

Housing and Homelessness

Newburyport

- 3,060 plus households in Newburyport, depending on family size, may qualify for low-income housing..
- **Percent of residents below poverty level who rent:** 59.9%
- The median home value in Newburyport, MA, is \$438,380. Home appreciation is -8.50% over the last year. The median age of Newburyport, MA, real estate is 62 years.
- Renters make up 31.51% of the Newburyport, MA, population. 3.9% - 4.69% of houses and apartments in Newburyport, MA, are unoccupied (vacancy rate).
- **Homes rented:** 2,509
- **Rental Prices:** MA HUD, 2009 fair market value for a 1 bedroom: \$1,146, 2 BR: 1,345. At minimum wage, one would need to work 143 hours or 3 ½ weeks to pay for rent alone. **Median Rent:** \$1,029 (2008)
- **Public Housing Units (1999):** State 166, Federal 50
- **Rental Assistance (1999):** State = 14, Federal Section 8 = 81
- **Newburyport Housing Authority:** 371 total units; owns and manages 50 units of Federal Public Housing located at Horton Terrace; administers 102 Section 8 vouchers under the Section 8 Housing Choice Voucher Program; owns and manages 192 units of State-aided Family and Elderly/Disabled Conventional Housing; 16 units (2 homes) of 689-C State-aided Special Needs Housing for the mentally challenged and 8 units (1 home) of 689-3 State-aided Special Needs Housing for the mentally ill; administer 3 units of State-aided vouchers. Newburyport Affordable Housing Corporation - 8 Section 8 units by lottery available in 6 months.
- **Newburyport Public Housing wait list time:** Family housing - 5 years, Disabled - 5 years, Elderly - 1 to 2 years, Section 8 - 7 years
- **McKinny-Vento Act Students:** 2005-6 = 7 students, 2006-7 = 8, 2007-8 = 15, 2008-9= 11, 2009-10 = 12
- **Homeless (not housed):** 2-10

Income Limits State & Federal Public Housing Section 8 & AHVP Rental Assistance Programs

Effective 3/2007 <u>Your Family Size</u>	Section 8 Very Low Income (50% of PMSA)	AHVP Federal & State Public Housing Low Income (80% of PMSA)
1	\$29,450.00	\$46,300.00
2	\$33,650.00	\$52,950.00
3	\$37,850.00	\$59,550.00
4	\$42,050.00	\$66,150.00
5	\$45,400.00	\$71,450.00
6	\$48,800.00	\$76,750.00
7	\$52,150.00	\$82,050.00
8	\$55,500.00	\$87,350.00

- **Housing:** due to the high cost of housing, it is extremely difficult for the poor and lower middle class to afford housing. Low income housing groups the poor; reduces opportunity for diverse economically diverse socialization; stigmatizes the residents; has limited neighborhood amenities; and is economic segregation that can be a source of social rejection for children.
- **Why the increase in homelessness:**
 - Incomes of low-wage workers have been static or declining, even in recent good years.
 - Fewer people on welfare, but that doesn't mean they earn enough to afford rent.
 - Home values and rents have risen.
 - Affordable housing has not kept up with population growth.
 - In fact, millions of "low-rent units" have disappeared since the 1970s, either abandoned or converted into higher-end housing.
 - 40 hours at minimum wage does not cover rent at fair market rent - median-income renter would need to spend more than half (51 percent) of his or her income to rent the average-priced rental unit.
 - Foreclosure: In 2008, foreclosure deeds of more than 12,500 (4 times higher than in 2006), added to the more than 4,000 families who had lost their homes the previous year. Foreclosures affect renters with multifamily properties represented 34% of the properties.

- The projected annual cost savings to the Commonwealth per housed tenant is \$8,948.52 compared to shelters.
- In 2006 \$238M in state dollars was spent on managing homelessness. Average cost of shelter by type: Transitional \$11,550; Episodic \$21,450; Long term \$48,440.
- According to research conducted by the University of Massachusetts' Center on Social Policy, an estimated 28,000 unaccompanied individuals stay in emergency shelter in a given year.
 - In 2003, the average age of shelter guests was 41 years.
 - 9% of those served were between the ages of 18 and 24 yrs.
 - Elders represented one of the fastest growing populations, representing 14% of the emergency shelter population in 2003; up from 8% in 1999.
 - 70% of the shelter guests in 2003 had high school education or higher.
 - A significant portion of the population was working, but their average income of was only \$970/month.
 - Approximately 25% were struggling with mental health issues, and 30% with substance abuse.
 - 40% of the male homeless population are veterans
 - Foster children are 8 times more likely to be homeless in their lifetime.
- 52% of homeless in MA are parents and children - higher than the national average.
- Oct. 2006, more than 1,400 families (3,000 children) were in emergency state shelters each night.
- Characteristics of the average homeless family:
 - The average age for the head of household is 31 years and the average family size consisted of a mom and 2 children.
 - 54% of the parents had at least a high school degree/GED or higher.
 - These families were very low income – the average income for all families was only \$573/month
 - Working families fared better, but still were subsisting on only \$1,232/month.
 - Families remained in shelters on average for 6 months in 2006 (longer today)
- Housing subsidies and low-income housing only help a small percentage of eligible families due to inadequate funding.
- 2009 March: There are 17,505 homeless children in Massachusetts.
- 2009 March: 18% of homeless children in Massachusetts reported moderate to severe health conditions, as opposed to only 8.5% of middle-income children in Massachusetts.
- Family emergency shelter system have families in state-funded *motels* without access to kitchen facilities and with limited access to supports and limited ability to meet other basic family needs, while they wait for a room in a shelter to open up.
- Compared with both middle-class and poor housed peers, young homeless children experience more *developmental delays*, emotional problems such as anxiety and depression, and behavioral issues.
- Homeless Children are set back academically on average 4-6 months with each change of school.

