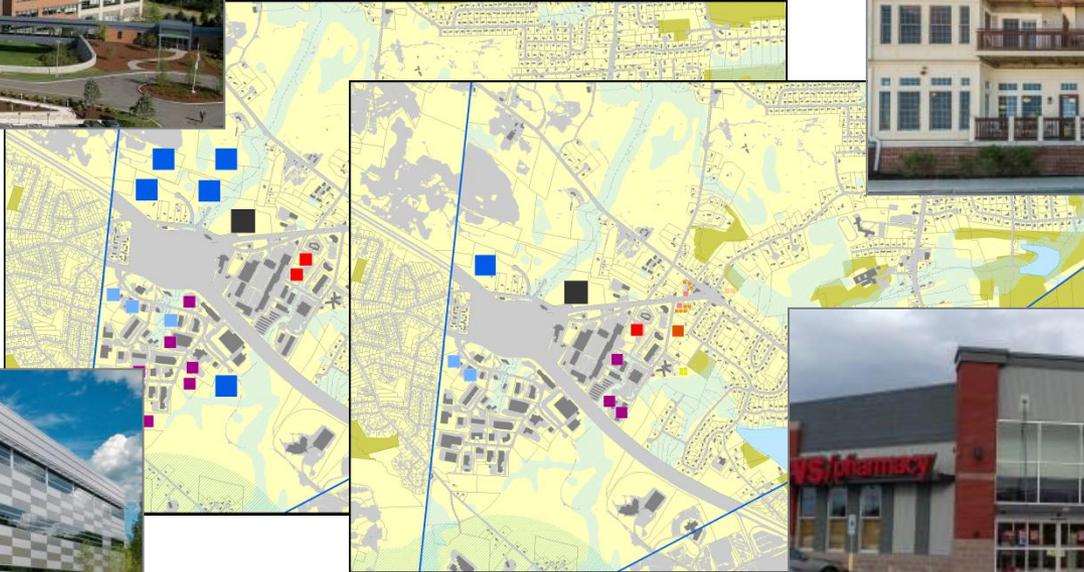


# South Hingham Scenario Analysis



## South Hingham Planning Study Group

June 12, 2014

**Timothy G. Reardon**

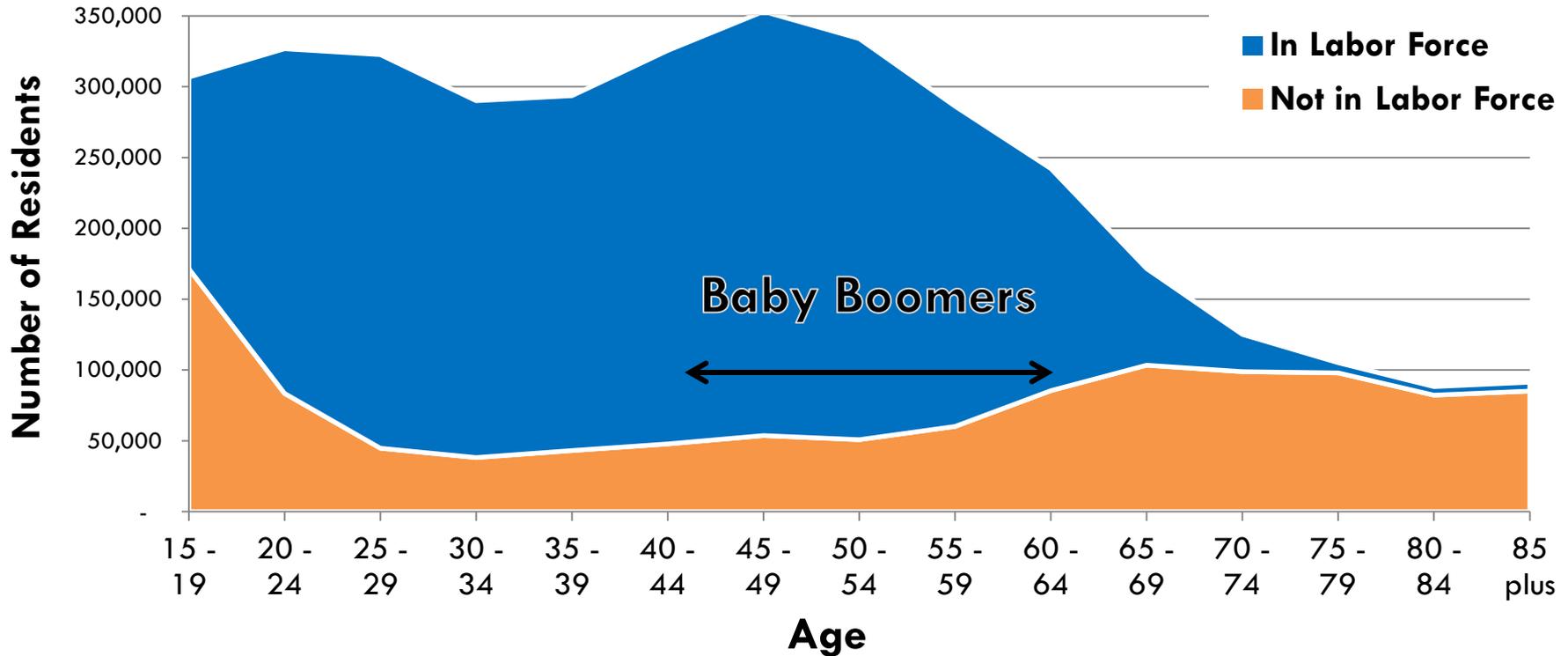
*Assistant Director of Data Services*

Metropolitan Area Planning Council



# The Coming Wave of Boomer Retirement

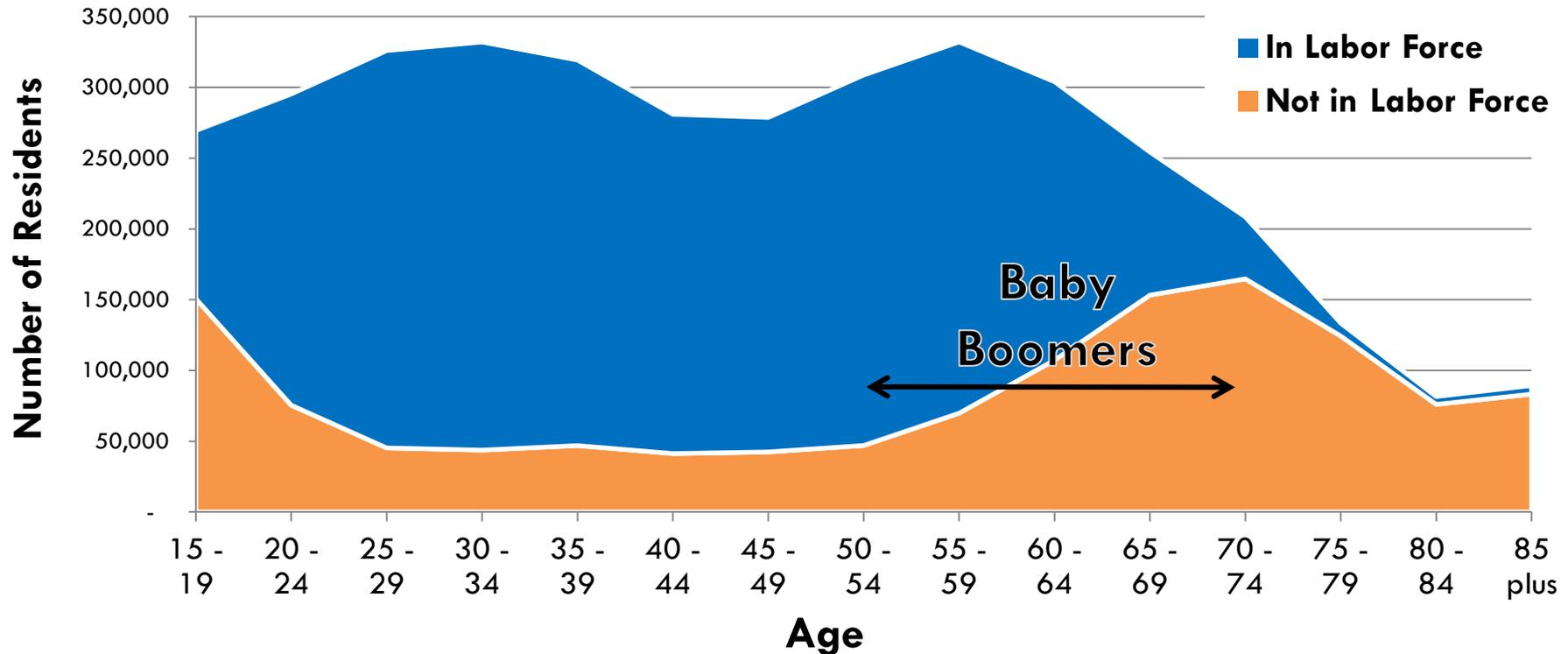
## Metro Boston's Workforce, 2010



Baby Boomers (born 1945 – 1970)  
comprise **49%** of labor force

# The Coming Wave of Boomer Retirement

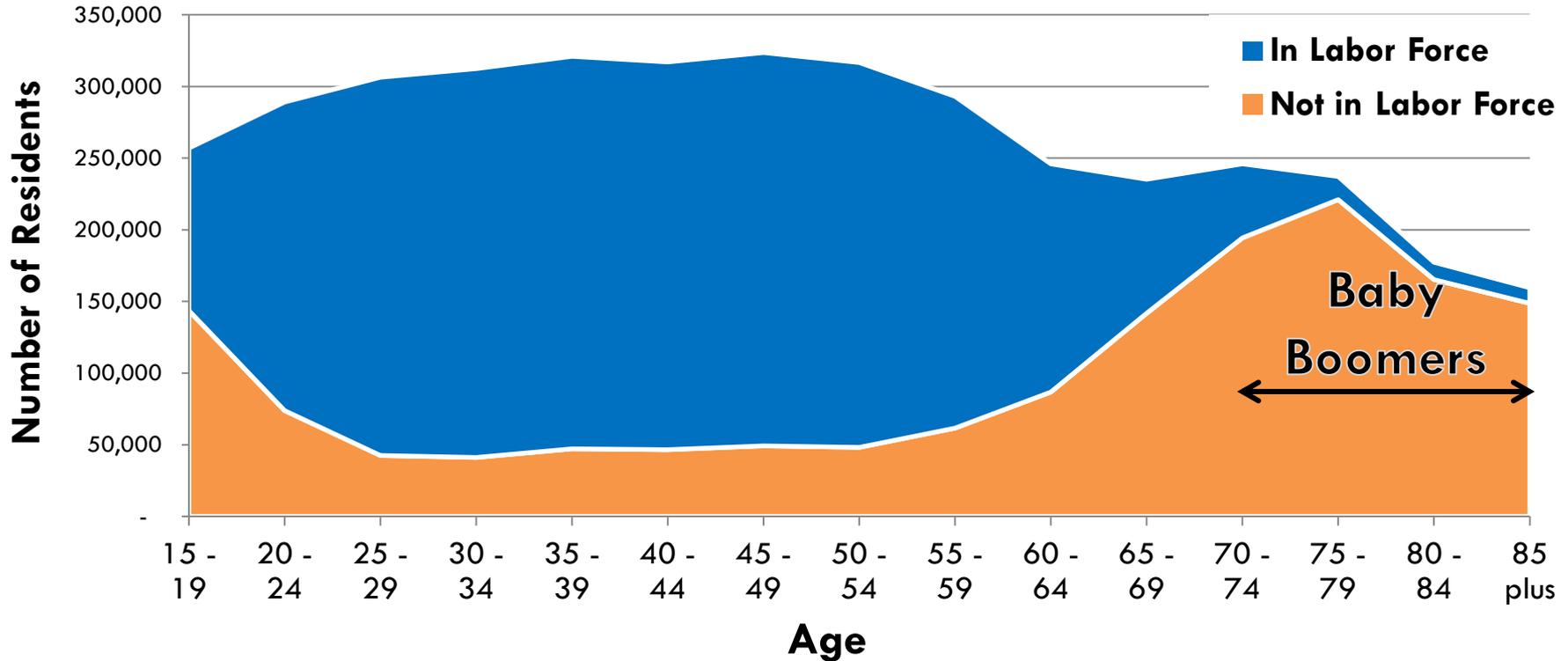
## Metro Boston's Workforce, 2020



**One million workers now over the age of 40 will be retired by 2030**

# The Coming Wave of Boomer Retirement

## Metro Boston's Workforce, 2040



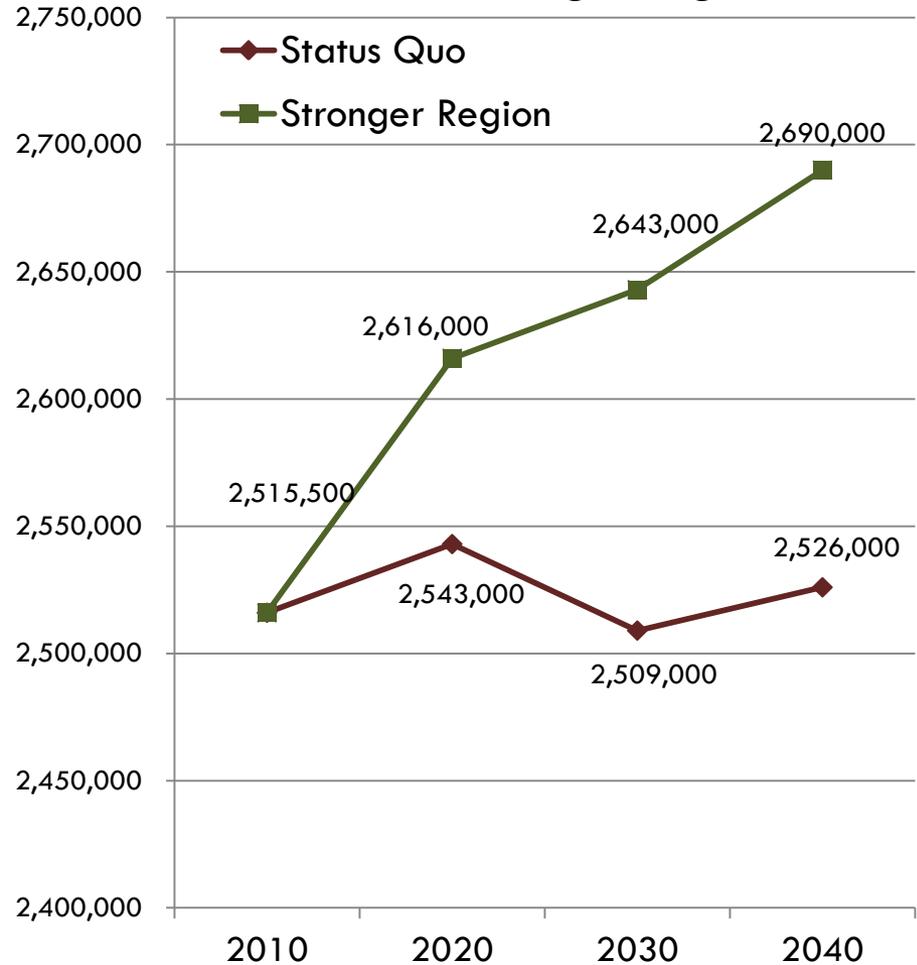
If current migration trends continue through 2040,  
**labor force may grow by less than 1%**

# In-Migration is Key to Economic Growth

Small positive in-migration  
(+10,000 per year)  
could add 175,000  
workers to the labor  
force by 2040 (up 7%)

Would increase 30-year  
housing demand from  
305,000 units to  
435,000 units

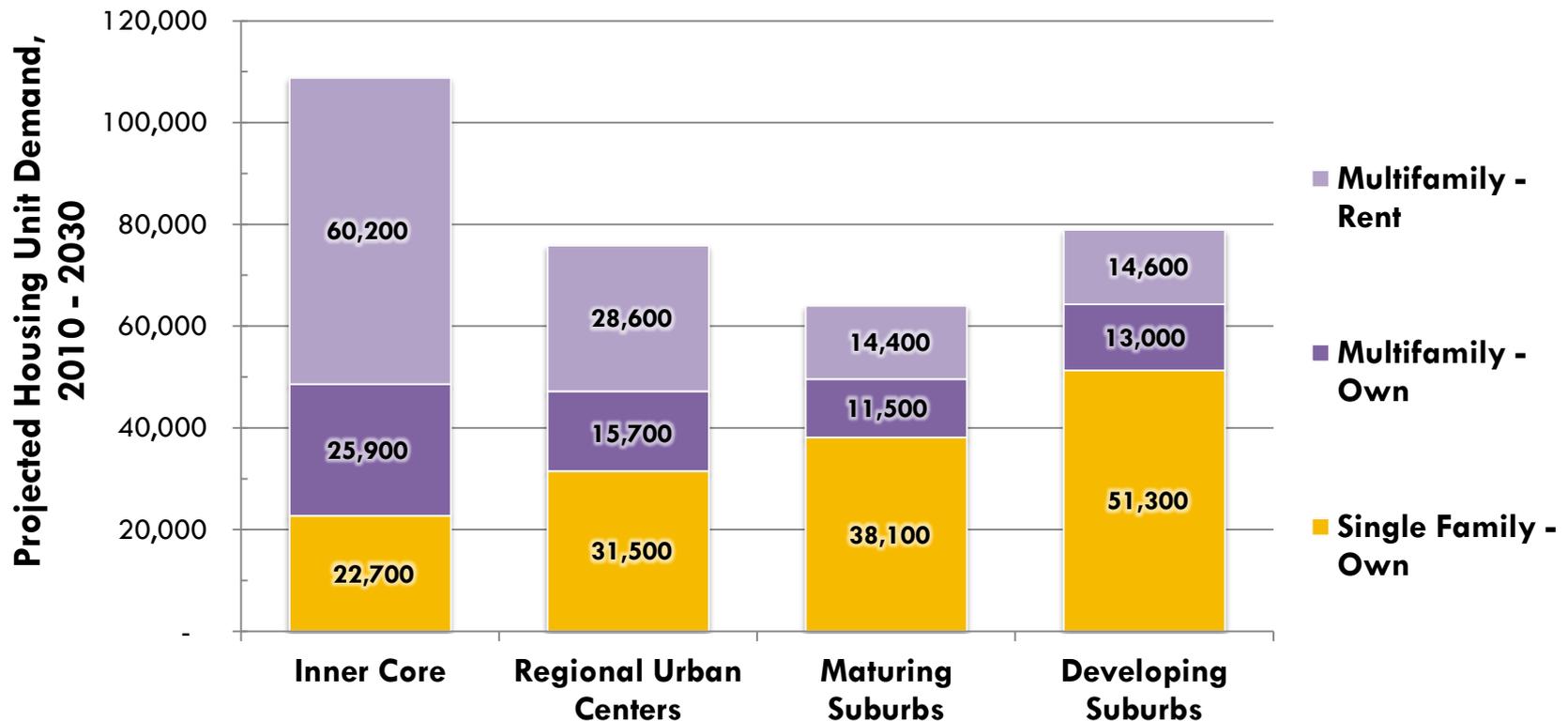
**Population in the Labor Force,  
Metro Boston, 2010 - 2040,  
Status Quo vs. Stronger Region**



# A New Paradigm of Housing Demand

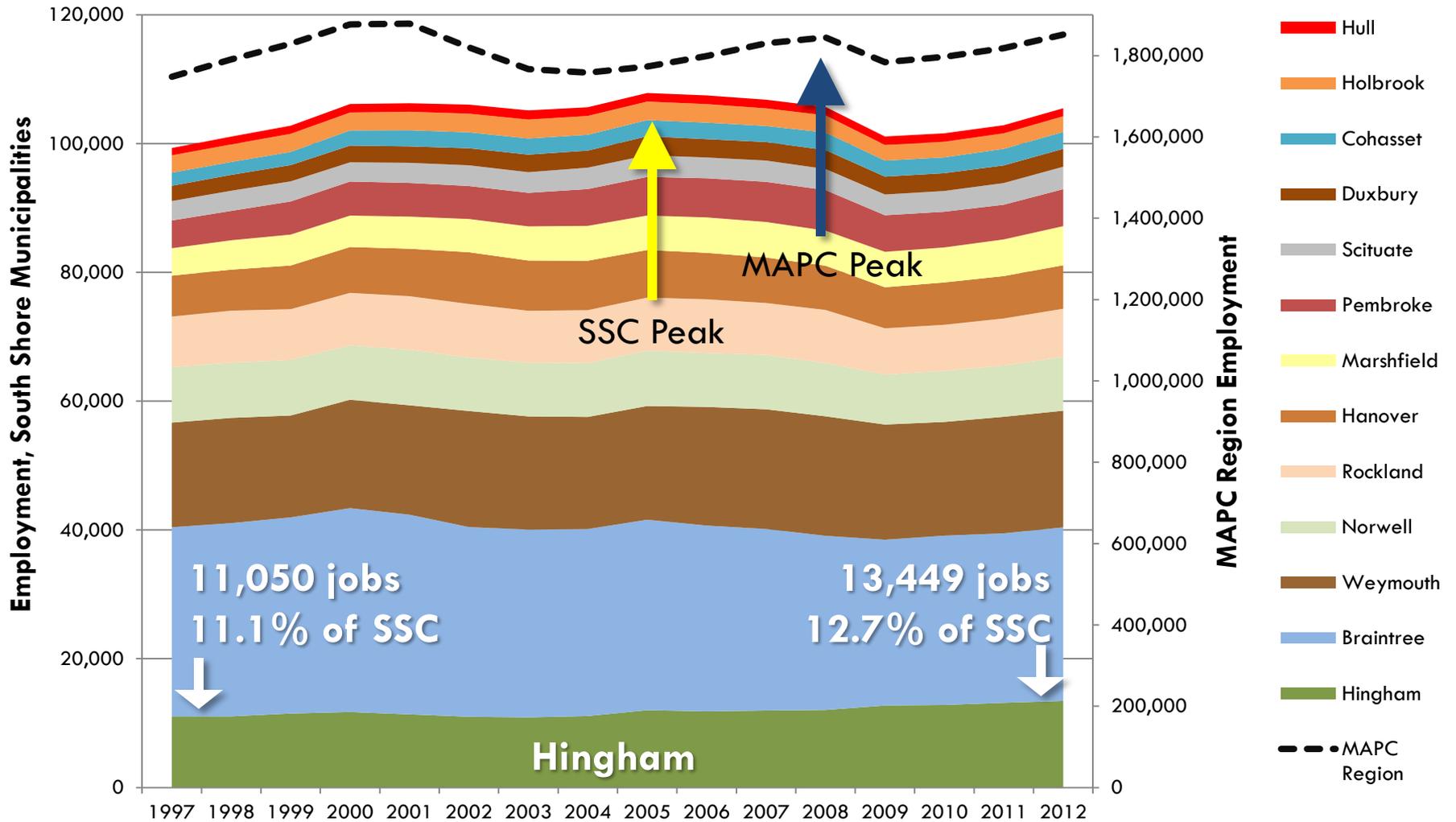
Metro Boston needs **435,000** new housing units by 2040, mostly multifamily, mostly in urban communities

**Housing Unit Demand by Type and Tenure, 2010 - 2030,  
Stronger Region Scenario  
Metro Boston Community Types**



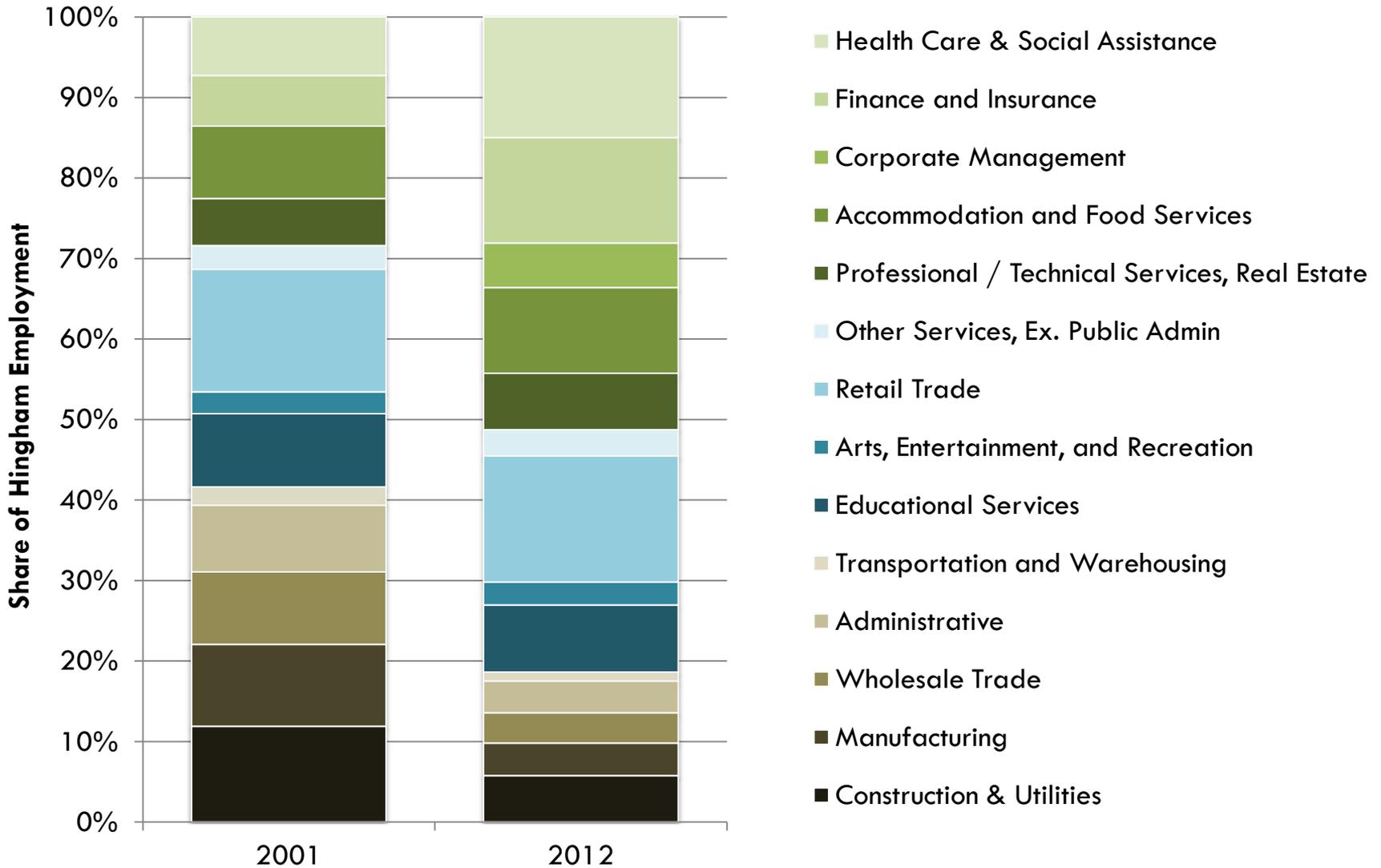
# Hingham: A Growing Job Center

Annual Employment, 1997 - 2012, South Shore Municipalities



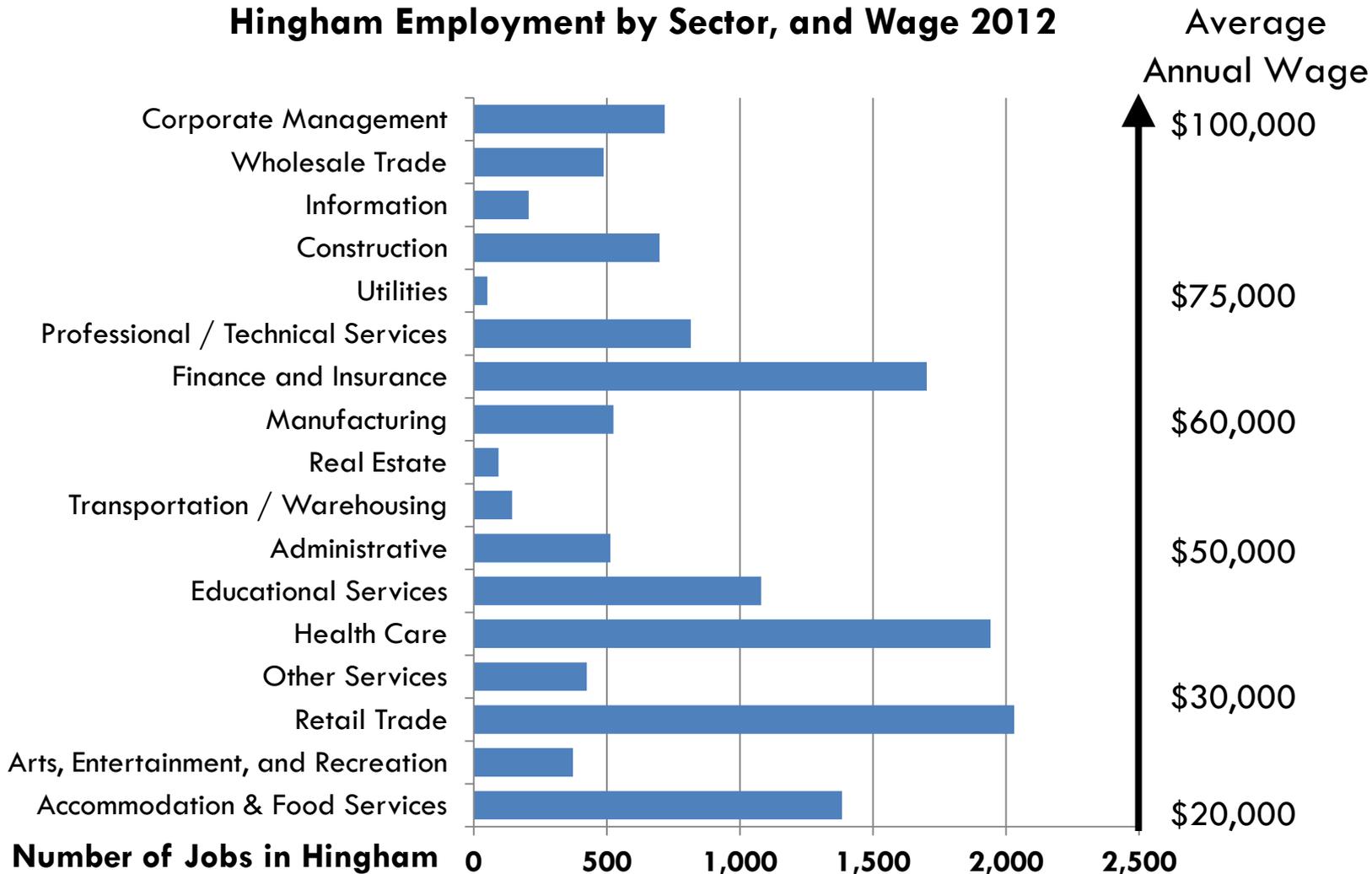
# Economic Transitions

## Hingham Employment by Sector Share, 2001 - 2012

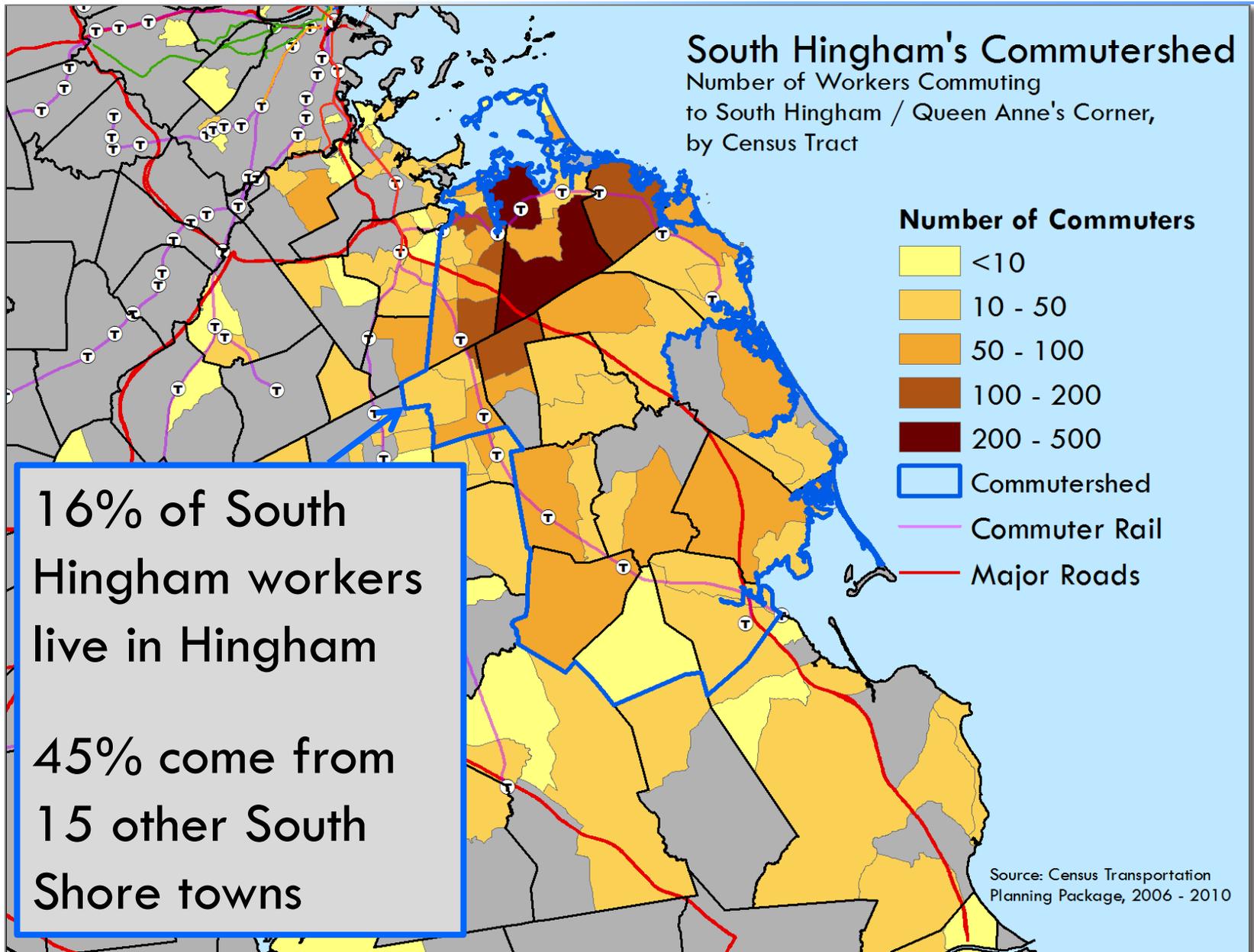


# Built on a Low-Wage Foundation

## Hingham Employment by Sector, and Wage 2012



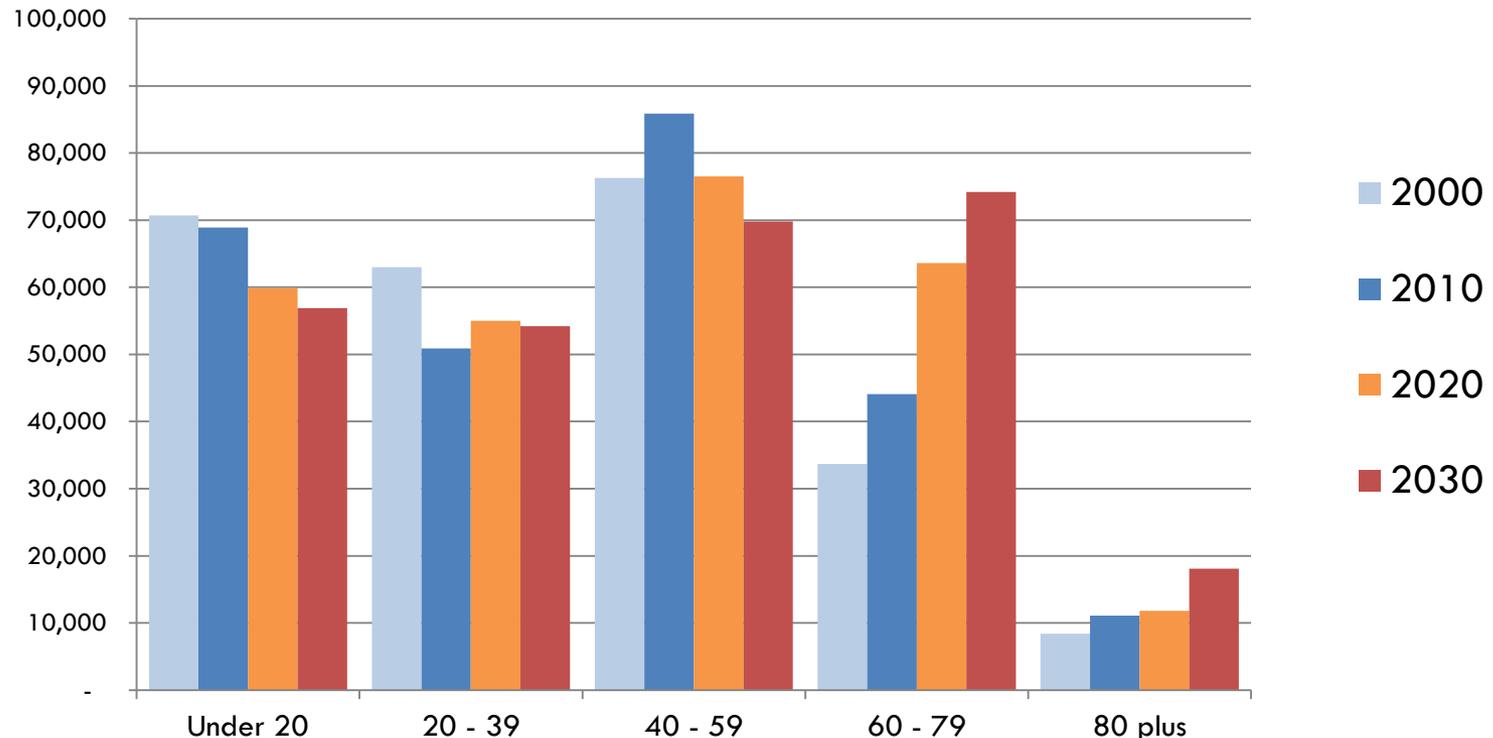
# South Hingham Commutershed



# A Contracting Labor Force?

Working-age population (25 -64) in South Hingham  
Commutershed projected to decline 5% by 2030

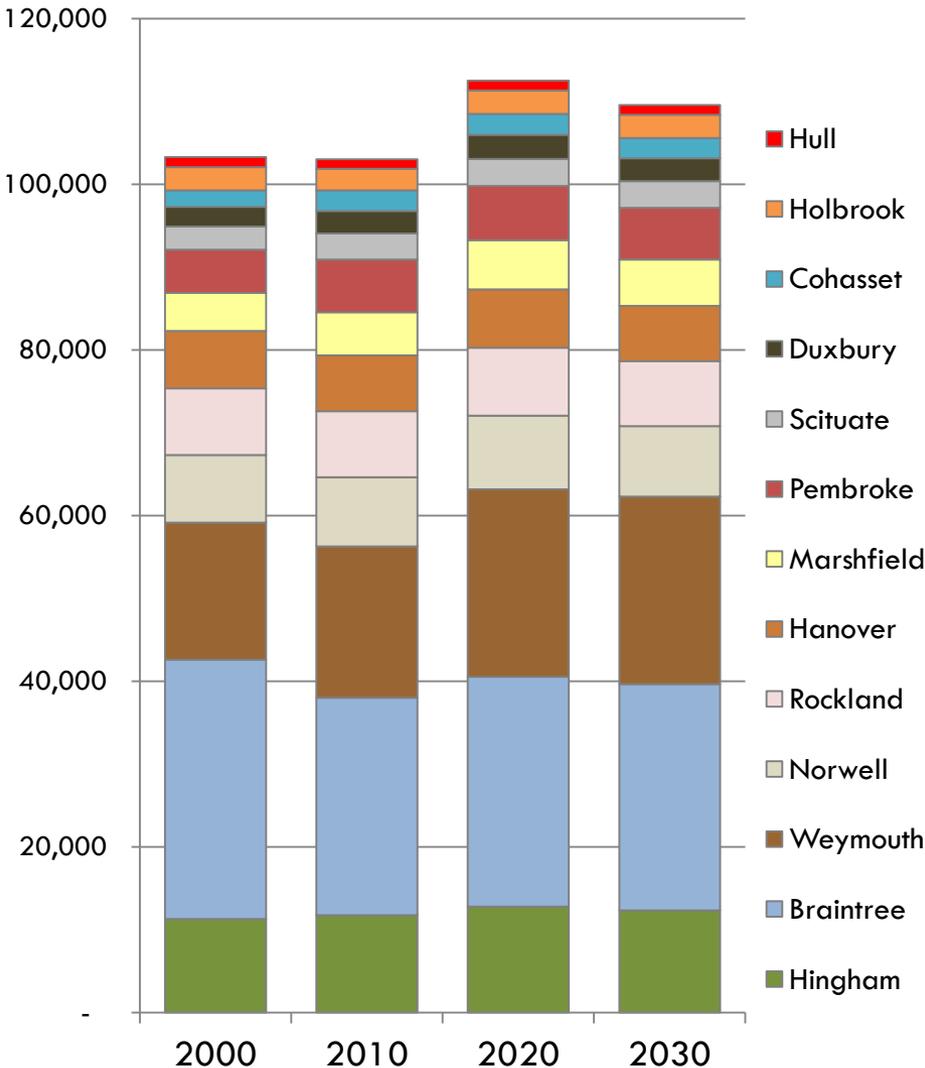
Population by Age, South Hingham Commutershed  
2000 - 2030, Stronger Region Scenario



Source: MAPC Population Projections 2014

# Constrained Job Growth

South Shore Coalition Employment,  
2000 - 2030



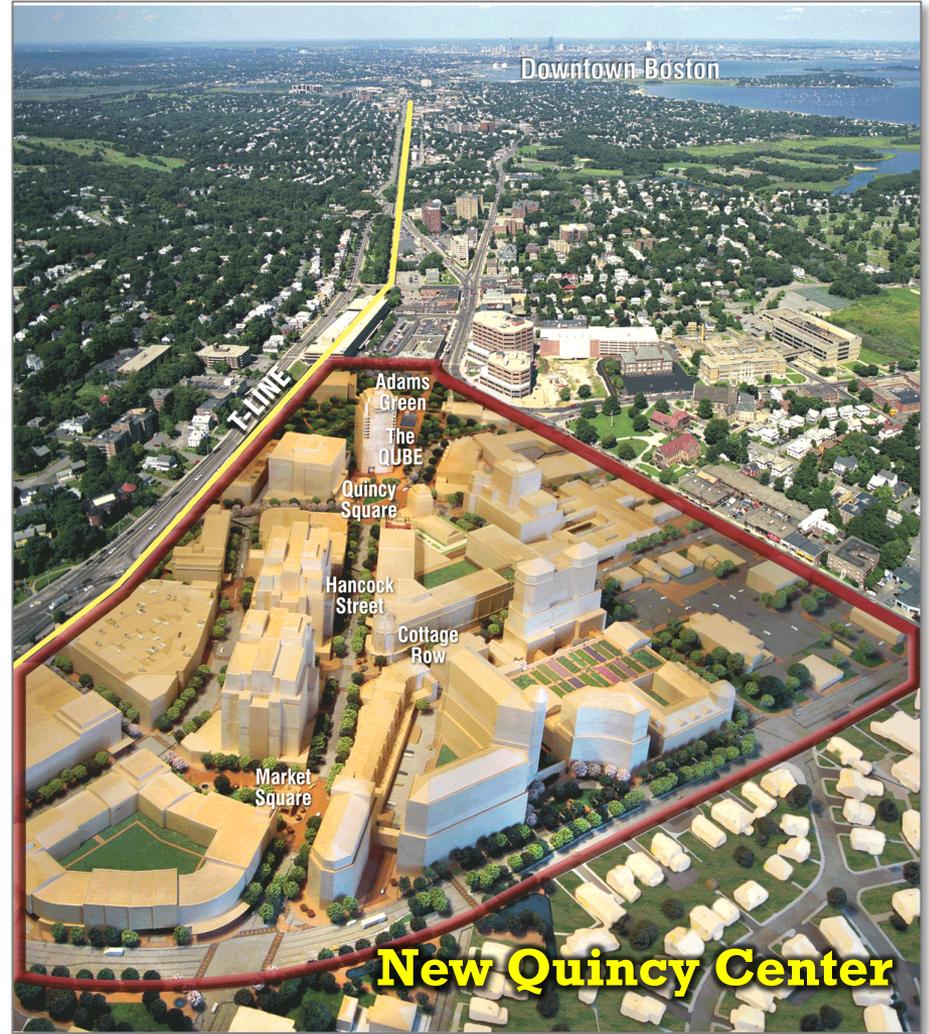
South Shore may add just  
7,000 jobs from  
2010 – 2030

Employment declines  
possible in the 2020s  
as labor force shrinks

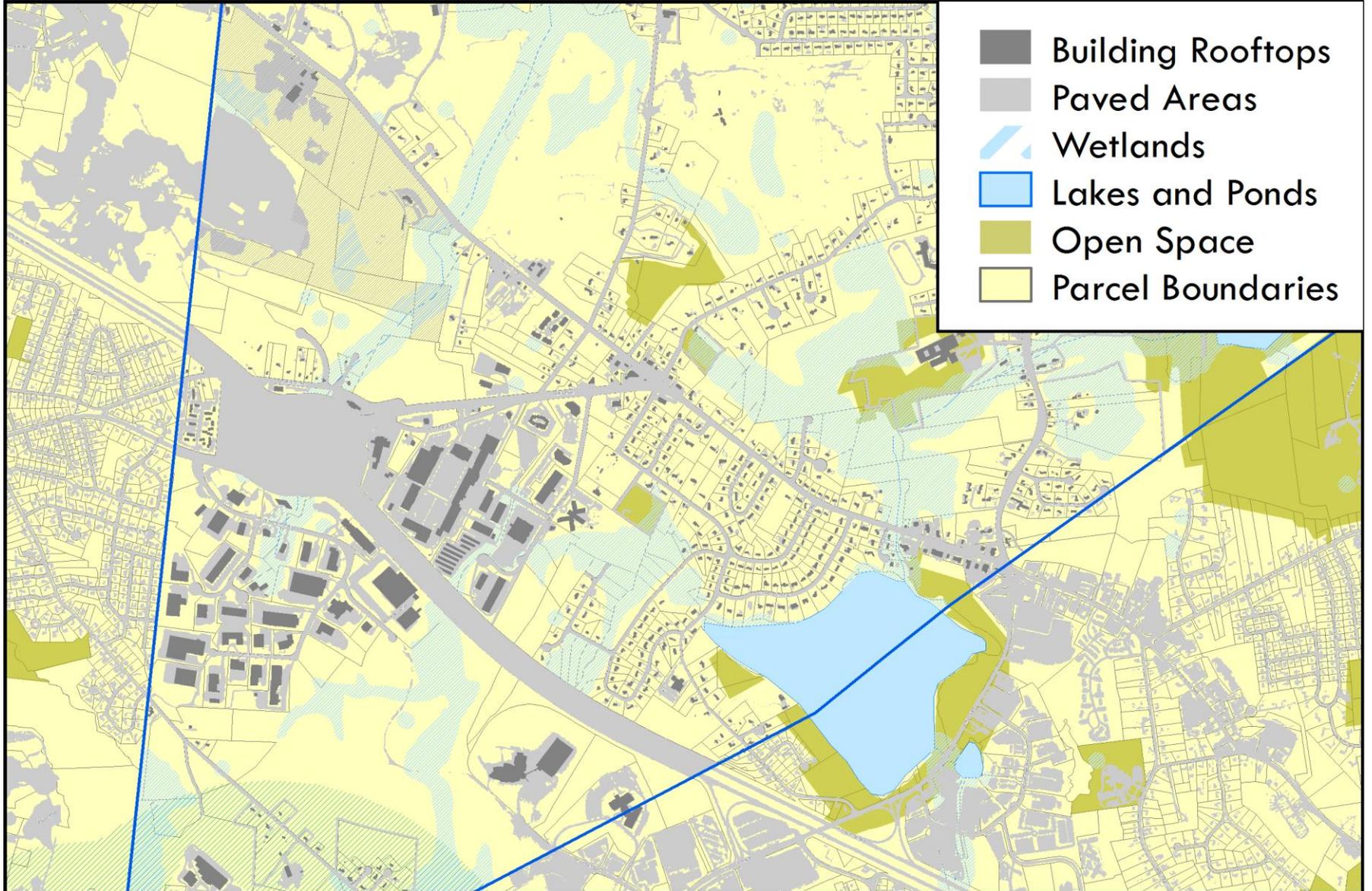
Hingham may gain 1,000  
jobs by 2020

Increasing share of retail  
and service jobs

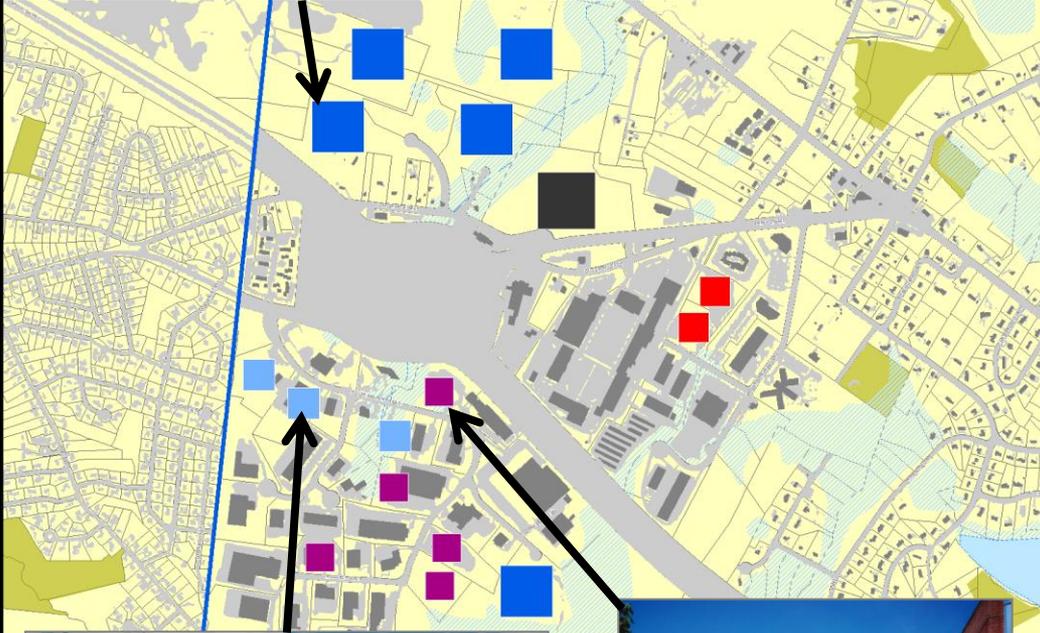
# The Competition



# South Hingham Study Area



# Economic Engine Scenario



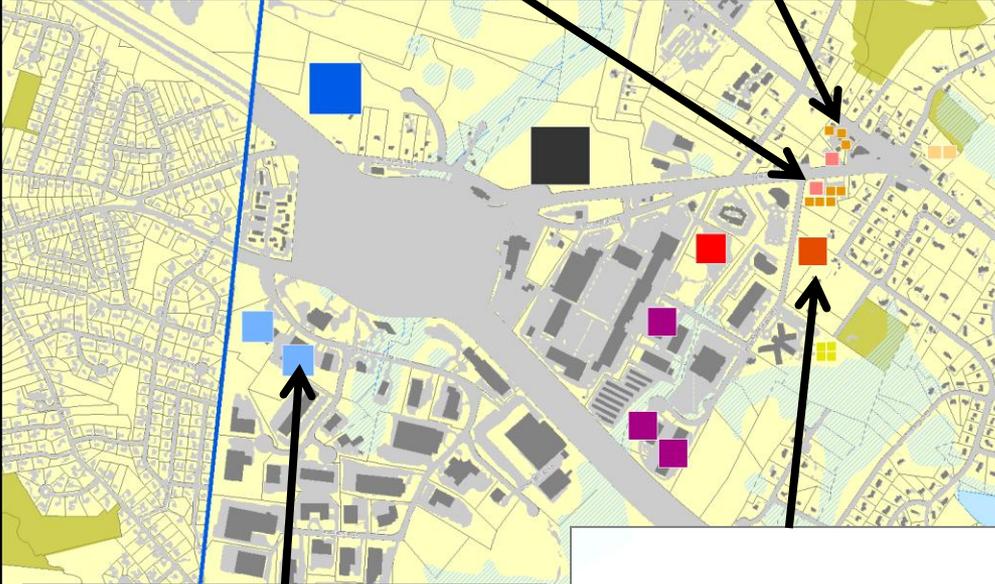
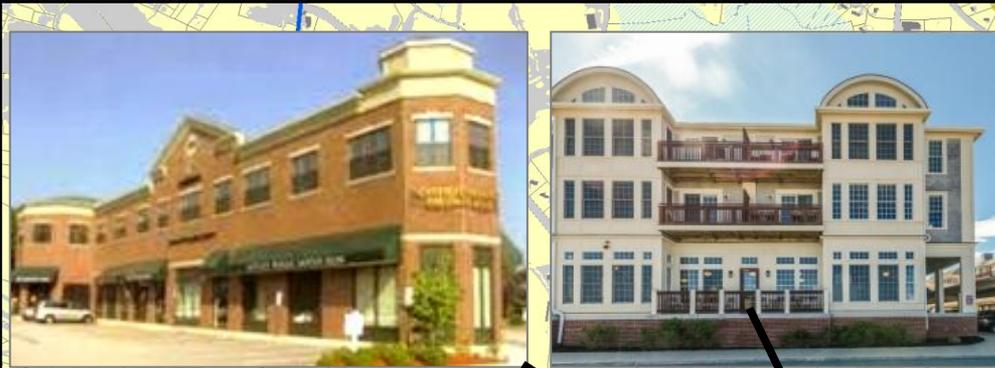
- Major corporate office and medical office development
- Medical office and light industrial/R&D in South Shore Park
- Limited new retail uses
- ~2,500 jobs total (40% of all South Shore job growth)

# Commercial Expansion Scenario



- Limited corporate and medical office development; minor industrial expansion
- Extensive new retail along Derby Street, including residential conversion
- Total job growth: ~1,500 jobs

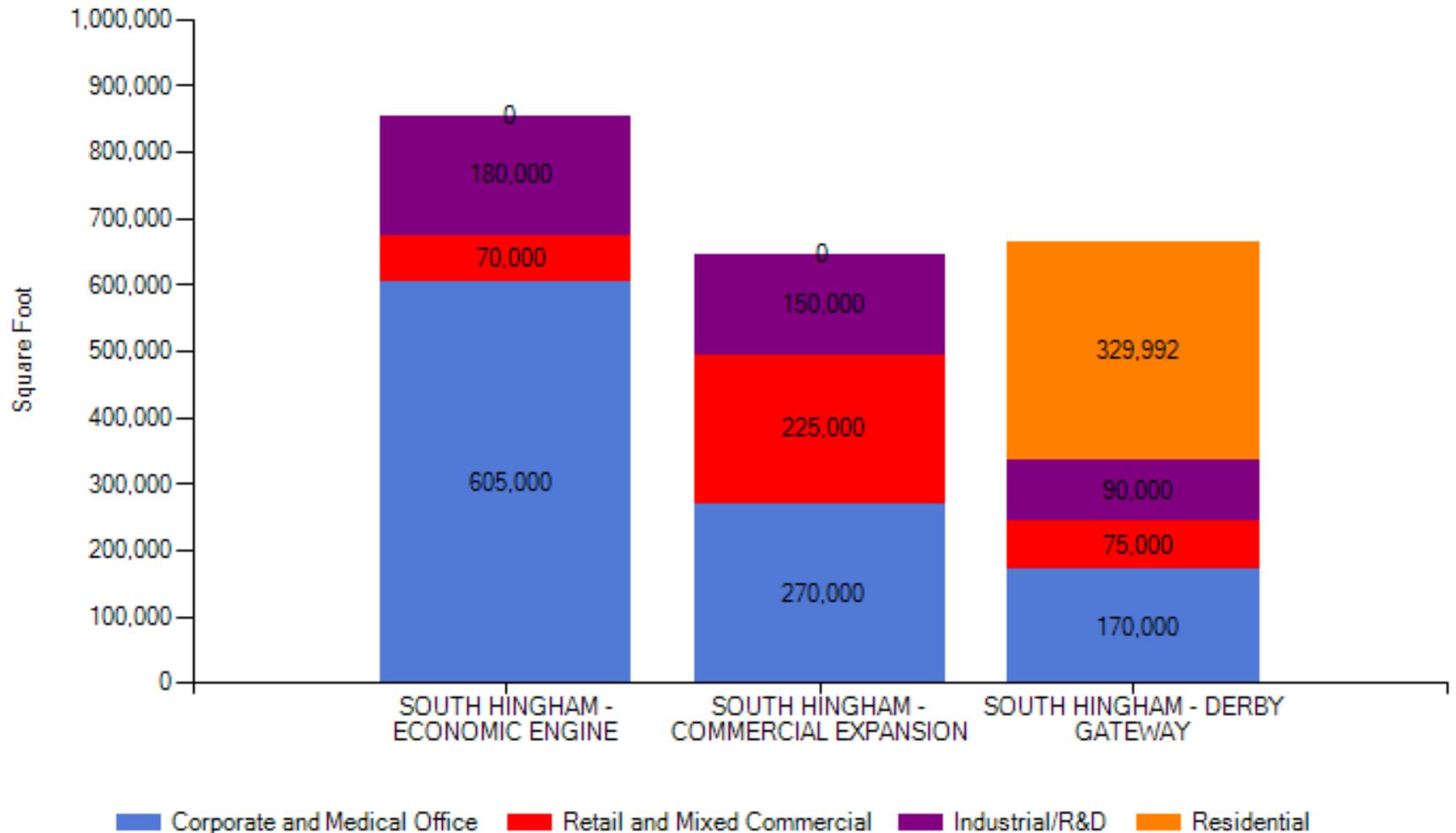
# Derby Gateway



- Limited office & medical growth
- New light industry / fabrication district
- Compact retail & mixed use at Derby / Whiting Street
- ~200 housing units in a mix of buildings
- ~900 jobs

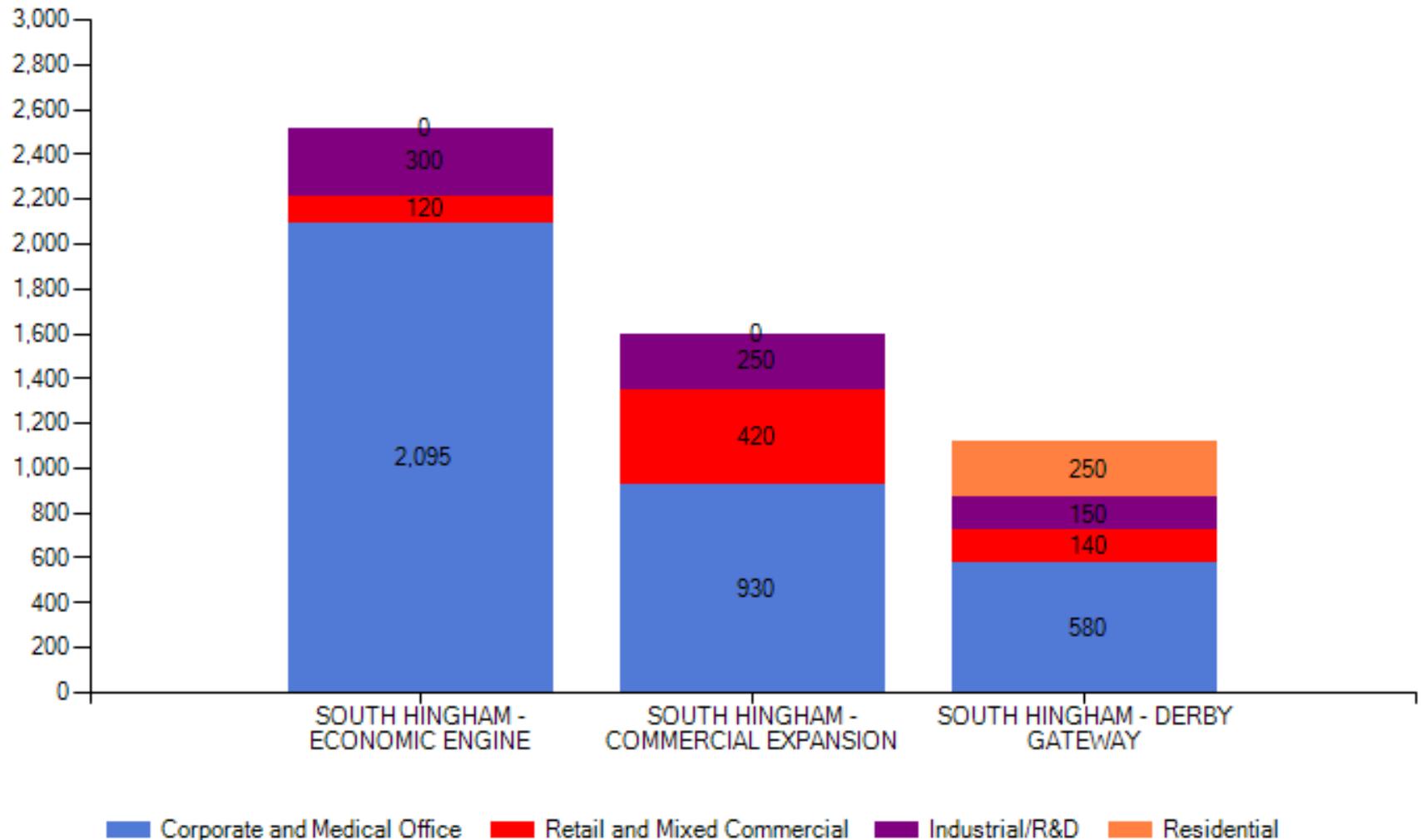
# Comparing Scenarios: Floor Area

## South Hingham - New Floor Area



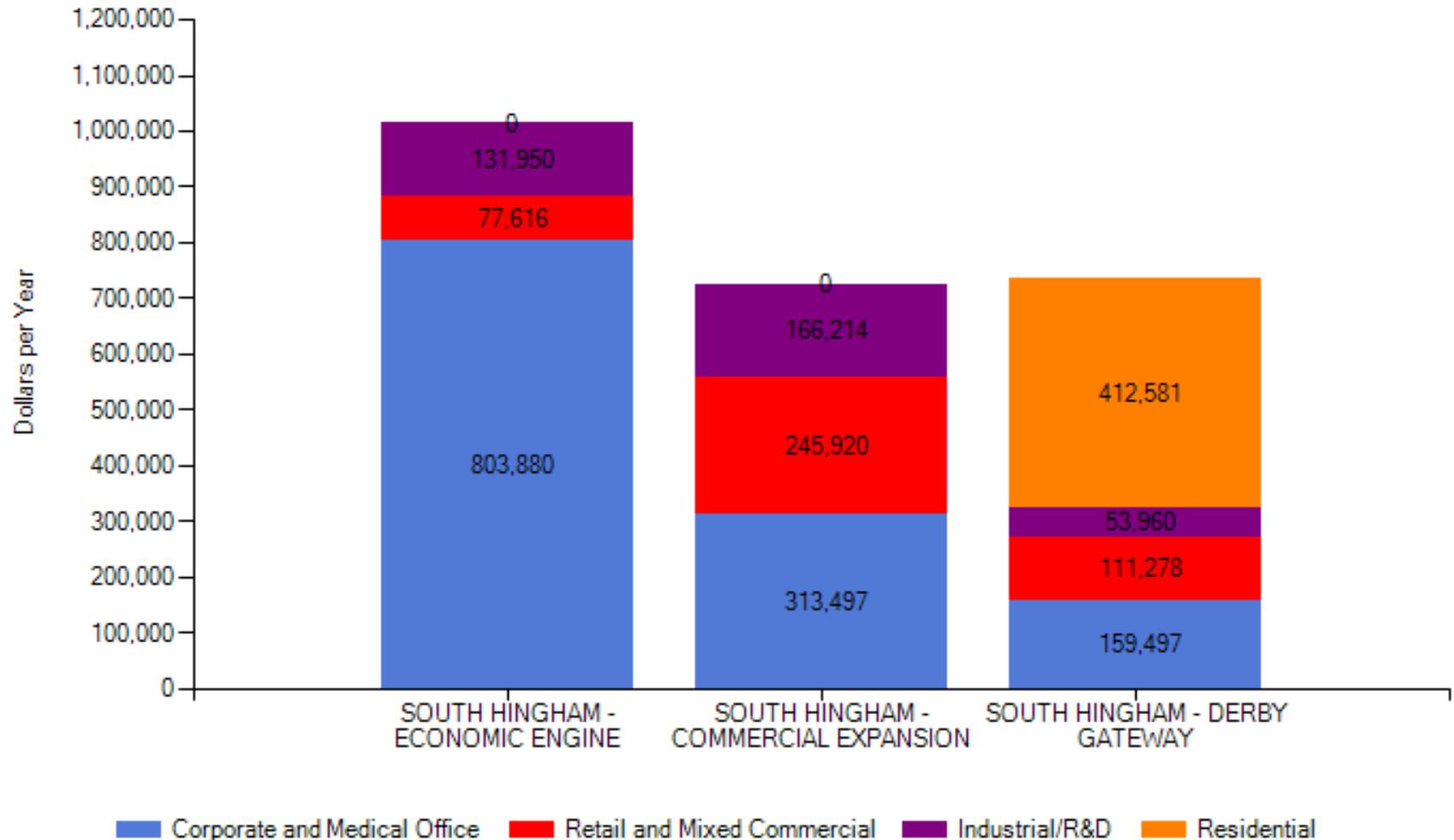
# Comparing Scenarios: Jobs & Units

## South Hingham - New Jobs and Residential Units

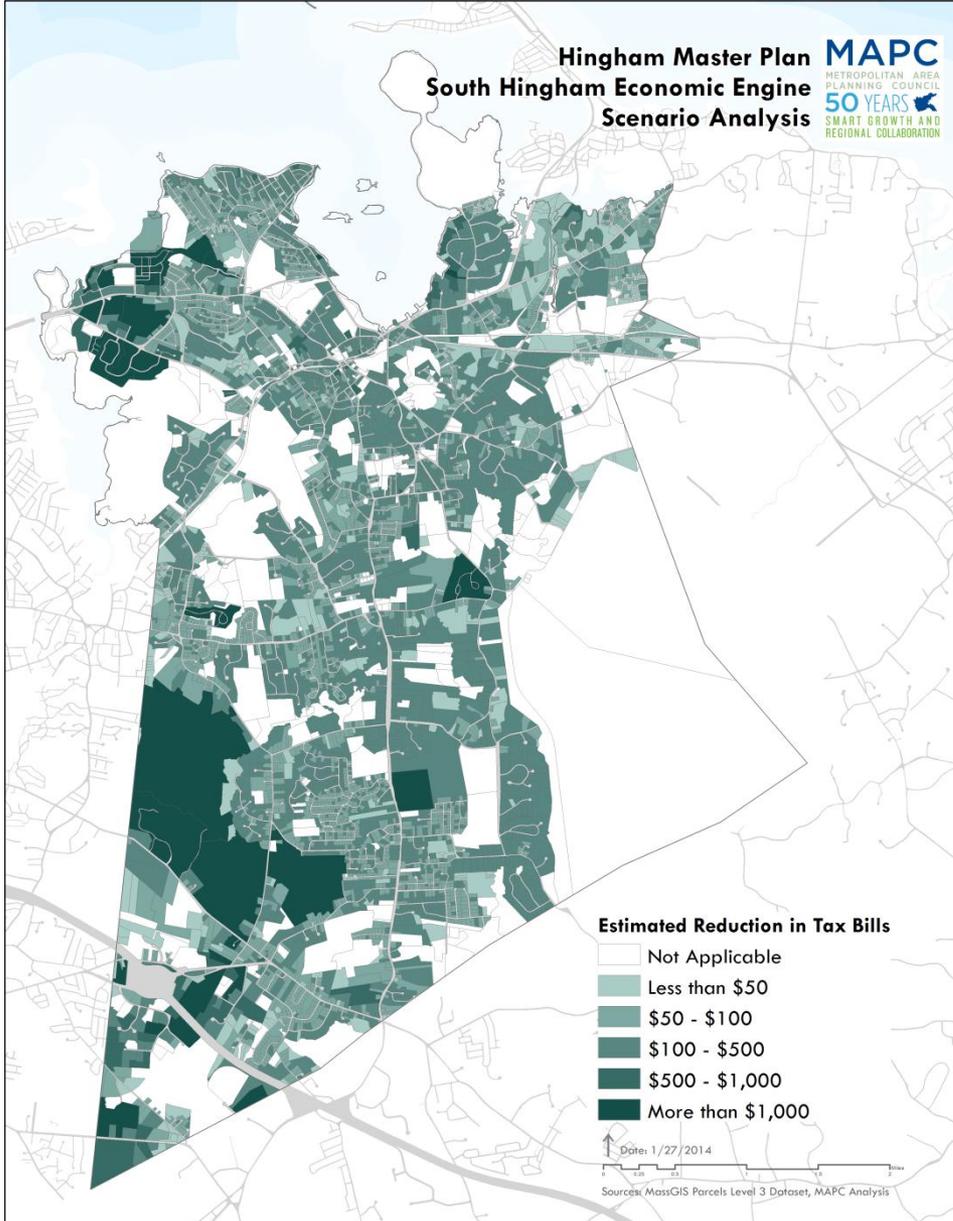


# Comparing Scenarios: Tax Revenue

## South Hingham New Tax Revenue



# Economic Engine: Taxpayer Benefits

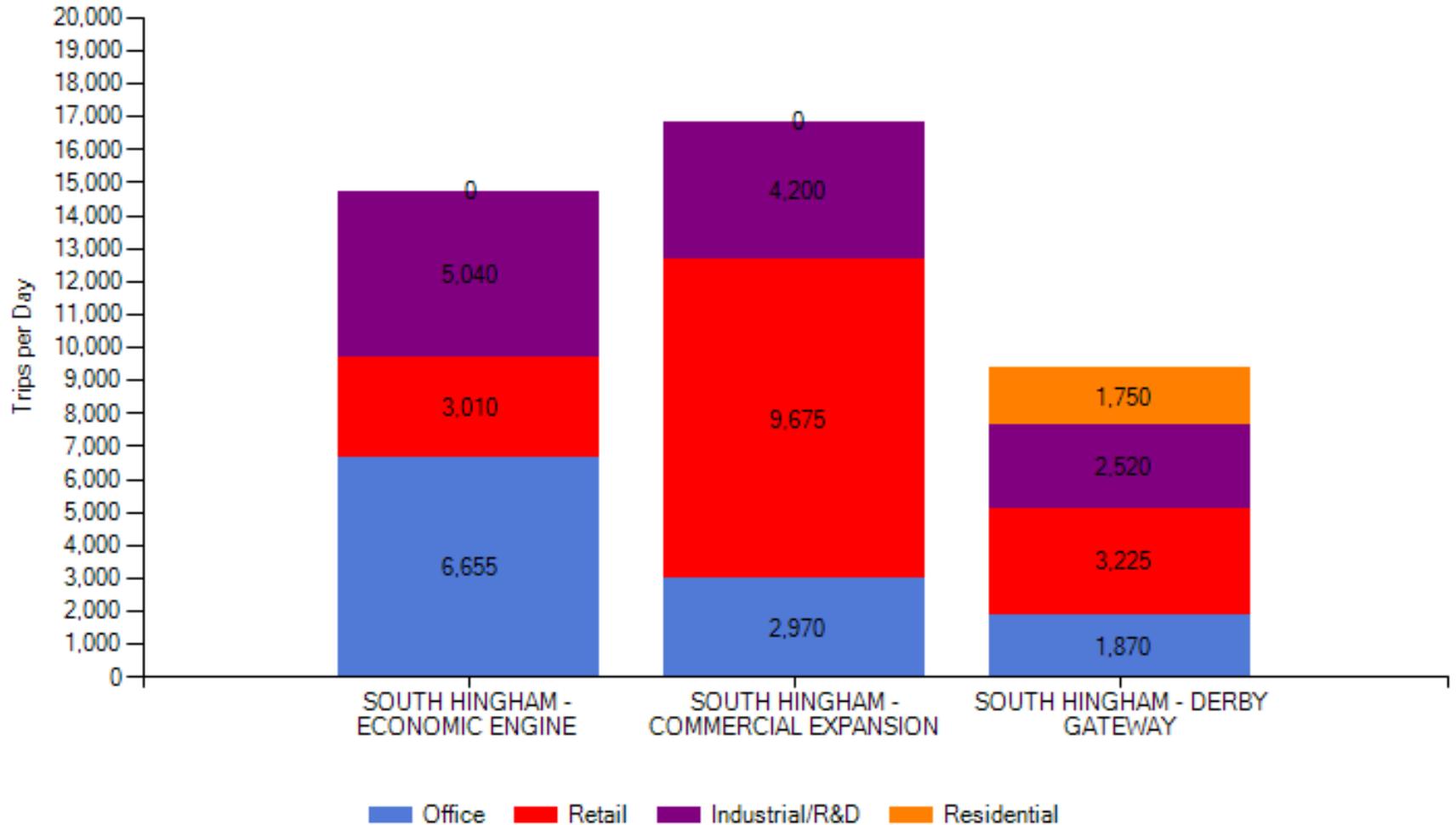


*Economic Engine* scenario would reduce the average annual single family tax bills by **\$117**.

Over 95% of homeowners would accrue a benefit of **less than \$250**.

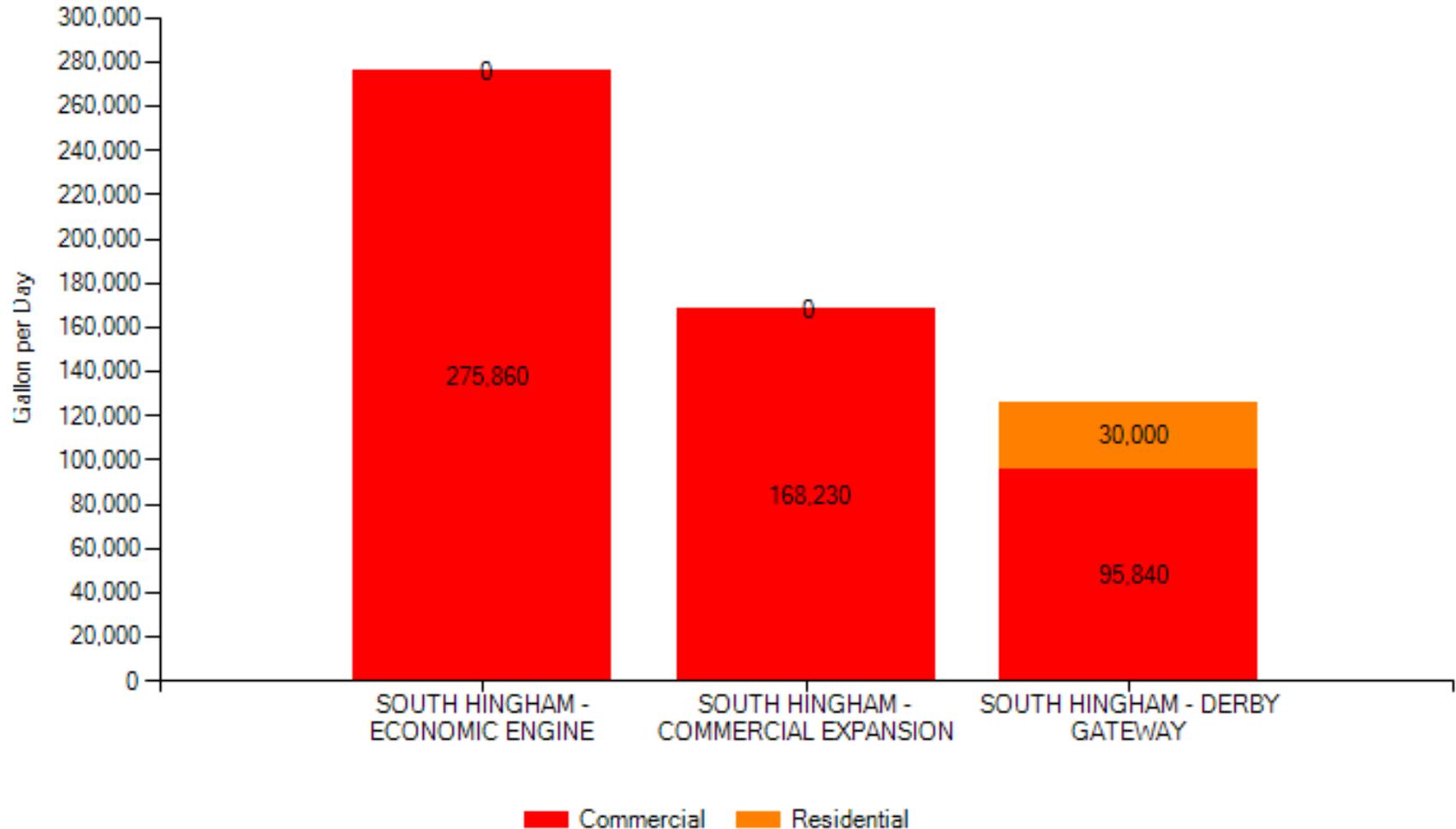
# Comparing Scenarios: Traffic

## South Hingham Trip Generation



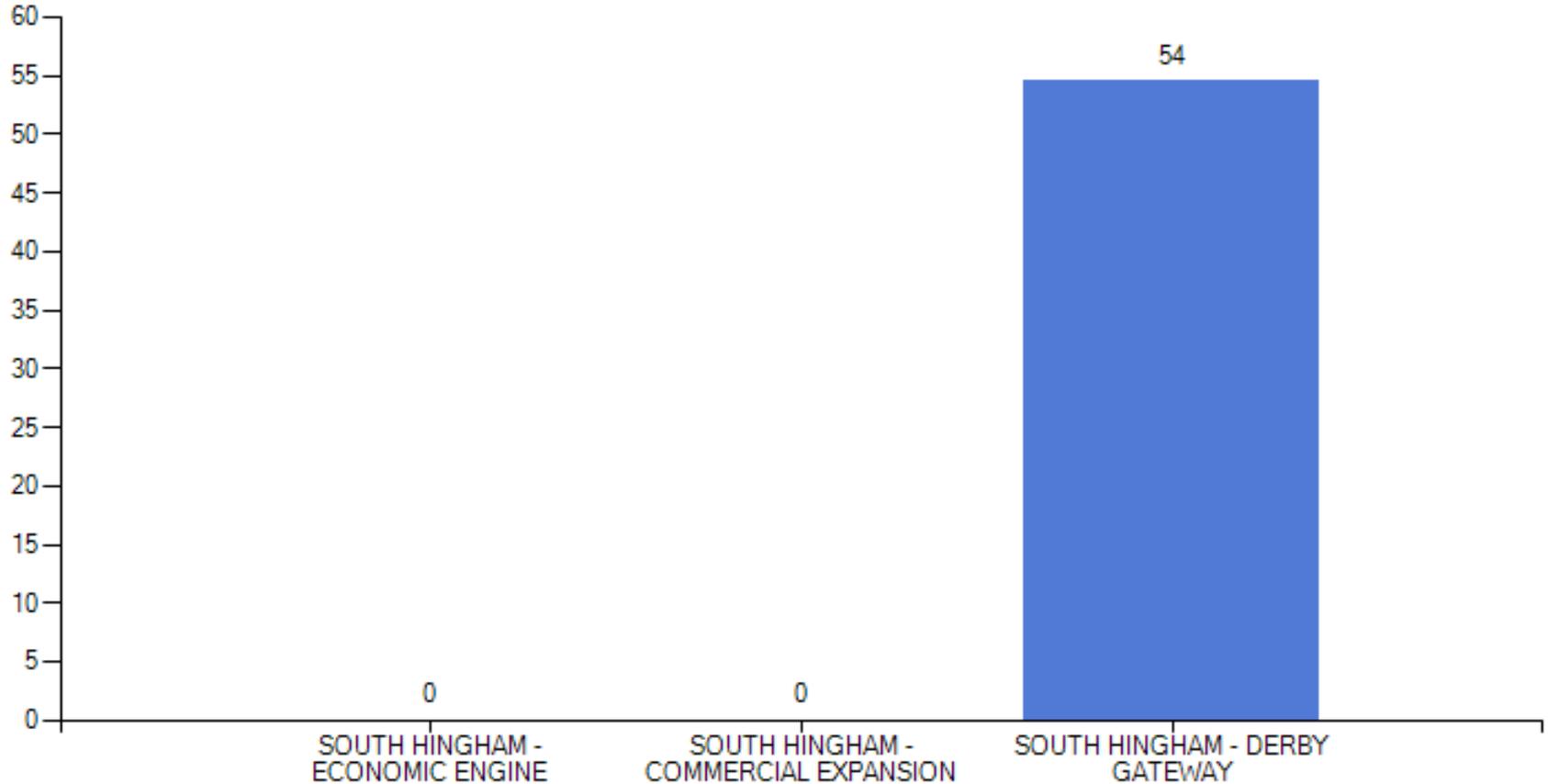
# Comparing Scenarios: Water

## South Hingham Water Demand

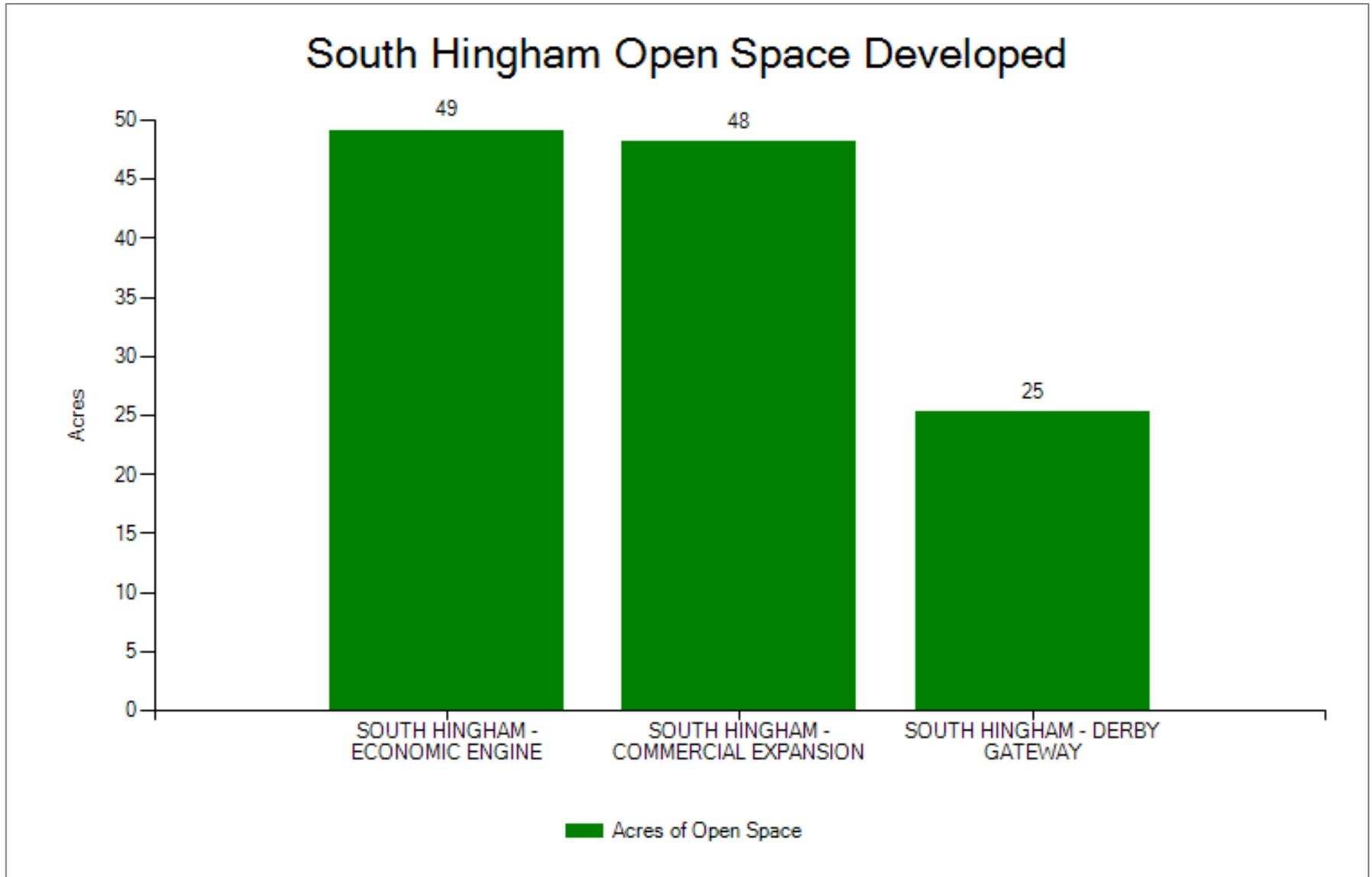


# Comparing Scenarios: Schoolchildren

South Hingham School-Age Children



# Comparing Scenarios: Open Space



**Thank You!**

**Tim Reardon**

Assistant Director of Data Services

[treardon@mapc.org](mailto:treardon@mapc.org)

