

# 59 Willow Street

## HAMILTON, MASSACHUSETTS

A new energy-efficient development offering affordable workforce housing and retail in downtown Hamilton.

### PROJECT TYPE:

Mixed-income rental housing and retail space

### DEVELOPMENT TYPE:

New modular construction

### UNITS:

18 total, with nine affordable workforce homes and 2,400 square feet of retail space

### TOTAL DEVELOPMENT COST:

\$8.48 million

### HNEF INVESTMENT:

\$1.7 million

### DEVELOPER:

Traggorth Companies

### COMPLETION DATE:

March 2022

## HAMILTON — A VIBRANT COMMUNITY

With a population just over 7,700, Hamilton is located on the North Shore of eastern Massachusetts, easily accessible to the Atlantic seashore with its beaches and pastoral landscapes.

Considered suburban-rural, the town includes many historic houses and old stone walls that accompany winding tree-lined roads. Hamilton is also closely tied to neighboring Wenham, sharing a school system, library, recreation department, commuter rail station, and newspaper.

The community of Hamilton-Wenham is a highly desirable place to live. Of the 34 communities in Essex County, Hamilton is currently ranked #5 for best public schools and #2 for best places to live according to Niche.com. Public schools in the region rank better on average than over 85% of peer schools across MA and 86% of adults have attained an associate's degree or higher, compared to 61% nationally. Hamilton also has a low unemployment rate of 2.4%, half the state rate of 4.8%, and a poverty rate of 6.3% compared to 9.4% for MA as a whole.

## A TOWN VISION FOR AFFORDABLE HOUSING

Town leaders in Hamilton actively planned for and promoted a more walkable, mixed-use, mixed-income neighborhood in the downtown area, as evidenced by the *2014 Hamilton-Wenham Village Vision + Action Plan* and the *2020 Housing Production Plan (HPP)*. Hamilton also has an Inclusionary Housing By-law, which requires one affordable unit after the first ten units are developed at market rate and then one affordable unit for every seventh unit thereafter. The 59 Willow Street development received overwhelming support from the town and community as Hamilton currently has just 3% affordable housing stock.



## A TRANSIT-ORIENTED, ENERGY-EFFICIENT DEVELOPMENT

59 Willow Street will be located one block west of Main Street in downtown Hamilton, a two-minute walk to the Hamilton/Wenham Commuter Rail Station, which provides access to Boston's North Station. Bounded by sidewalks, the development will be walkable to parks, many restaurants, a supermarket, and healthcare services. In addition, The Cummings Center, a 2.2 million square foot office campus is 4.5 miles south, offering employment and industry. The site is a one-acre parcel containing a historic retail building dating to about 1880 at 63 Willow Street and a vacant 1,100 square foot house that was demolished. 63 Willow Street will be retained along with its tenants and the lot subdivided to make room for the new building.

The development at 59 Willow Street will be a newly constructed three-story building containing 18 residential apartments, nine on each of the top two floors. Nine apartments will be affordable at 80% the area median income (AMI). The ground floor will have 2,400 square feet of retail space, a lobby, fitness center, office, resident storage, utility room, and 30 parking spaces. The building incorporates inclusive design features and will also achieve Passive House, EPA Indoor AirPlus, and Energy Star certifications. Rooftop solar panels will be installed, offsetting 64% of electrical usage. The development will be dependent solely on electricity for energy and heating.

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**OFFERING AFFORDABLE HOUSING AND ACCESS TO  
HIGH QUALITY SCHOOLS FOR FAMILIES**

When screening 59 Willow Street as a potential investment, HNEF found strong community support to be a factor. The site plan review was passed unanimously by the Hamilton Planning Board, and was supported by the Hamilton Board of Selectmen, Hamilton Affordable Housing Advocates, State Senator Bruce Tarr, and State Representative Bradford Hill.

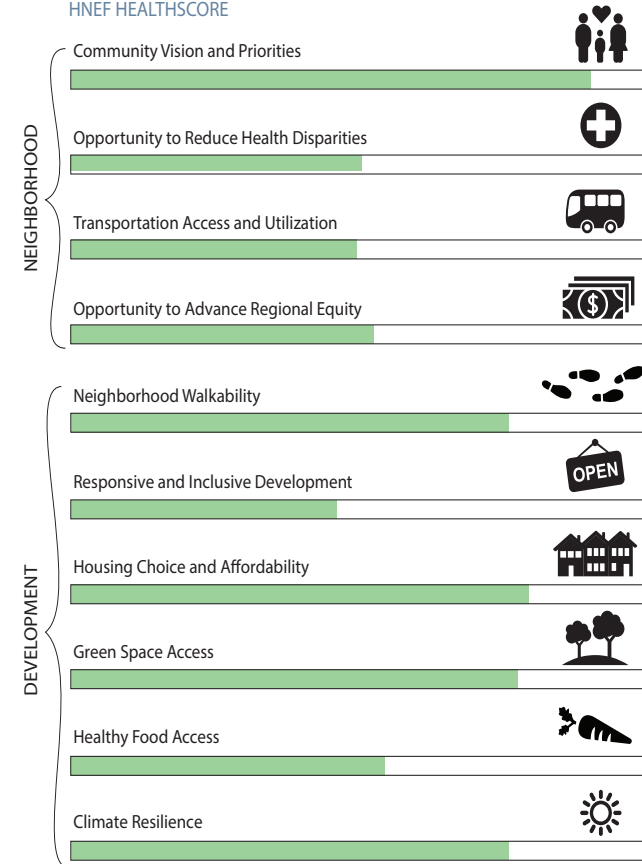
Excellent access to transportation and health services, plus the opportunity to offer families strong educational options added to a high impact neighborhood score. At the same time, the surrounding neighborhood has above average rates of renters who are cost burdened and children under five living in poverty compared to the state as a whole, indicating a strong need for more affordable family housing.

The development is high impact for walkability and access to green space: Patton Park and Pingree Park are both less than a half mile from the site and include a total of 19 acres. Healthy foods are also available within 1/3 of a mile. The building design is especially notable for its energy efficiency. Passive House standards reduce a building's carbon footprint and ultimately require little energy for heating or cooling. The lawn and landscaping will also be climate resilient, providing for rainfall capture at over 10 times the required volume.

The development is expected to create over 100 temporary construction jobs as well as two permanent jobs in property management plus several more in the retail space. To support racial equity and inclusion, the developer anticipates that 15% of contracts will be awarded to Minority Business Enterprises (MBEs), representing at least 15% of the total dollar value of contracts for this project. Traggorth further anticipates that 25% of total worker hours for this project will accrue to workers of color.

**59 Willow Street, Hamilton**

HNEF HEALTHSCORE



HEALTH SCORE: 67.04

RATING: High Impact

**INVESTING IN THE BUILDING BLOCKS OF HEALTHY  
COMMUNITIES IN MASSACHUSETTS**

The Healthy Neighborhoods Equity Fund (HNEF) is a private equity fund created by the Massachusetts Housing Investment Corporation (MHIC) and the Conservation Law Foundation (CLF) to finance transformative, transit-oriented development in Boston and gateway cities in Massachusetts. HNEF I, a \$22 million fund, closed in 2019 after funding nine developments. HNEF II, a \$50 million fund, launched in 2020. See [www.hnefund.org](http://www.hnefund.org).

