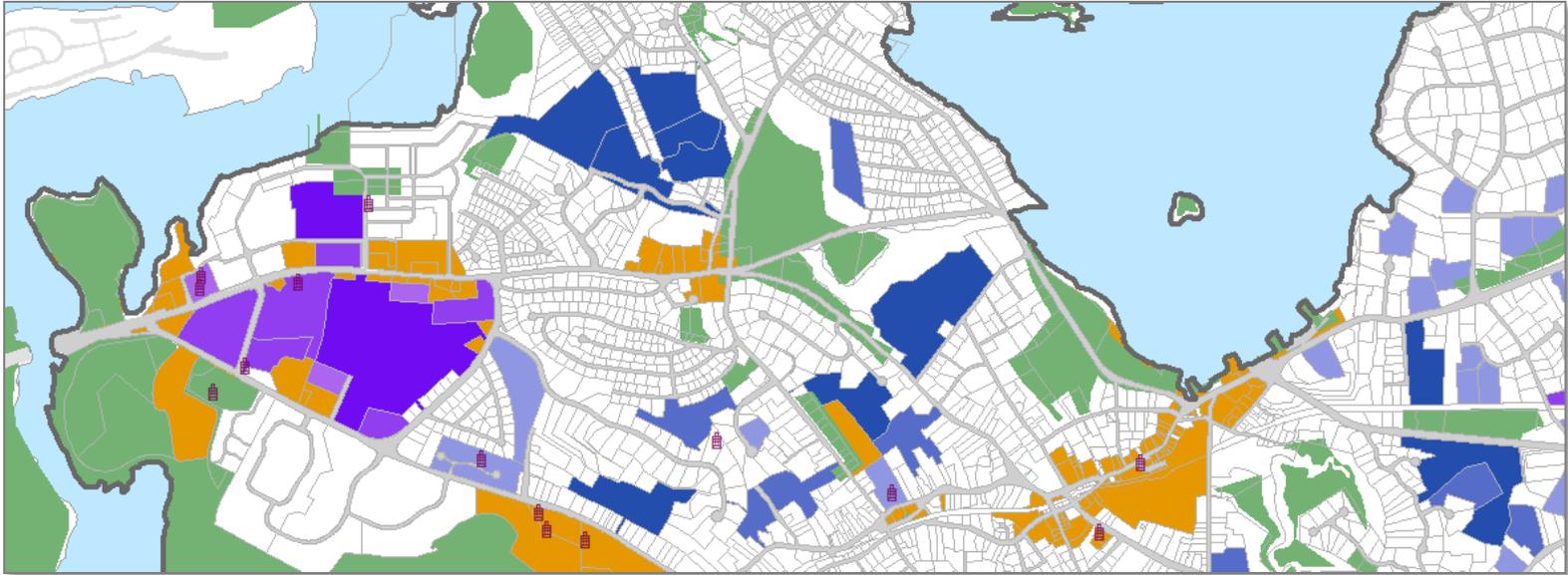


Hingham Master Plan Workshop



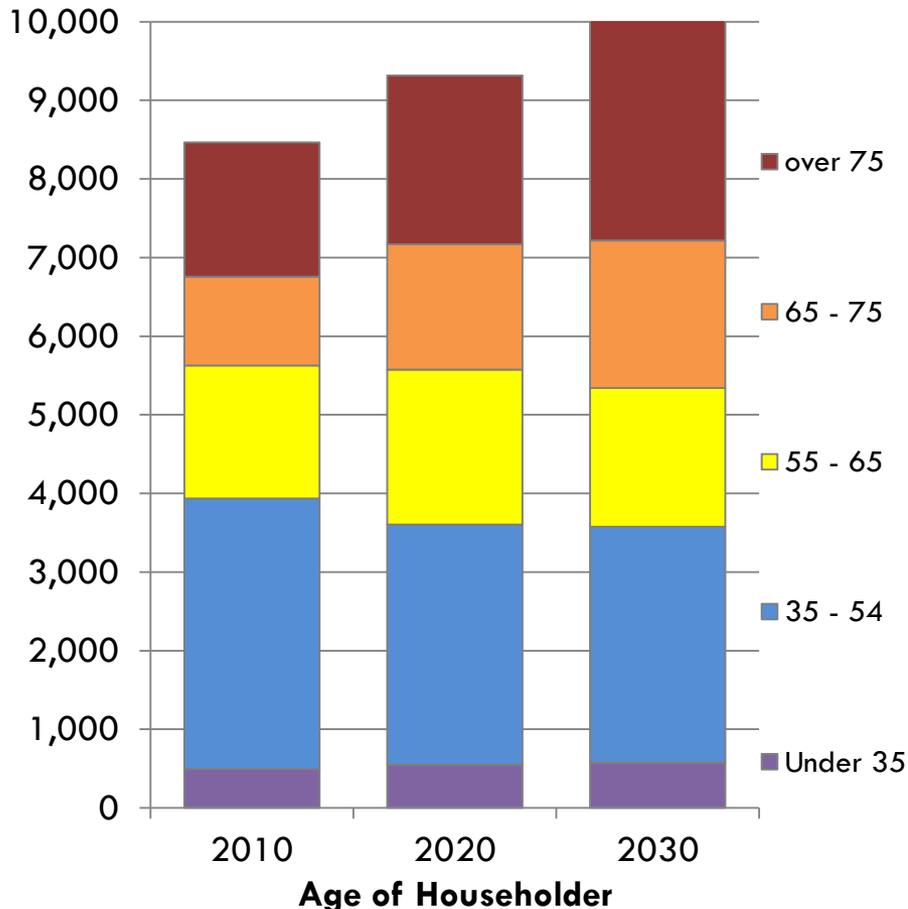
Exploring Alternative Futures

Hingham Master Plan Workshop #2

November 13 2013

The Coming Seniority Majority

Households by Age of Householder, 2010 - 2030, Town of Hingham



Source: U.S. Census, MAPC Population Projections 2013

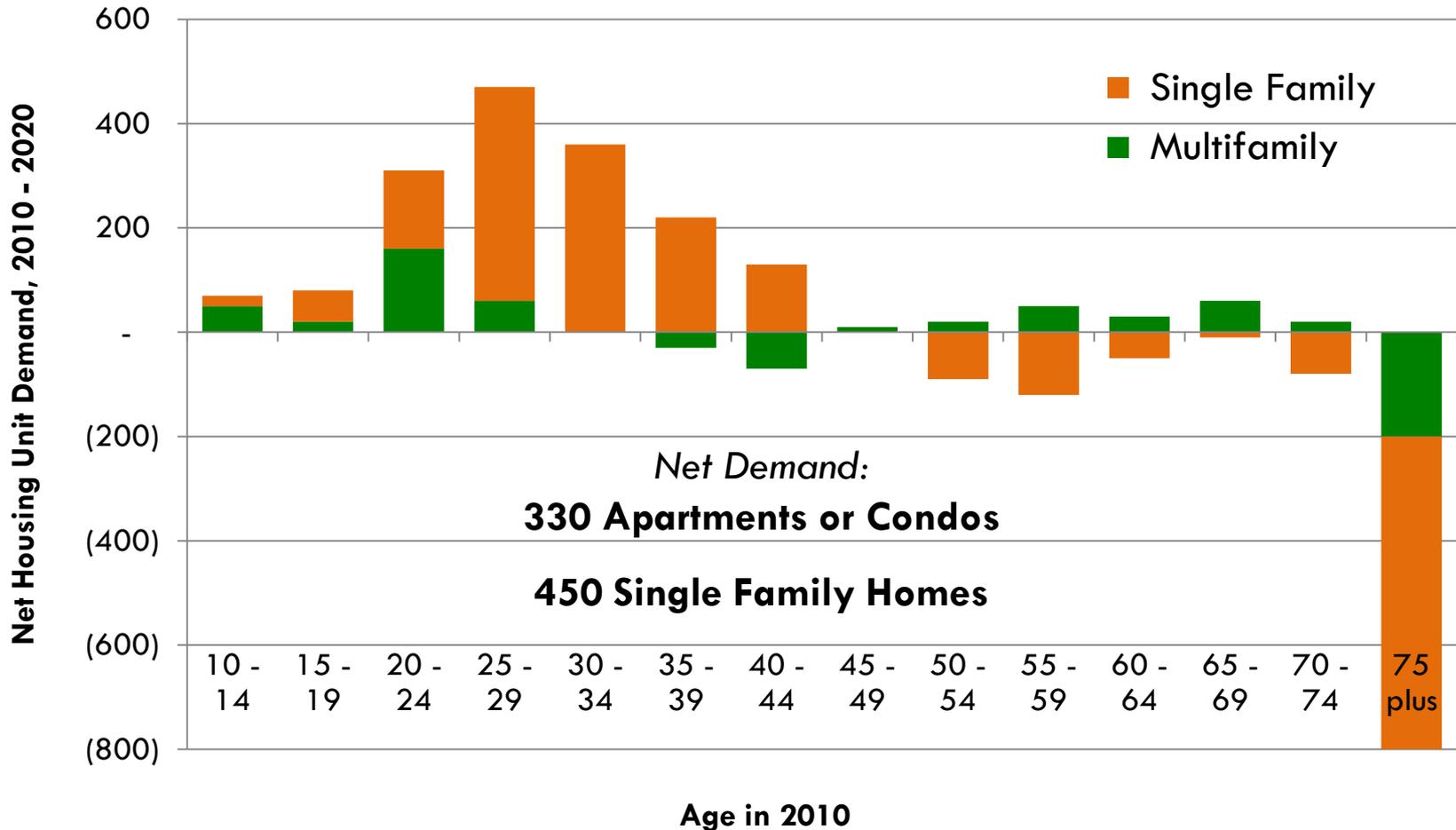
Town may add 1,500 households by 2030

Over-65 Householders:
34% in 2010
47% by 2020

Householders 35 - 64:
60% in 2010
47% by 2020

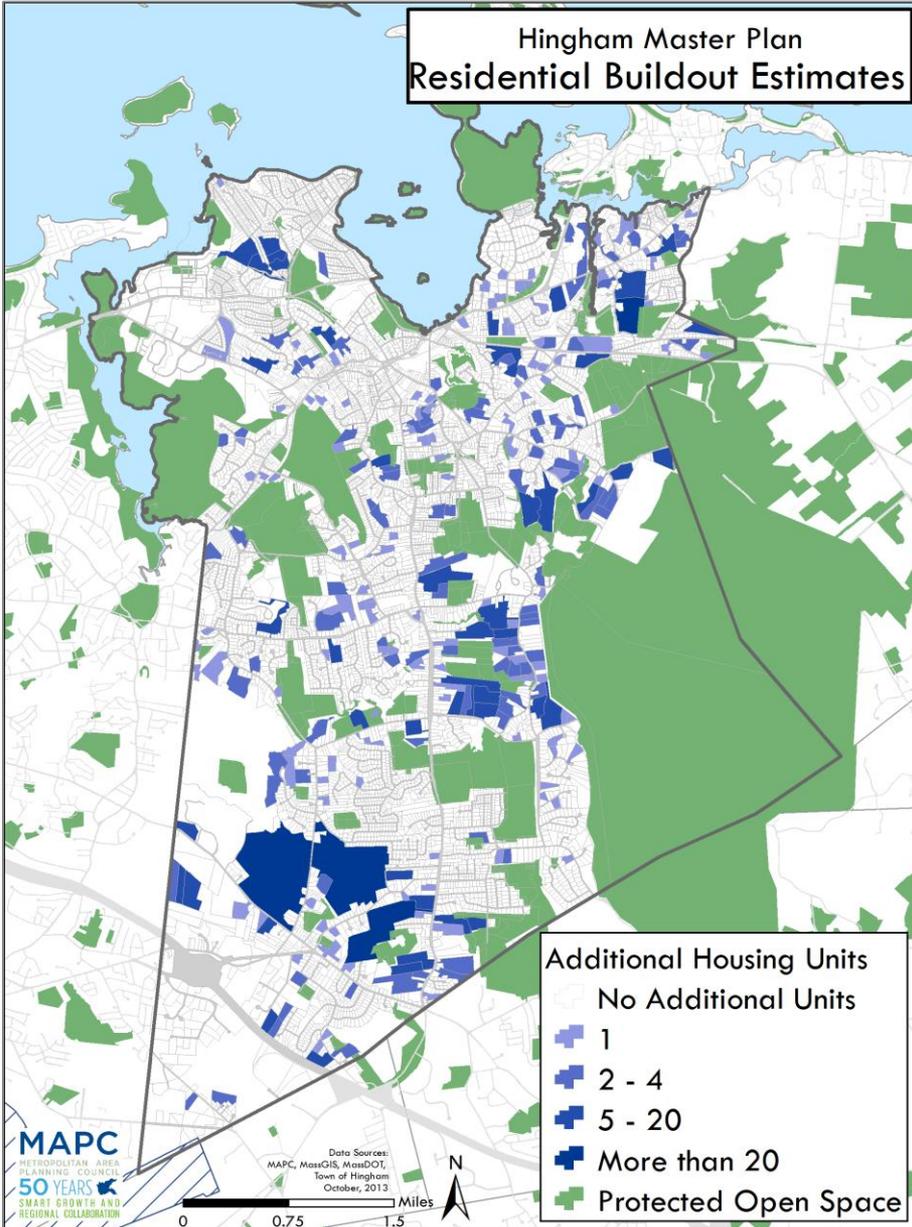
Life Cycle Housing Needs

**Net Housing Unit Demand by Age,
Town of Hingham, 2010 - 2020**



Housing Unit Capacity

Hingham Master Plan
Residential Buildout Estimates



Approximately 950 single family homes possible under current zoning

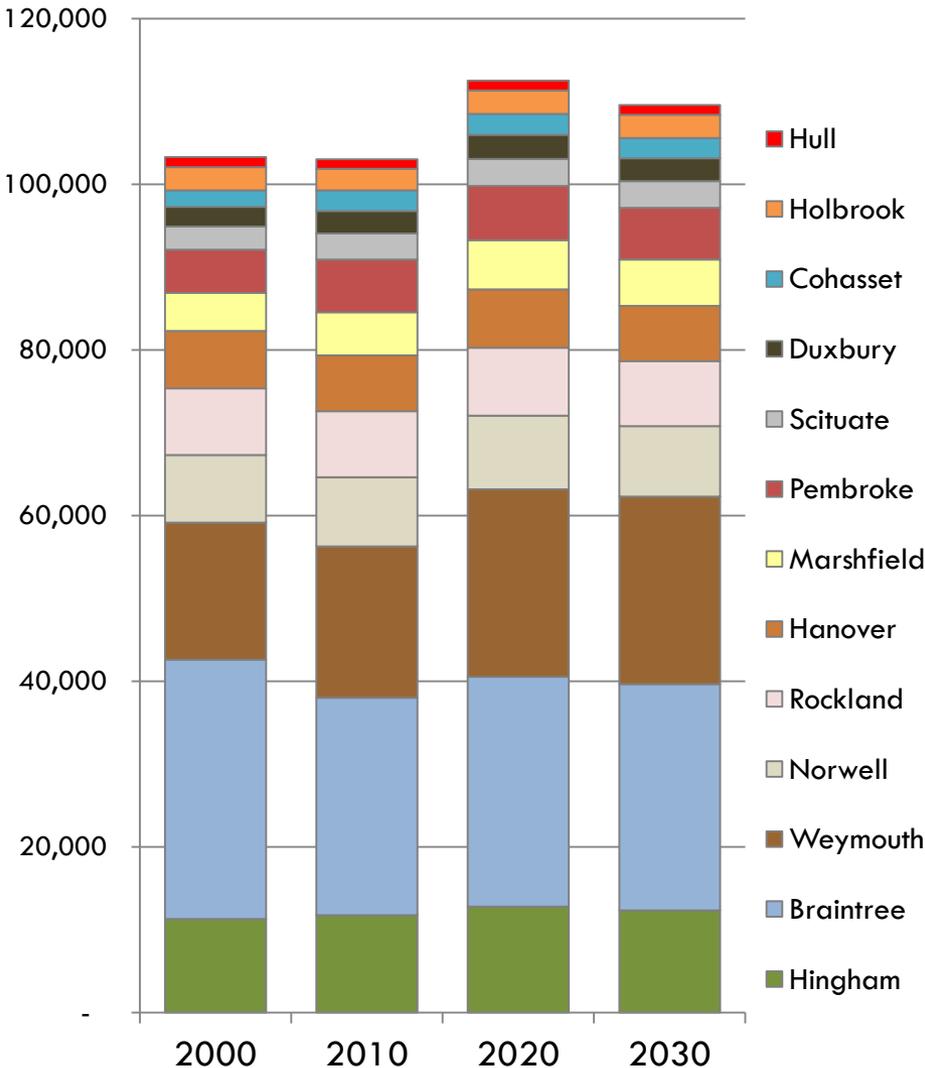
Average 1+ acre per unit

No multifamily housing permitted “as-of-right”

Will this meet the town’s needs?

Constrained Job Growth

South Shore Coalition Employment,
2000 - 2030



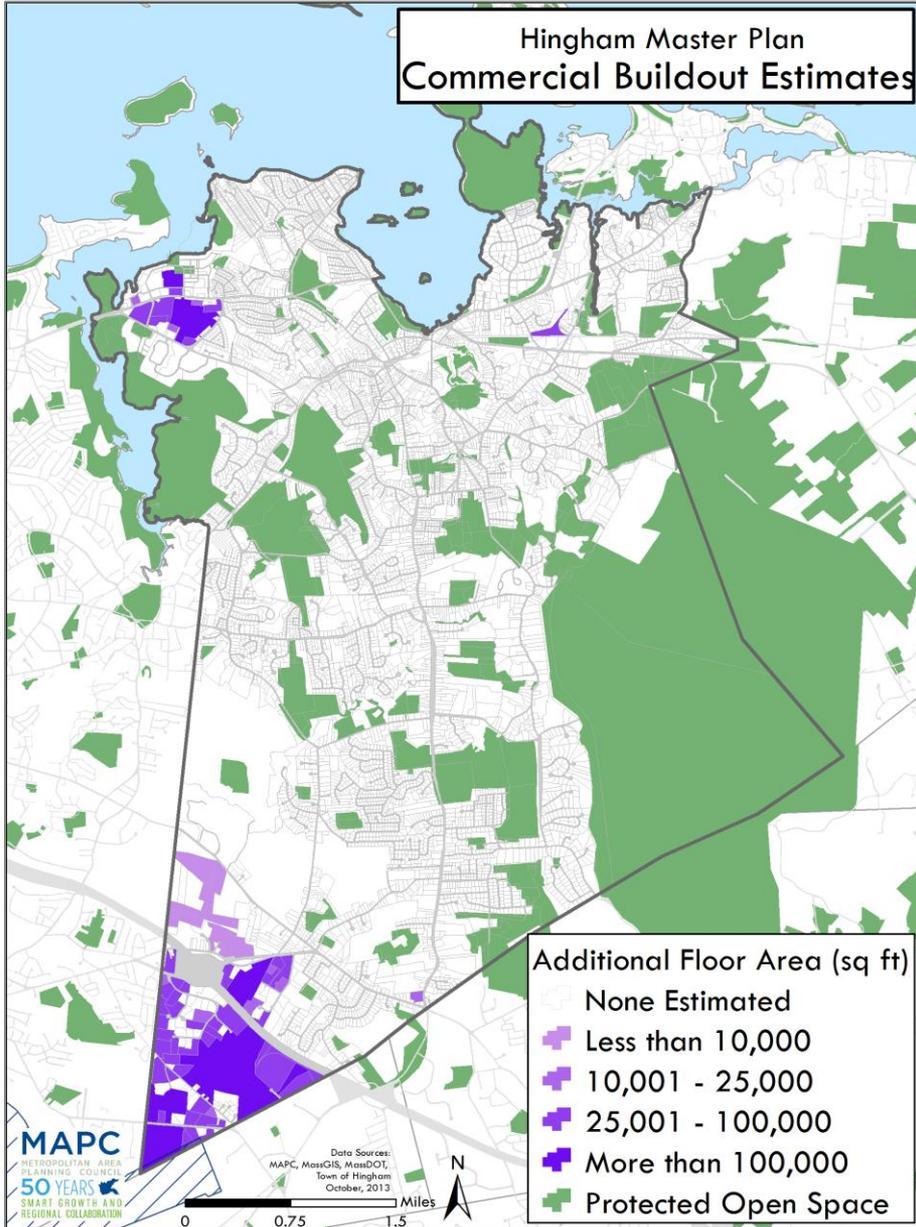
South Shore may add
6,500 jobs from
2010 – 2030

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

Commercial Development Capacity

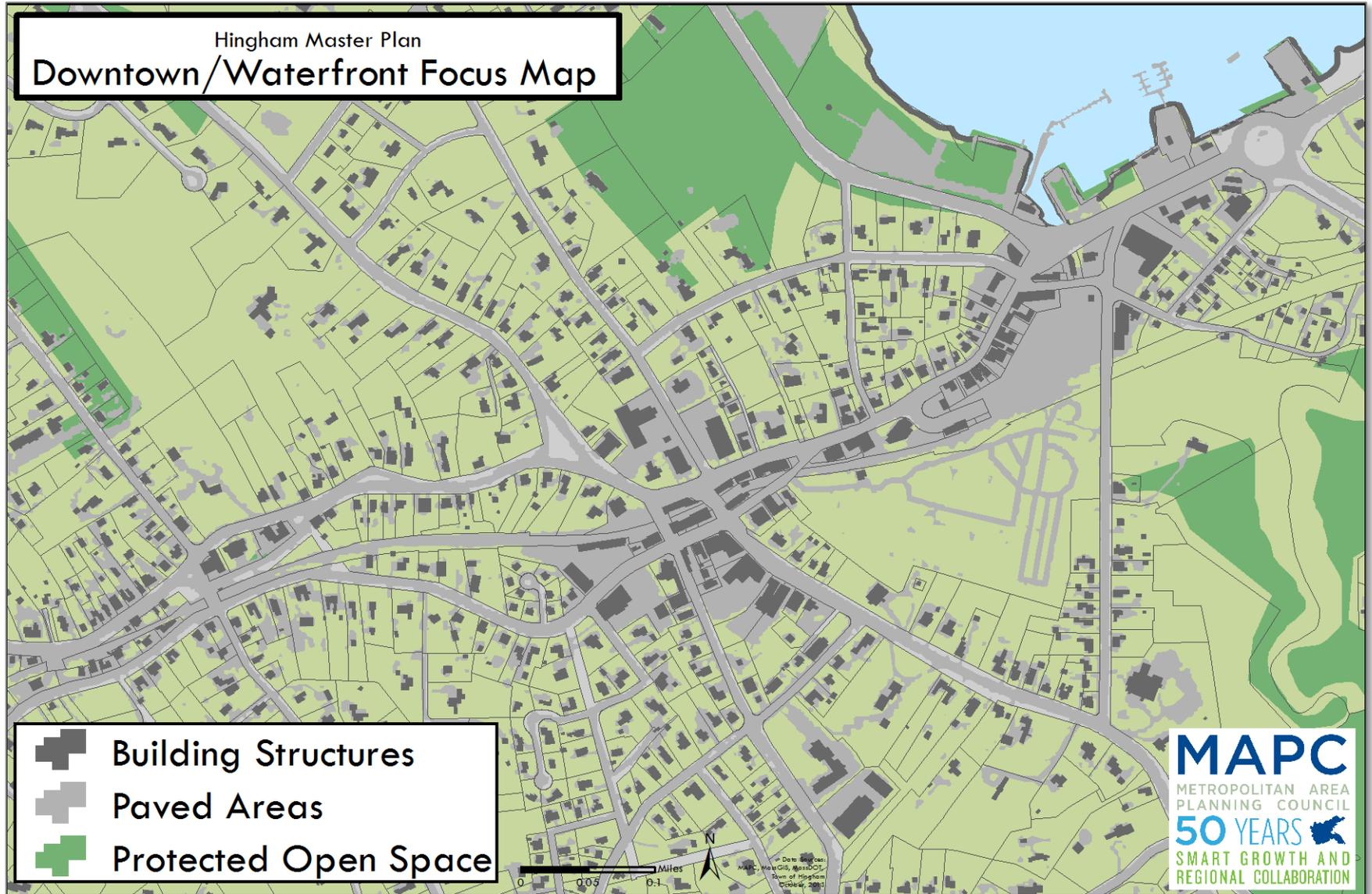


5 million square feet of nonresidential building possible given density of new construction

Might accommodate **12,000 new jobs**

Additional growth possible through reuse & infill *if* zoning restrictions are loosened

Hingham Square / Waterfront Focus



Questions for Discussion

1. Which scenario do you prefer, and why? Which do you think is most likely?
2. How would each scenario advance or detract from existing Master Plan goals?
3. How would you change any of the scenarios to make them more consistent with your vision for your focus area?

Shipyard Area Focus



South Hingham Focus

