A GLOUCESTER PRIORITY

HOUSING

Community

HOUSING 4 ALL

Gloucester makes up **71%** of the **total population** but **82%** of the **poverty for the Cape Ann region**. (Gloucester, Rockport, Manchester, Essex)

Gloucester is home to an estimated population of 29,952 (2021) and 13,168 households (2.24 ppl).

Our community is rapidly aging with a **median age of 50** and **25%** of the population **65 or older**.

The racial and ethnic majority is 92% white and 90% Non-Hispanic or Latinx.

Gloucester's **economy employs 15,800** but only **48%** live here so **8,216** of our local workforce is either unable to find adequate housing or chooses to live elsewhere.

Housing Costs

Average Monthly Cost for a Studio or One Bedroom Rental \$1,900

Average Monthly Cost for a Two or Three Bedroom Rental \$2,500

.....

2022 Median Sale Price for a Single Family Home \$653,000 An increase of 45% since 2017

.....

A **\$15 min. wage worker** needs to work more than **90 hrs/week** to afford a **one bedroom** rental.

••••••

A family with a \$2,500/mo, 2-3 bedroom rental needs to earn \$90K/yr to keep housing costs at 30% of income.

Incomes

Gloucester's median annual income: for an **Individual** is \$64,141 for a **Household** (2.24 ppl) is \$82,984

•••••

An estimated 2,785 people live below the national **poverty level**, 13% are children under age 18.

•••••

Low Income Households

Federal and state housing programs define low, very low, and extremely low income households by size and income, with eligibility measured as a percent of Area Median Income (AMI).

ncome Level	1 Person	2 Person	3 Person	4 Person
30% AMI	\$29,450	\$33,650	\$37,850	\$42,050
50% AMI	\$49,100	\$56,100	\$63,100	\$63,100
80% AMI	\$78,300	\$89,500	\$100,700	\$111,850

Housing Supply

Estimated Housing Units: 15,133

63% Owner Occupied 37% Renter Occupied

.....

The 1969 Comprehensive Permit Law, requires MA cities/towns to have at least **10%** of their housing stock set aside as affordable housing. According to the Subsidized Housing Inventory (SHI), used to measure a community's stock, Gloucester has yet to meet this minimum target.

Estimated SHI Units: 1,011

89 Homeowner Units 922 Rental Units

Estimated **waitlist** for subsidized rental housing **3 to 6 years**.

A HOUSING COST BURDENED COMMUNITY

The most common measure to understanding a community's housing affordability need is the percent of income that households spend on housing costs.

48% of Gloucester renter households are housing cost burdened spending more than 30% of income on housing costs.

26.2% of renters are **severely cost burdened** spending **more than 50%** of income on housing costs.

.....

36% of Gloucester homeowner households are housing cost burdened.

13% of homeowners are severely cost burdened.

60% of Gloucester households **meet the income eligibility levels** for federal and state housing programs.

.....

Communities where more than 30% of households are cost burdened have an <u>affordable housing shortage</u>.

Sources: 2017-2021 ACS 5-year Census; MLS Property Information Network; Zumper Rental Platform; City of Gloucester & DHCD SHI Inventory; Gloucester Housing Authority; Action Inc. *Community Assessment Report 2021-2023*; National Low Income Housing Coalition, *The Gap 2023*

.

Housing for All Gloucester (H4AG) is a community organization focused on creating solutions to increase fair, affordable, and environmentally sustainable housing that supports the cultural and economic diversity of Gloucester.

SUPPORT

inclusive, fair, economically, culturally and racially equitable planning and zoning across all neighborhoods

the creation of housing that is affordable to those with moderate, limited-wage or fixed incomes

housing that preserves green/open space, utilizes clean, renewable energy, and addresses our climate and environmental related challenges

ADVOCATE

for a range of policies and projects to increase affordable housing — both rental and homeowner

H4AG **GOALS**

ENGAGE

city officials, allies, and neighbors to identify funding resources, housing and land use opportunities that will expand housing diversity and affordability

PROMOTE

the preservation and expansion of existing multi-family housing

community engagement and understanding that more affordable housing is a benefit to all and connected to our City's economic vitality

LEARN MORE ABOUT HOUSING4ALL GLOUCESTER :

Visit our Website: www.housing4allgloucester.org Follow Us: www.facebook.com/Housing4AllGloucester Email Us: housing4allgloucester@gmail.com Sign Up & Get Involved: www.housing4allgloucester.org/getinvolved