

Policy profile

MBTA community	Yes	Housing Choice at a Glance – MAPC
MBTA Compliance Status	Interim Compliance	Multi-Family Zoning Requirement for MBTA Communities Mass.gov
Community Preservation Act (2023)	Yes	CPA State Map Community Preservation Coalition
Affordable housing trust (2024)	Yes	Affordable Housing Trust - Town of Hamilton, MA (hamiltonma.gov)
Multi-family zoning (2024)	Yes, by-right in business districts	HAMILTON ZONING BY-LAW (hamiltonma.gov)
Mixed-use zoning (2024)	Yes	HAMILTON ZONING BY-LAW (hamiltonma.gov)
Accessory dwelling units permitted (2024)	Yes, must be owner occupied	HAMILTON ZONING BY-LAW (hamiltonma.gov)
Inclusionary zoning (2024)	Yes	HAMILTON ZONING BY-LAW (hamiltonma.gov)
Smart growth overlay district (2024)	No	Layout (mass.gov)
Housing choice community (2024)	No	Housing Choice Designation Mass.gov
Subsidized housing inventory percentage (2023)	4.07%	Subsidized Housing Inventory (SHI) Mass.gov
HPP (2019)	Yes	download (mass.gov)

Housing Profile

Renter households with moderate cost burden (2016-20)	20.3%	DataTown (shinyapps.io)
Renter households with severe cost burden (2016-20)	23.6%	DataTown (shinyapps.io)
Owner households with moderate cost burden (2016-20)	19.5%	DataTown (shinyapps.io)
Owner households with severe cost burden (2016-20)	13.9%	DataTown (shinyapps.io)
Proportion of single family, attached homes (2016-20)	2.0%	DataTown (shinyapps.io)
Median value of owner-occupied housing units (2022)	\$650,700	Hamilton town, Essex County, MA - Profile data - Census Reporter
Median gross rent (2016-20)	\$1,469	U.S. Census Bureau QuickFacts: United States
Permitted relative to proportional share of housing needed	17.0%	Greater Boston Housing Report Card Interactive Tools Boston Indicators
Renter-occupied housing (2016-20)	17.4%	DataTown (shinyapps.io)

Population profile

Population estimates (2022)	7,586	Hamilton town, Essex County, MA - Profile data - Census Reporter
Population per square mile (2022)	534	Hamilton town, Essex County, MA - Profile data - Census Reporter
Proportion white alone, not Hispanic or Latino (2022)	93.0%	Hamilton town, Essex County, MA - Profile data - Census Reporter
Median household income (2022)	\$138,250	Hamilton town, Essex County, MA - Profile data - Census Reporter
Poverty rate (2022)	4.9%	Hamilton town, Essex County, MA - Profile data - Census Reporter

Government profile

Chief Municipal Officer	Manager	Town Manager - Town of Hamilton, MA (hamiltonma.gov)
District or At-large Council	At-large	Select Board - Town of Hamilton, MA (hamiltonma.gov)
Policy Board	Select Board (5)	Select Board - Town of Hamilton, MA (hamiltonma.gov)
Legislative Body	Open Town Meeting	About Town Meeting - Town of Hamilton, MA (hamiltonma.gov)