



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lieutenant Governor ♦ Edward M. Augustus Jr., Secretary

November 21, 2023

Shawn M. Farrell
Chair, Hamilton Select Board
Select Board Office, Town Hall
577 Bay Road
P.O. Box 429
Hamilton, MA 01936

RE: Housing Production Plan – Certification Approved

Dear Mr. Farrell:

The Executive Office of Housing and Livable Communities (EOHLC) has reviewed the Town of Hamilton's October 23, 2023 request for certification of compliance with its Housing Production Plan (HPP). In order for a municipality to be certified the following needs to occur:

- The municipality must have a valid Housing Production Plan (HPP) at the time the units became initially eligible for the SHI.
- Housing units affordable to low- and moderate-income households and eligible for inclusion on the Subsidized Housing Inventory (SHI) have been produced during one calendar year, the same year for which certification is requested during the initial year of SHI eligibility.¹
- Units must total at least 0.5% units for Hamilton of year-round housing units for a one-year of certification. A total of 1% of year-round housing units for Hamilton are needed for a two-year certification.
- The units were produced and are eligible in accordance with the approved HPP and EOHLC's c. 40B Guidelines.²

EOHLC makes the following findings:

1. The municipality had a valid Housing Production Plan (HPP) at the time the units were produced. The HPP is valid until May 25, 2025.
2. The project for which certification is requested is Asbury Commons (Harborlights) at 466 Highland Street (SHI ID #10881). The project's Comprehensive Permit was filed with the Hamilton Town Clerk on March 21, 2023.
3. The project consists of 45 SHI-eligible units, which constitute enough units for a two-year certification period.
4. The housing development is consistent with the production goals outlined in Hamilton's HPP.

This certification is effective for a two-year period from March 21, 2023 to March 20, 2025. Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the

¹ Up to January 10th of the following year.

² <https://www.mass.gov/files/documents/2017/10/10/guidecomprehensivepermit.pdf>.

SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification.

I have included an updated list of SHI eligible units. Hamilton's current SHI stands at 5.67%. If you have any questions or need assistance, please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or Phillip.DeMartino@mass.gov.

Sincerely,



Caroline "Chris" Kluchman
Acting Director, Division of Community Services

cc: Senator Bruce E. Tarr
Representative Kristin E. Kassner
Joseph J. Domelowicz, Jr., Town Manager, Town of Hamilton
Patrick Reffett, Planning & Inspections Director, Town of Hamilton

EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES CH40B SUBSIDIZED HOUSING INVENTORY

Hamilton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
1273	n/a	Railroad & Rust St.	Rental	40	Perp	No	EOHLC
1274	n/a	121 Railroad Ave.	Rental	12	Perp	No	EOHLC
1275	n/a	117 Railroad Ave.	Rental	8	Perp	No	EOHLC
1276	n/a	31 Union St.	Rental	3	Perp	No	EOHLC
4301	DDS Group Homes	Confidential	Rental	0	N/A	No	DDS
6355	Union Square	Central & Harris Avenue	Rental	4	perp	Yes	EOHLC
7594	DMH Group Homes	Confidential	Rental	7	n/a	No	DMH
8744	Carriage House Junction	602-606 Essex St	Ownership	6	perp	YES	MassHousing
9941	Firehouse Place	69 Willow Street	Rental	4	Perp	YES	EOHLC MassHousing
10478	Asbury	Asbury Street	Ownership	2	Perp	YES	EOHLC
10677	434-438 Asbury St	434-438 Asbury St	Ownership	10	Perp	YES	EOHLC
10678	59-63 Willow St	59-63 Willow St	Rental	18	Perp	NO	EOHLC MassHousing
10881	Asbury Commons	466 Highland St	Rental	45	Perp	YES	EOHLC
Hamilton Totals				159	Census 2020 Year Round Housing Units		2,804
					Percent Subsidized		5.67%