

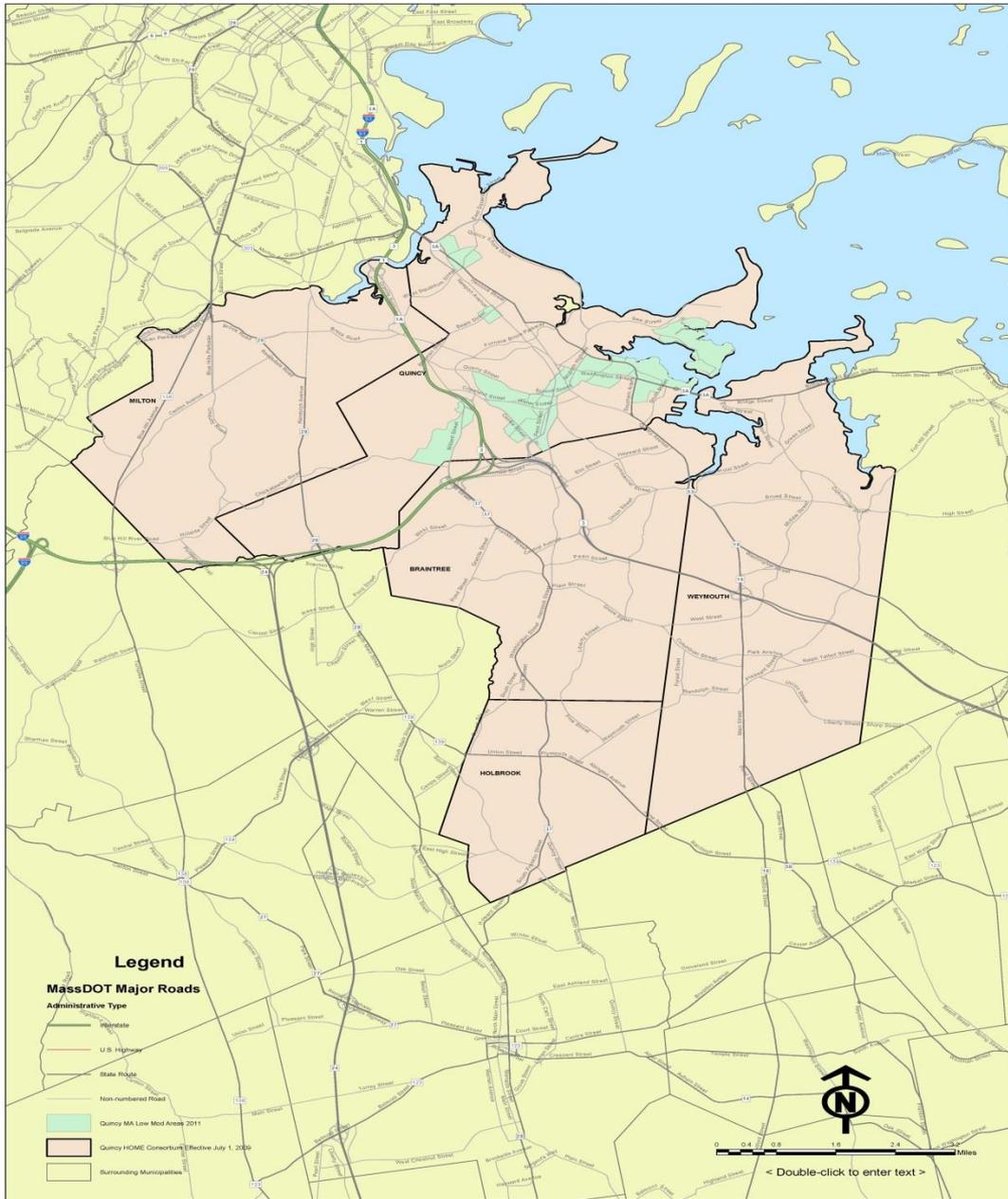
Data Snapshot of Quincy & South Shore HOME Consortium

City of Quincy Planning & Community Development
Prepared by Liz Manning, Principal Planner
December 10, 2014

Data Snapshot of Quincy & South Shore HOME Consortium

- * South Shore HOME Consortium – similarities and differences re: population by age & race, housing and household characteristics and select socio-economic indicators
- * Quincy-only – 2000 to 2010 population changes and projections; CHAS data analysis; select indicators
- * Sources: 2010 and 2000 Census, 2008-2012 ACS, Quincy Profile 1999, HUD CHAS data, Greater Boston Housing Report Card, Regional Fair Housing Plan

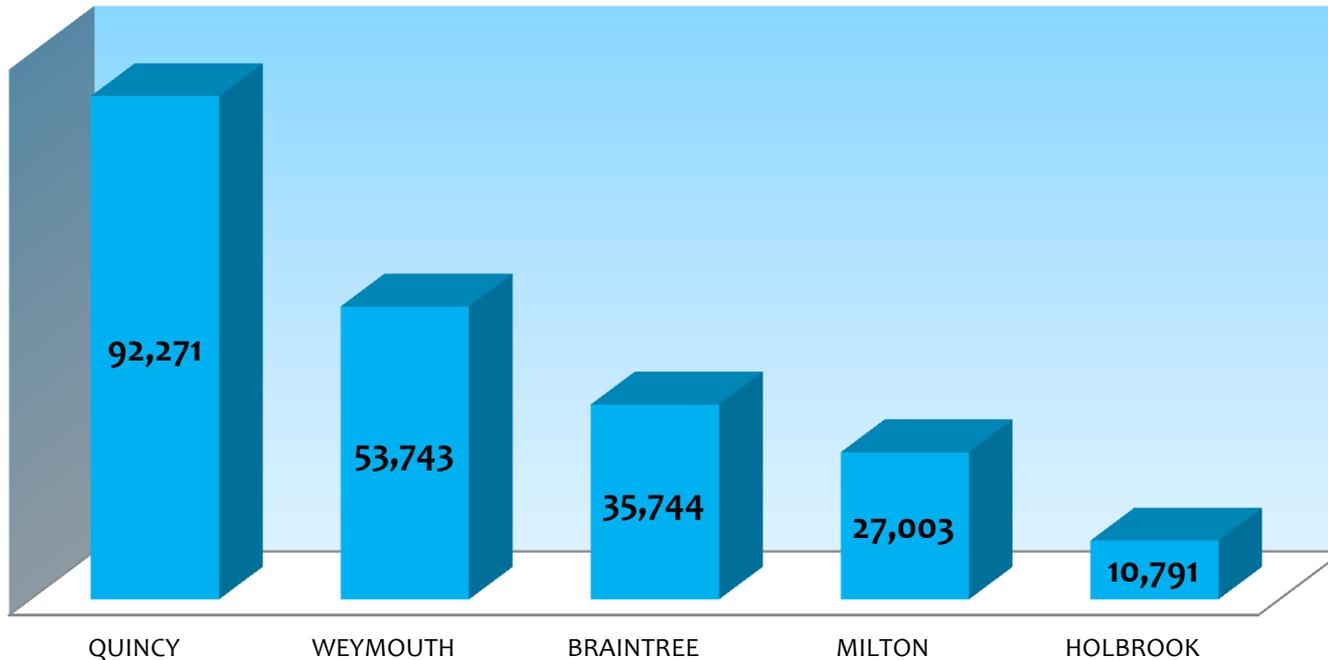
Quincy HOME Consortium and Low Mod Block Groups



Data Snapshot of Quincy & South Shore HOME Consortium

Population of 216,605
94,594 total housing units

South Shore HOME Consortium 2010 Population by Community

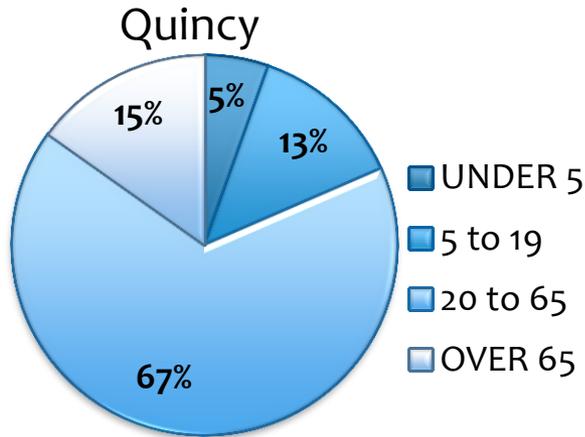


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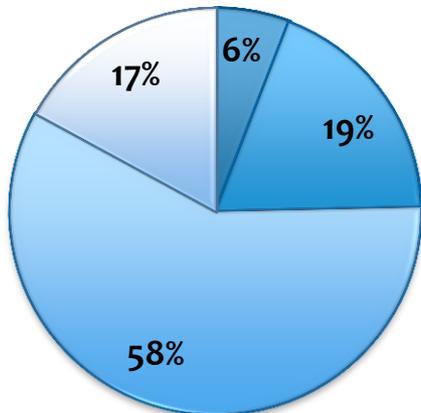
- * Over 65 population in Braintree highest at 17%
- * Under 5 population virtually same in all 5 communities (6%)
- * School-aged population highest in Milton (23%) and Braintree (17%)
- * Quincy has highest number age 25-34 (19%)
- * Percent of young adults (18-24) (excepting Milton) share is lower than the State overall

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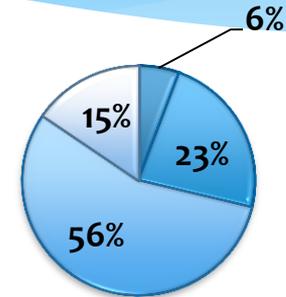
Population by Age 2010



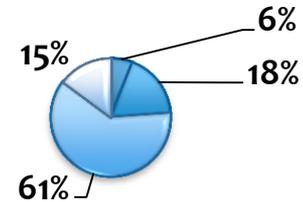
Braintree



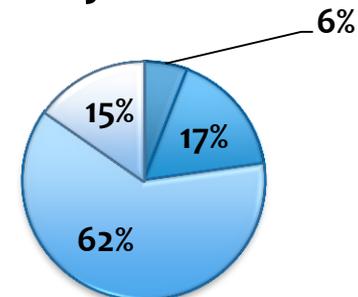
Milton



Holbrook



Weymouth



Data Snapshot of Quincy & South Shore HOME Consortium

- * Racial Composition differs across HOME Consortium
- * Holbrook, Weymouth and Braintree have higher percent White population when compared to Quincy, Milton and state overall (76%)
- * Quincy most racially diverse; Weymouth least racially diverse
- * Asian largest non-white race in Quincy, Weymouth and Braintree
- * Black largest non-white race in Milton and Holbrook

2010	QUINCY	MILTON	HOLBROOK	BRAINTREE	WEYMOUTH
White Population	62,098	20,901	8,935	30,976	48,230
Non-White Population	30,173	6,102	1,856	4,768	5,513
Percent Non-White	33%	23%	17%	13%	10%

Quincy HOME Consortium: Demographic & Housing Data Analysis

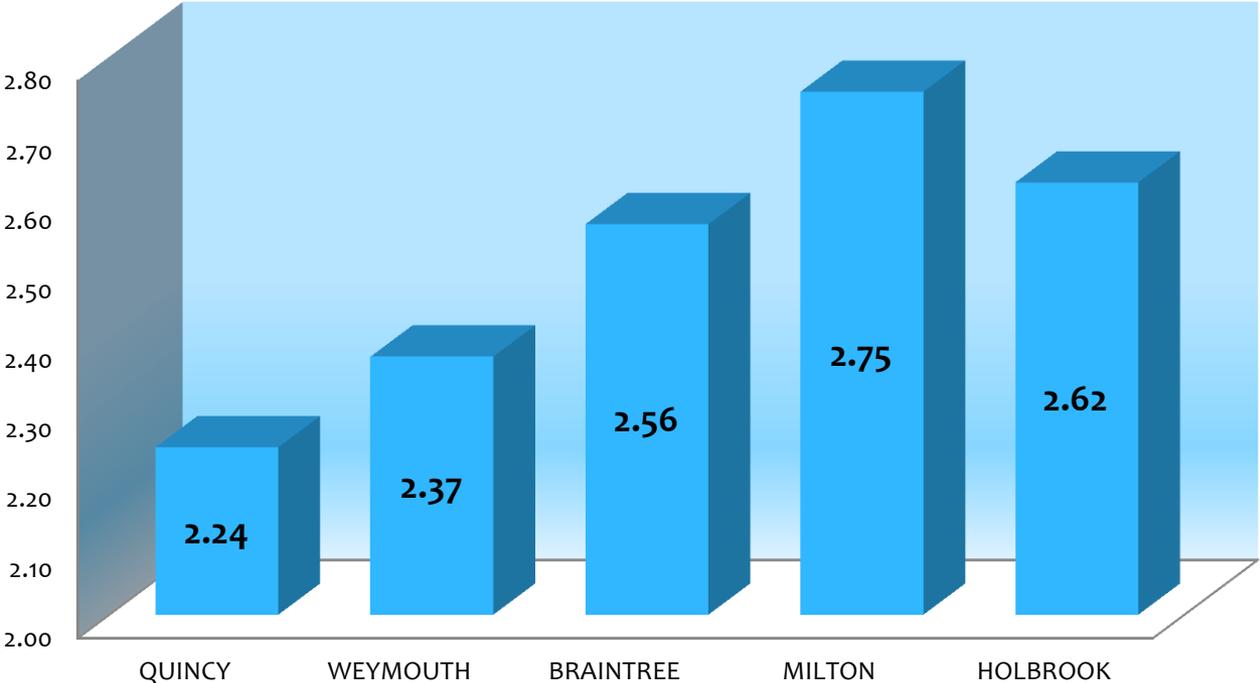
- * Quincy foreign born population is 28% of overall population (25,860)
- * Milton has other highest percentage area of foreign born (16-20%)
- * Quincy has highest percent of linguistically isolated households where no one over age 14 speaks english “very well”

Quincy HOME Consortium: Demographic & Housing Data Analysis

- * Milton highest average household and family size
- * Quincy lowest average household and family size
- * Reflects how relative affluence varies in 5 communities
- * Variety of household types in 5 communities
- * Non-family households total 48% in Quincy; 26% in Milton
- * Female Headed Households with children under 18 comprise roughly 5% of all households in all Consortium Communities

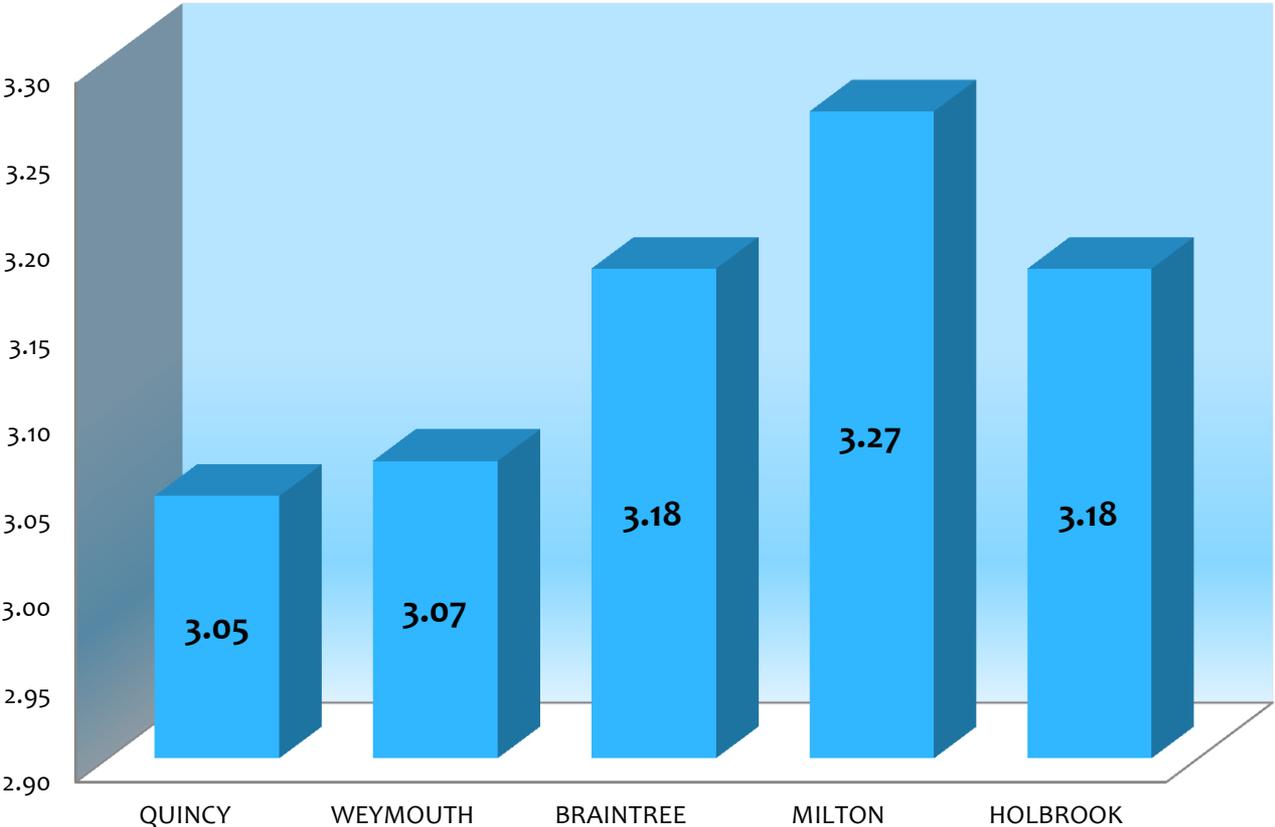
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Average Household Size in 2010

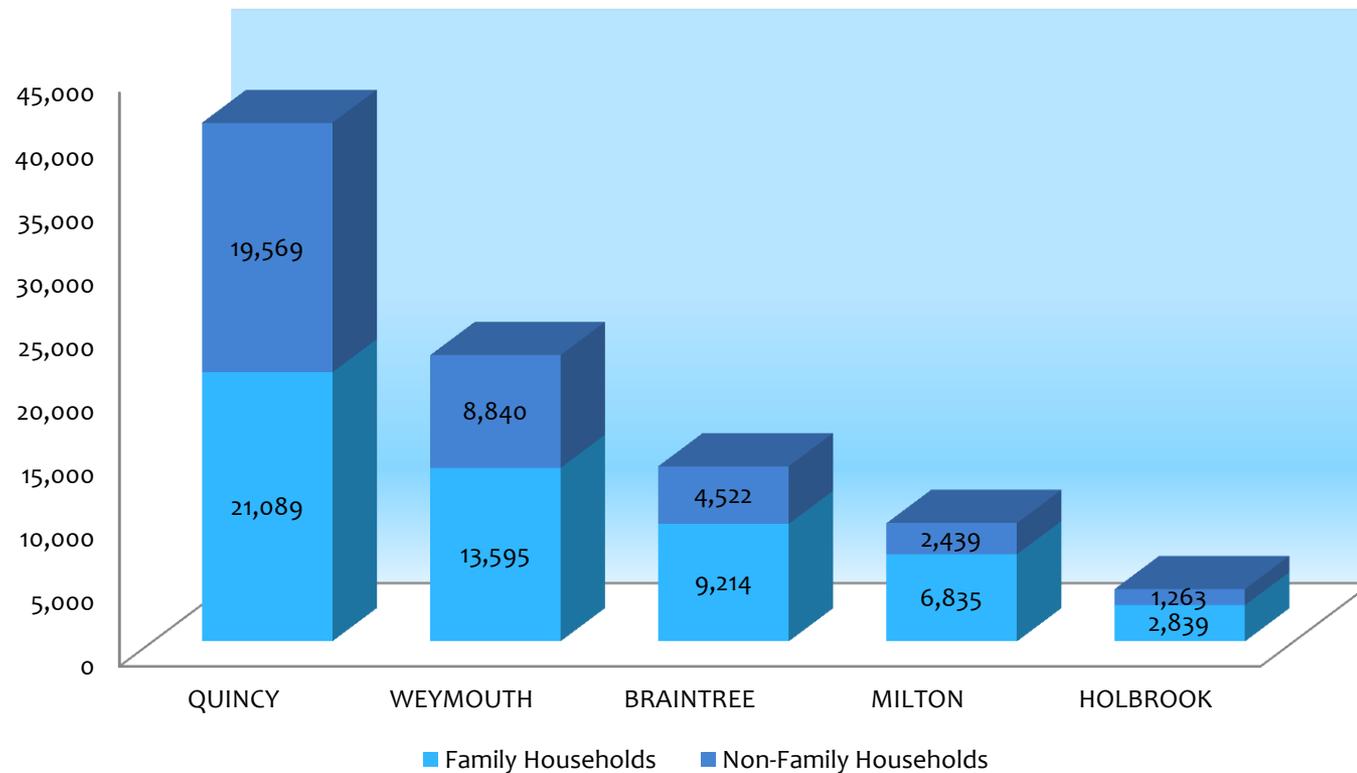


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Average Family Size in 2010

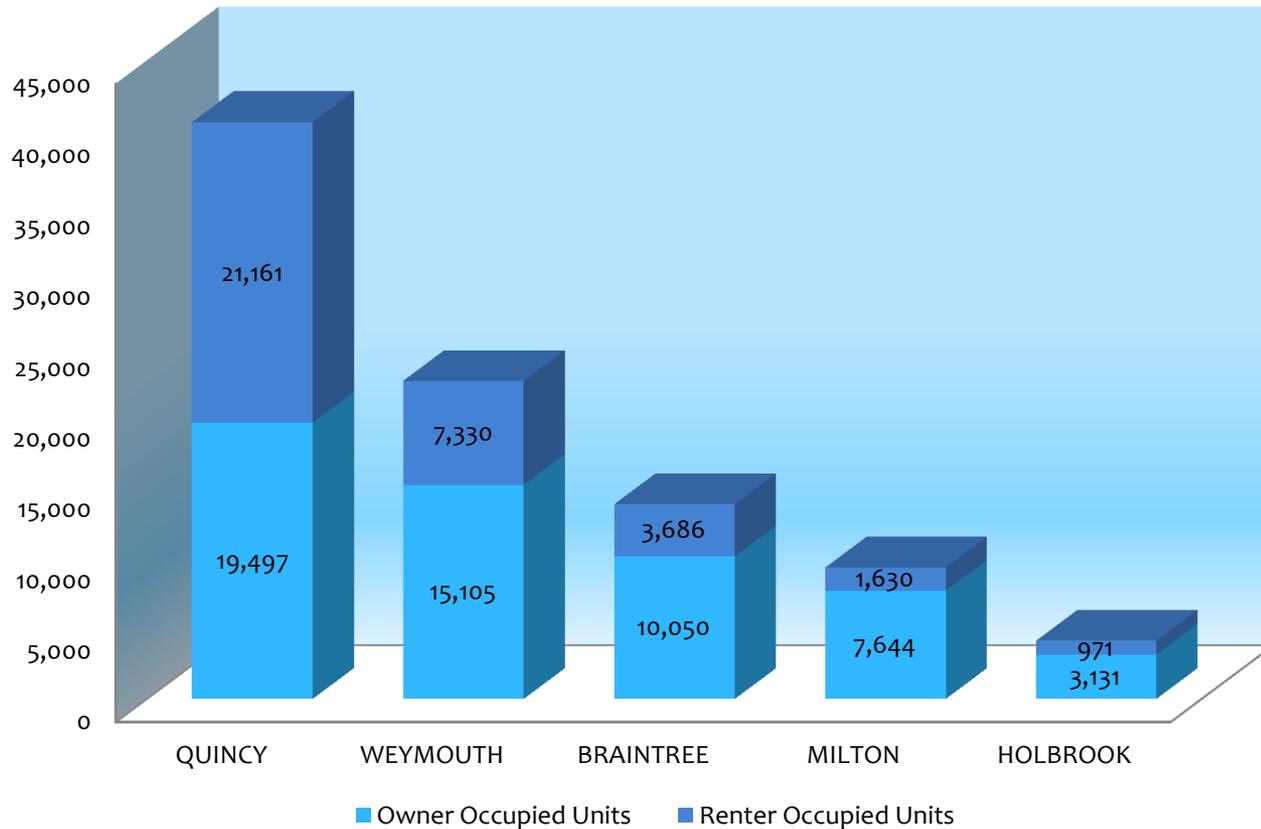


Family and Non-Family Households in 2010



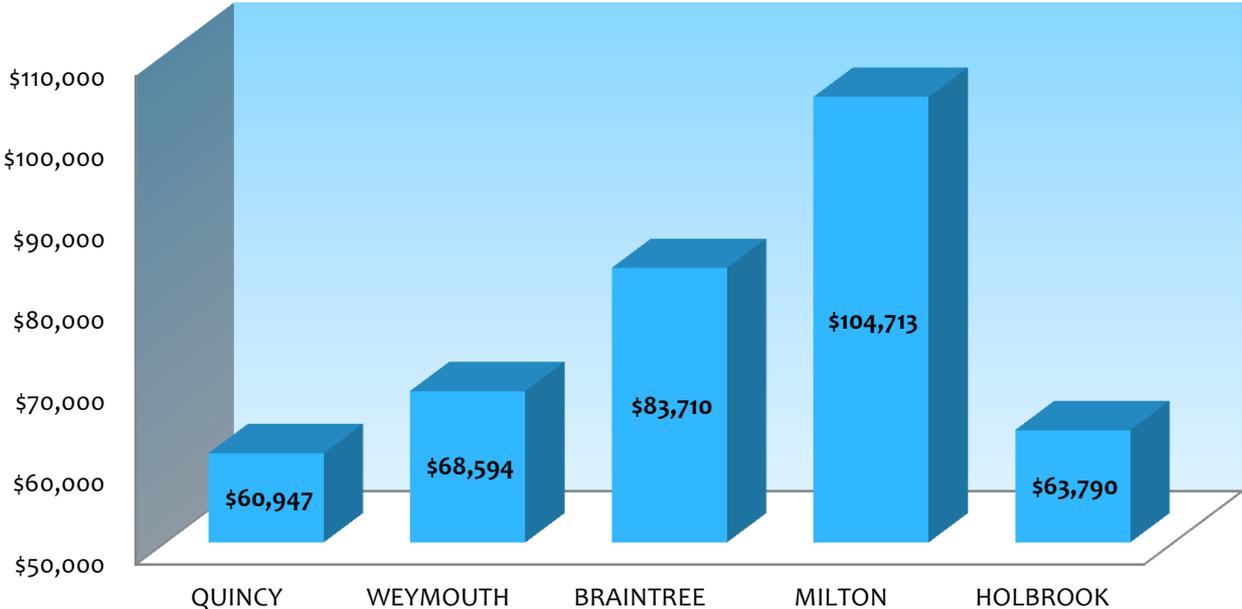
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Housing Units by Tenure in 2010



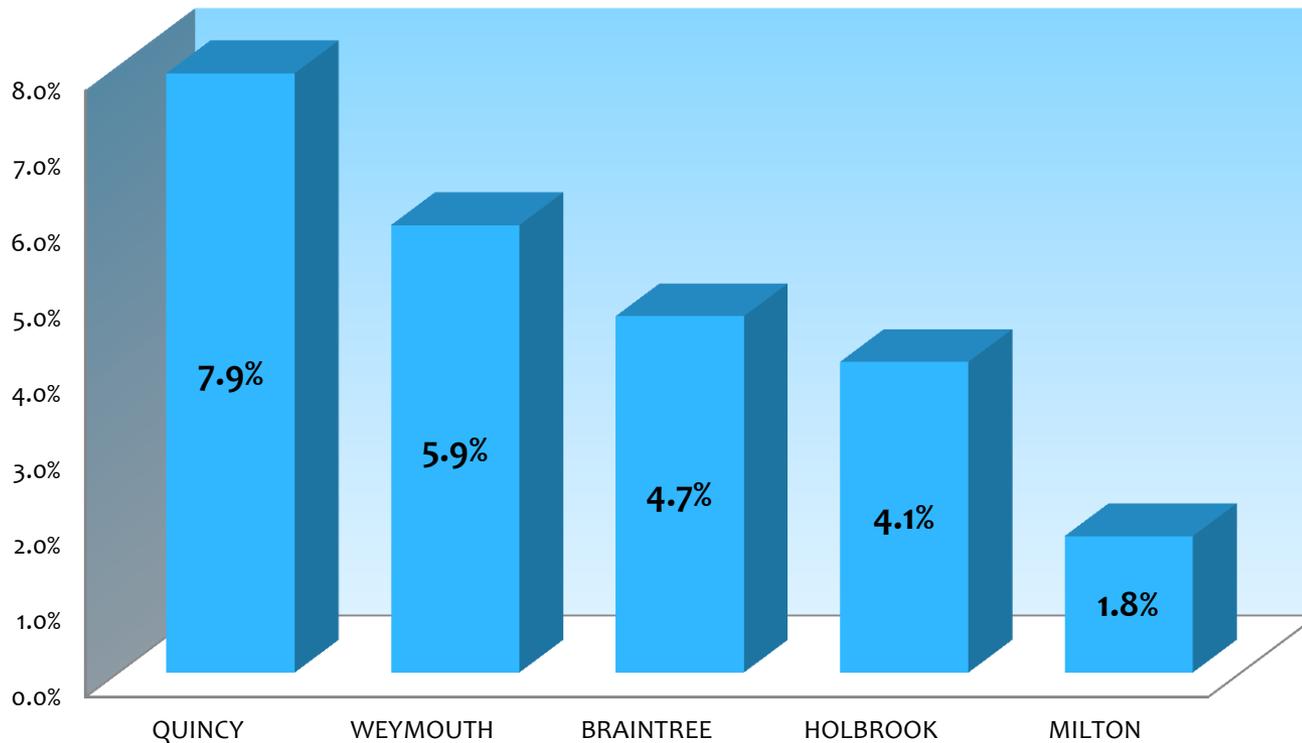
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Median Household Income 2011 Estimate



Data Snapshot of Quincy & South Shore HOME Consortium

Percent of Families Below Poverty 2011 Estimate

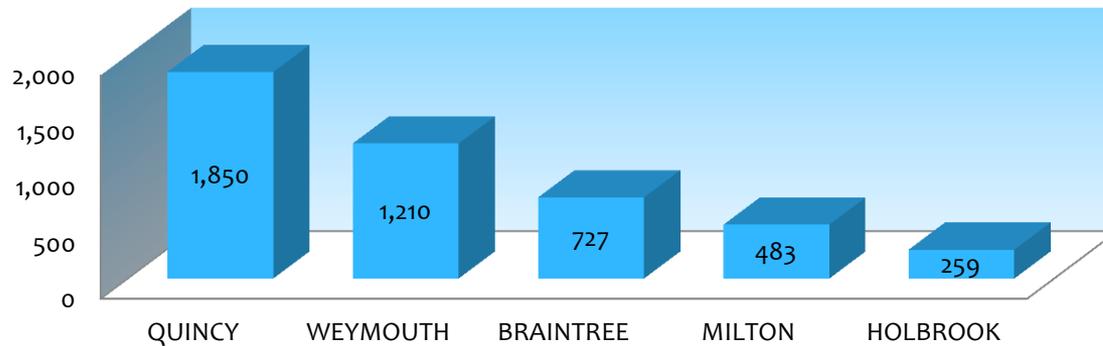


Data Snapshot of Quincy & South Shore HOME Consortium

	Total Housing Units	Units Permitted	SF Home Sales through June 2013	% Change SF Home Sales 2012 to 2013	Median SF Home Price through June 2013	% Change SF Home Price 2012 to 2013
	2010	2012				
COMMUNITY						
Braintree	14,302	102	142	-1.40%	\$348,250	8.80%
Holbrook	4,274	3	62	17.00%	\$239,150	4.90%
Milton	9,700	5	128	-11.70%	\$490,000	15.40%
Quincy	42,838	23	248	12.20%	\$330,000	10.00%
Weymouth	23,480	54	184	-5.60%	\$280,000	2.00%
Source: Greater Boston Housing Report Card 2013						

Data Snapshot of Quincy & South Shore HOME Consortium

Female-Headed Households (FHH) with Own Children Under 18 in 2010

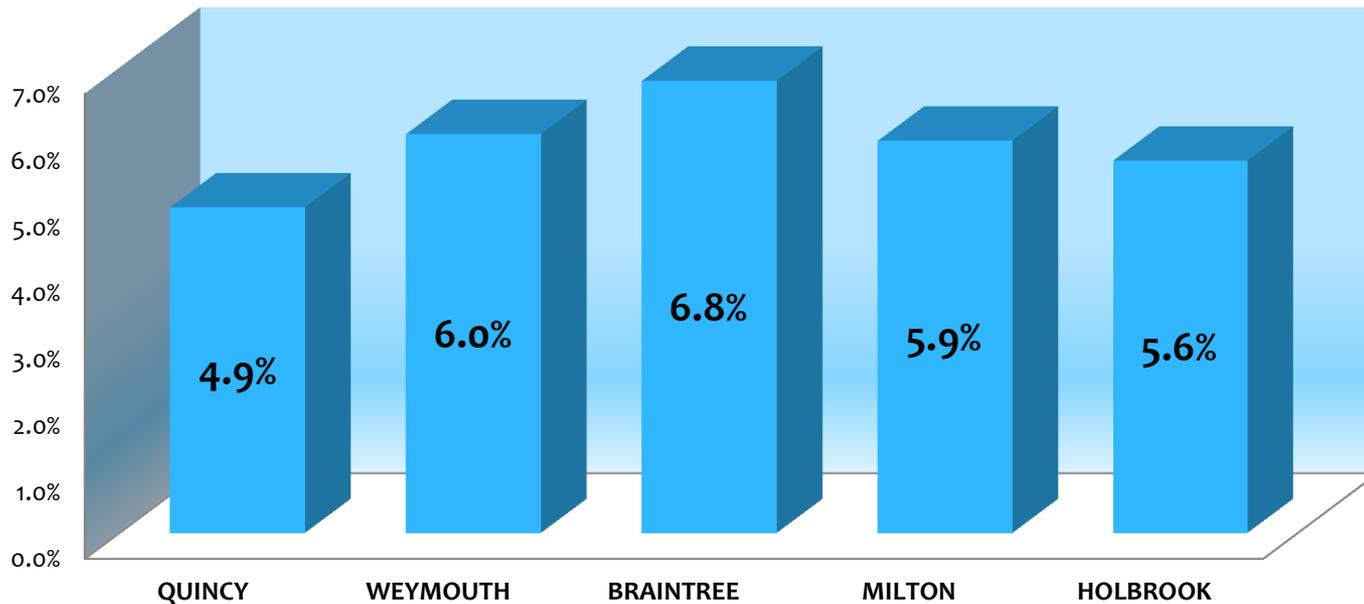


	QUINCY	WEYMOUTH	BRAINTREE	MILTON	HOLBROOK
Total Households	40,658	22,435	13,736	9,274	4,102
FHH with Own Children Under 18	1,850	1,210	727	483	259
Percent FHH with Children Under 18	4.55%	5.39%	5.29%	5.21%	6.31%

Data Snapshot of Quincy & South Shore HOME Consortium

- * Rental vacancy under 8% considered “tight”
- * Quincy “tightest” at 4.9%
- * Braintree least “tight” at 6.8%

Rental Vacancy Rate in 2010



Data Snapshot of Quincy & South Shore HOME Consortium

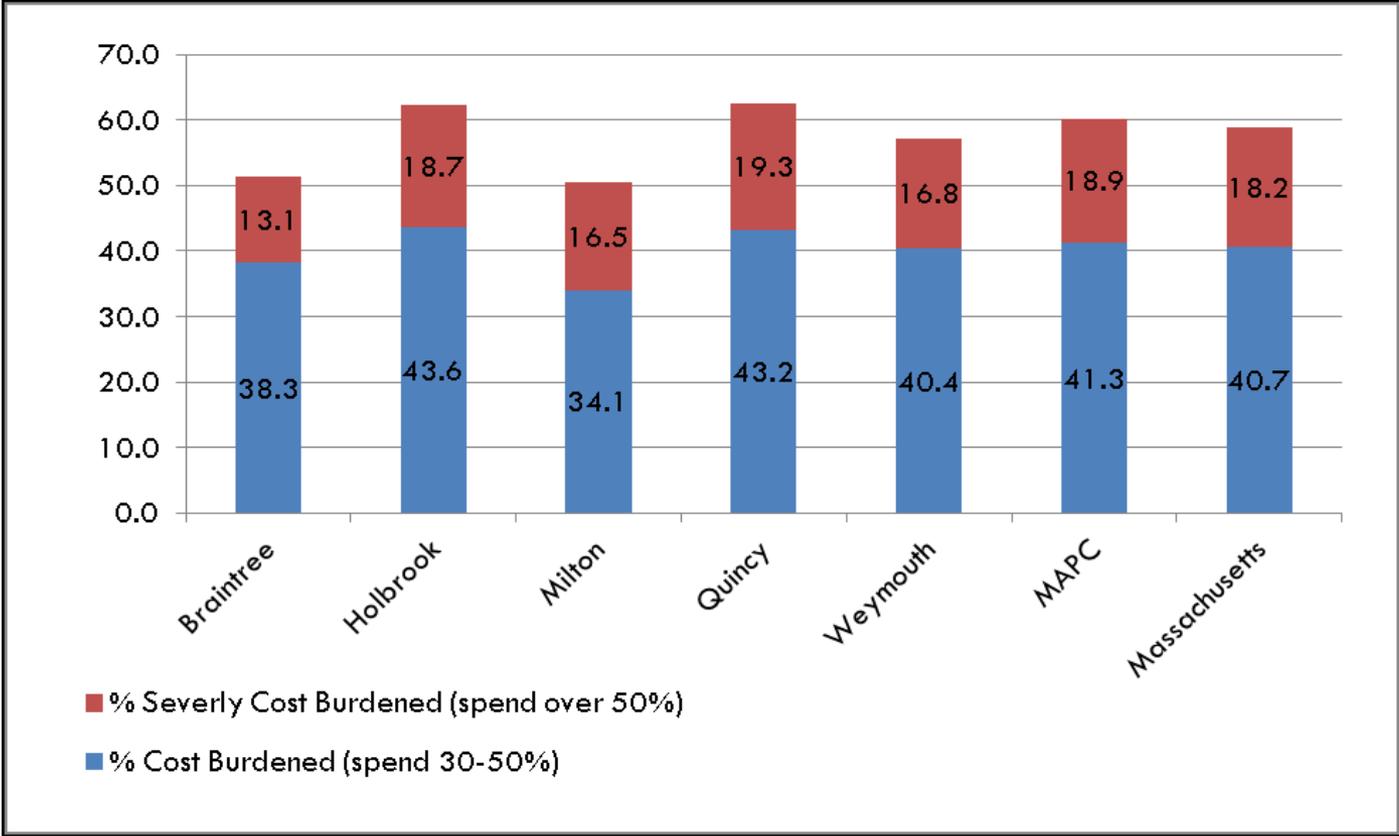
	Total Housing Units	Petitions to Foreclose	Foreclosure Auctions	Foreclosure Deeds	Foreclosure Deeds (2012) as a % of Total Units (2010)	Expiring Use Units at Risk
	2010	2012	2012	2012		2015
Braintree	14,302	48	44	13	0.09%	443
Holbrook	4,274	46	31	18	0.42%	0
Milton	9,700	48	5	11	0.11%	139
Quincy	42,838	88	57	31	0.07%	82
Weymouth	23,480	141	95	36	0.15%	199
TOTAL Quincy HOME Consortium	94,594	371	232	109	0.12%	863
TOTAL Quincy HOME Consortium 2011		349	459	211	.22%	933

Source: Greater Boston Housing Report Card

Data Snapshot of Quincy & South Shore HOME Consortium

DHCD Subsidized Housing Inventory	2010 Year Round Housing Units	Total Development Units	Subsidized Housing Units	Subsidized Units as % of Total
COMMUNITY				
Braintree	14,260	1,640	1,102	7.70%
Holbrook	4,262	434	434	10.20%
Milton	9,641	558	426	4.40%
Quincy	42,547	4,089	4,089	9.60%
Weymouth	23,337	1,925	1,901	8.10%

Data Snapshot of Quincy & South Shore HOME Consortium



Data Snapshot of Quincy & South Shore HOME Consortium

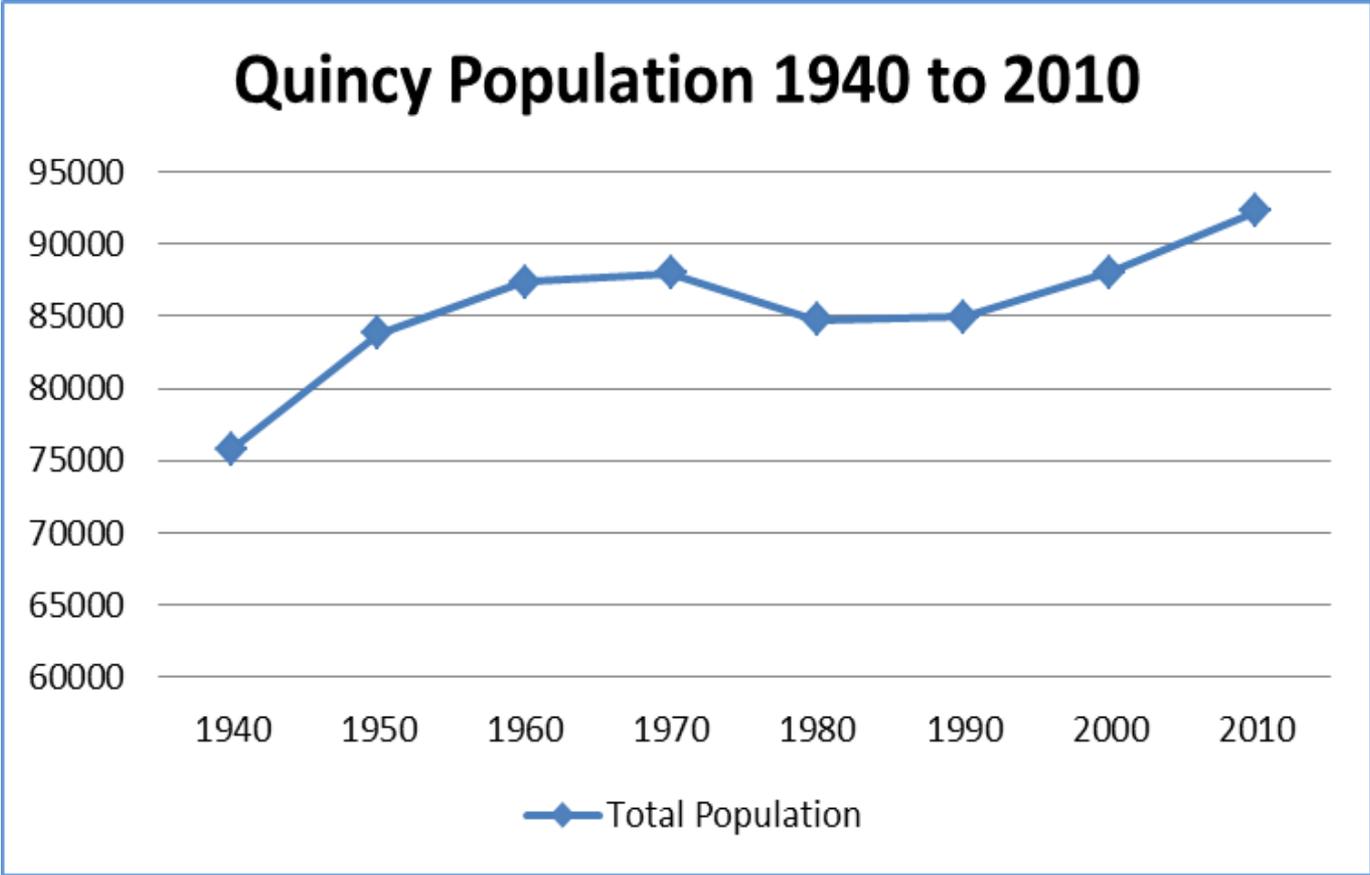
- * All communities have a positive gap of housing affordable for low-income HH's (10,430)
- * Braintree, Holbrook have positive gap for moderate income HH's (595)
- * No gap for HH's making over 80% of median

Housing Affordability Gap, CHAS 2006-2010 (MAPC)

	< 50% AMI	50-80% AMI	> 80% AMI
Braintree	1,305	180	-1,630
Holbrook	275	90	-390
Milton	685	325	-1,240
Quincy	5,285	-3,985	-1,630
Weymouth	2,880	-1,655	-1,720
Total	10,430	-5,045	-6,610

Source: Quincy
HOME Consortium
Regional Fair
Housing Plan 2014

Data Snapshot of Quincy & South Shore HOME Consortium



City of Quincy, Massachusetts

Total Population by Census Tract and HUD Low and Moderate Income Block Groups in 2010

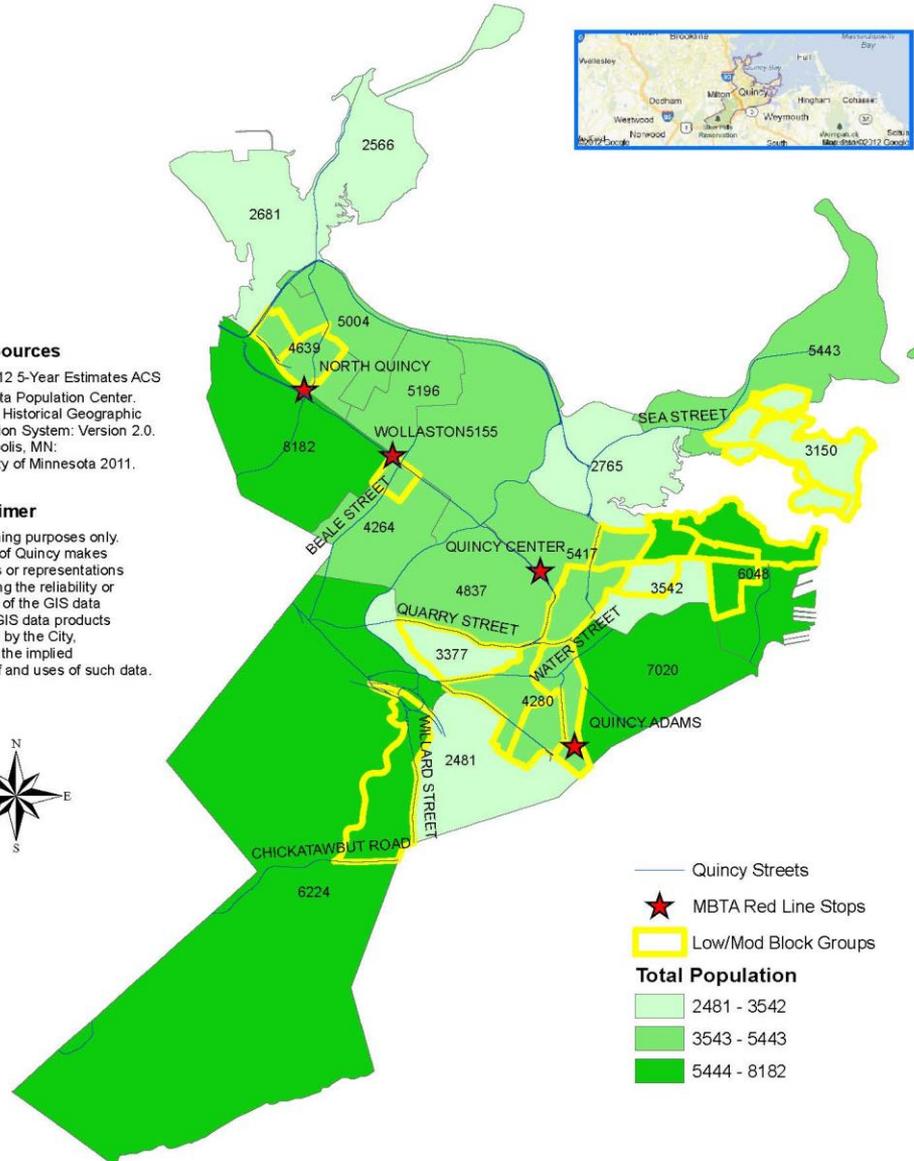


Data Sources

2008-2012 5-Year Estimates ACS
 Minnesota Population Center.
 National Historical Geographic
 Information System: Version 2.0.
 Minneapolis, MN:
 University of Minnesota 2011.

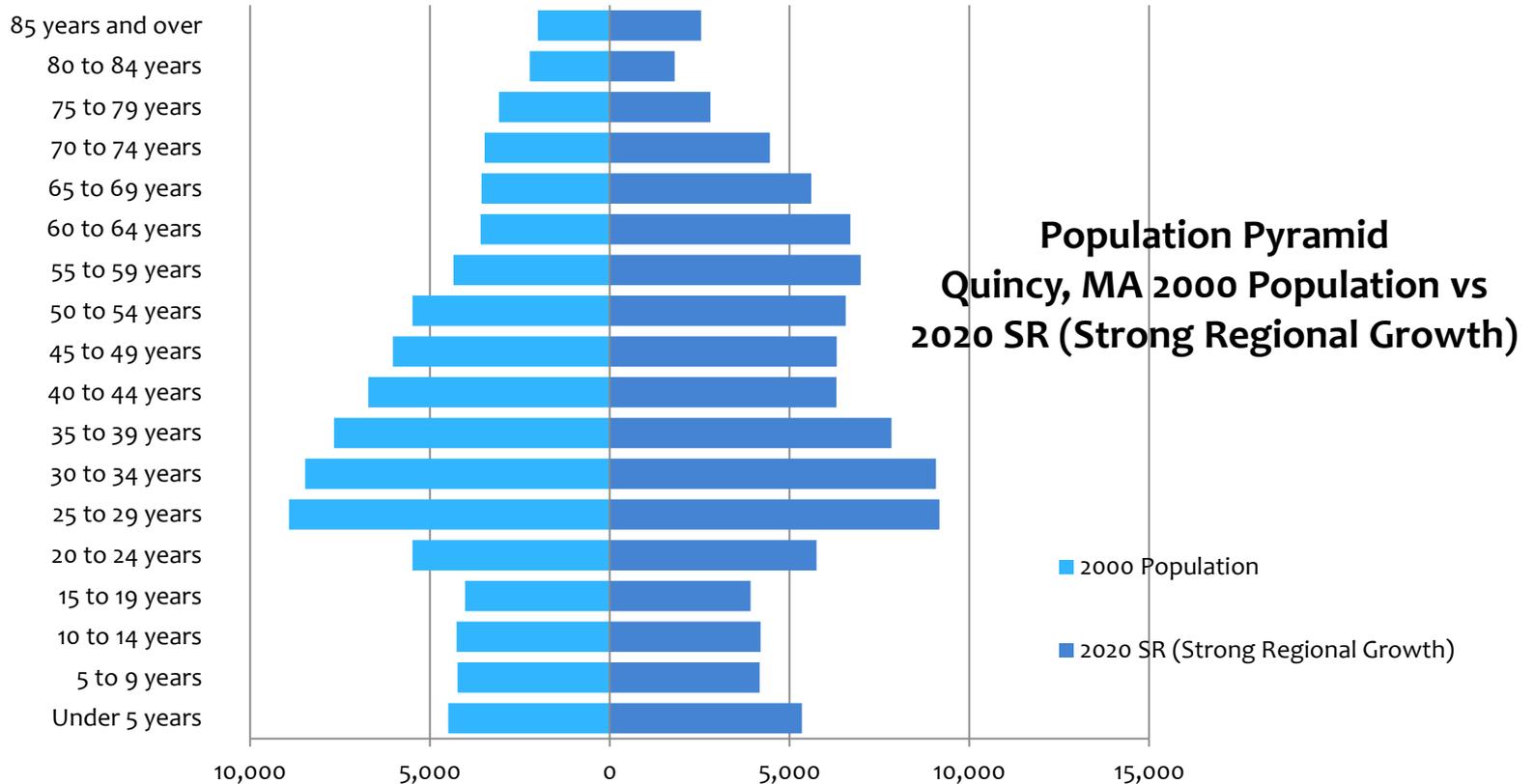
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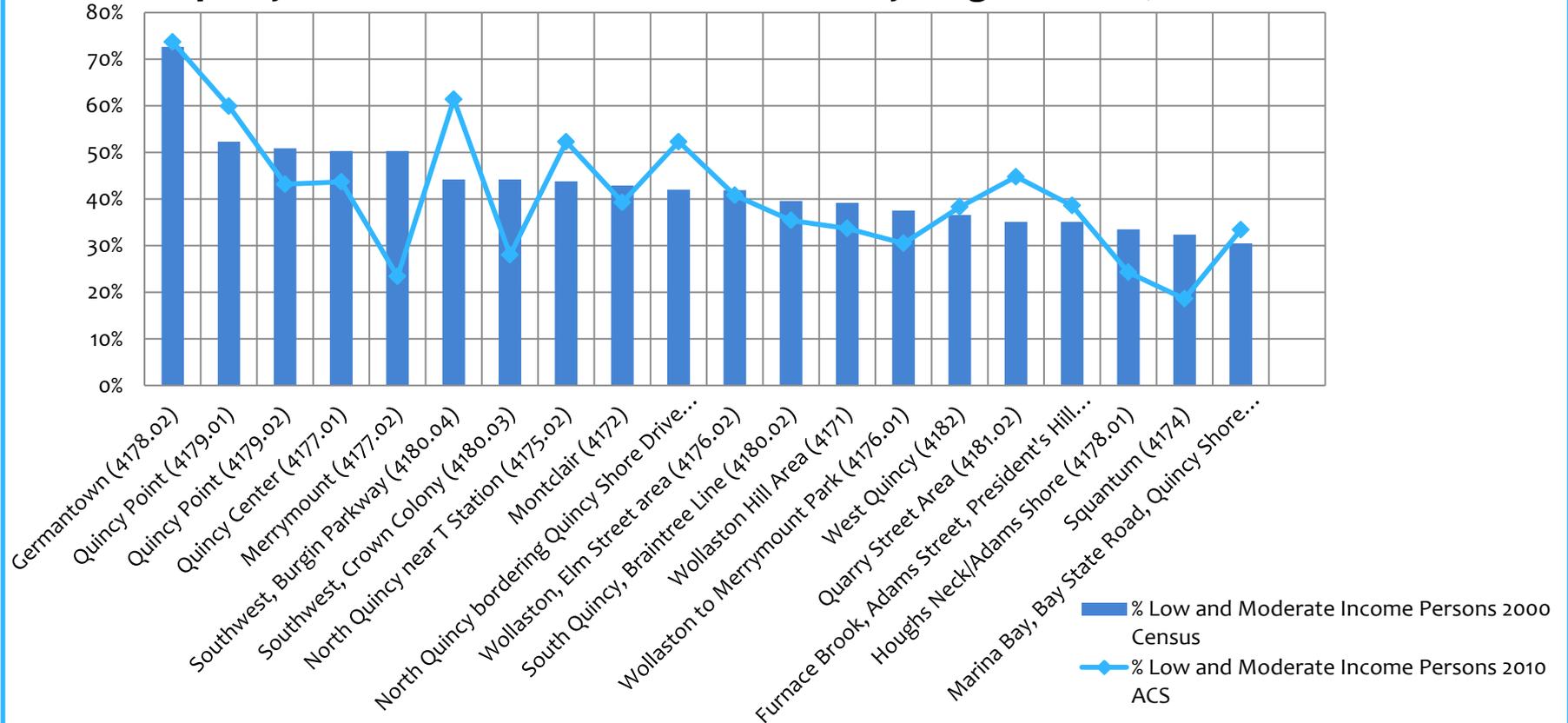
With strong regional growth and housing development, Quincy could increase population in almost every age cohort (55-70 years by 30 - 50%) to 99,534 persons in 2020



Data Snapshot of Quincy & South Shore HOME Consortium

* 41% of Quincy's population is Low/Mod Income in 2010 down from 43% in 2000

Quincy Low and Moderate Income Persons by Neighborhood, 2000 and 2010



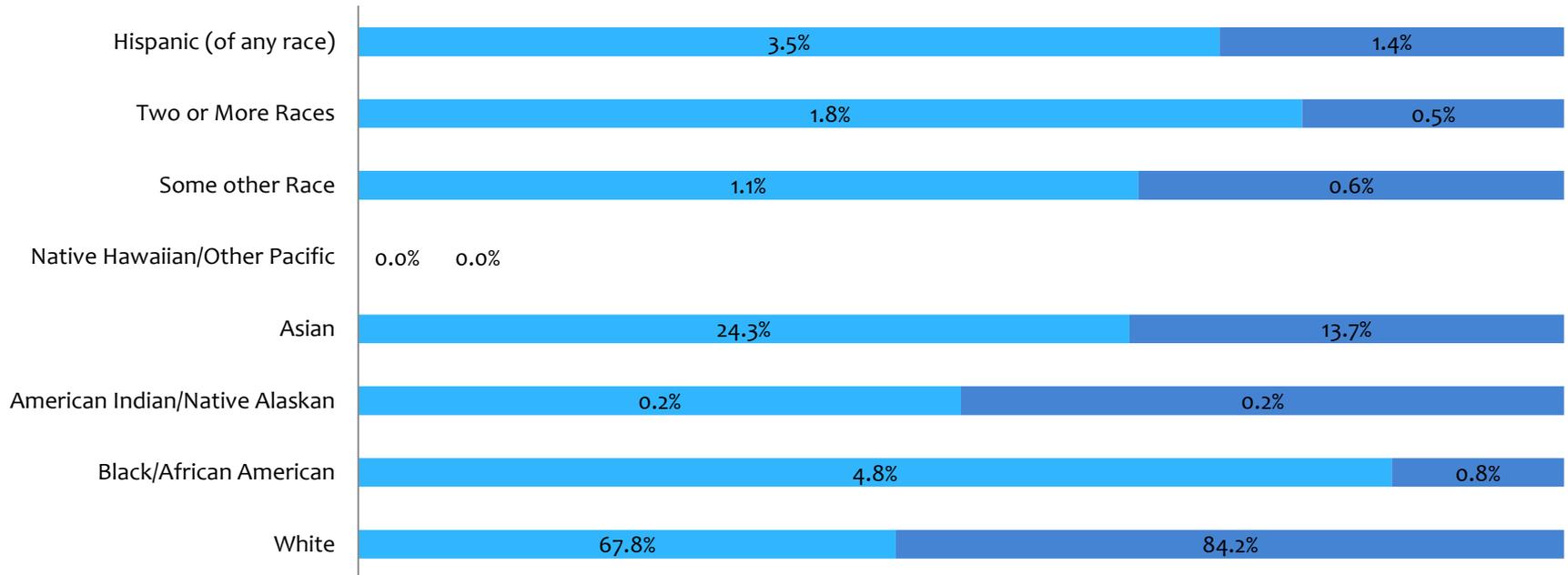
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84.2% Percentage of population over 65 in Quincy that is White

Quincy's population over age 65 is significantly less racially and ethnically diverse than the City's overall population. As Quincy's non-white population ages, the older population will reflect its racial and ethnic diversity.

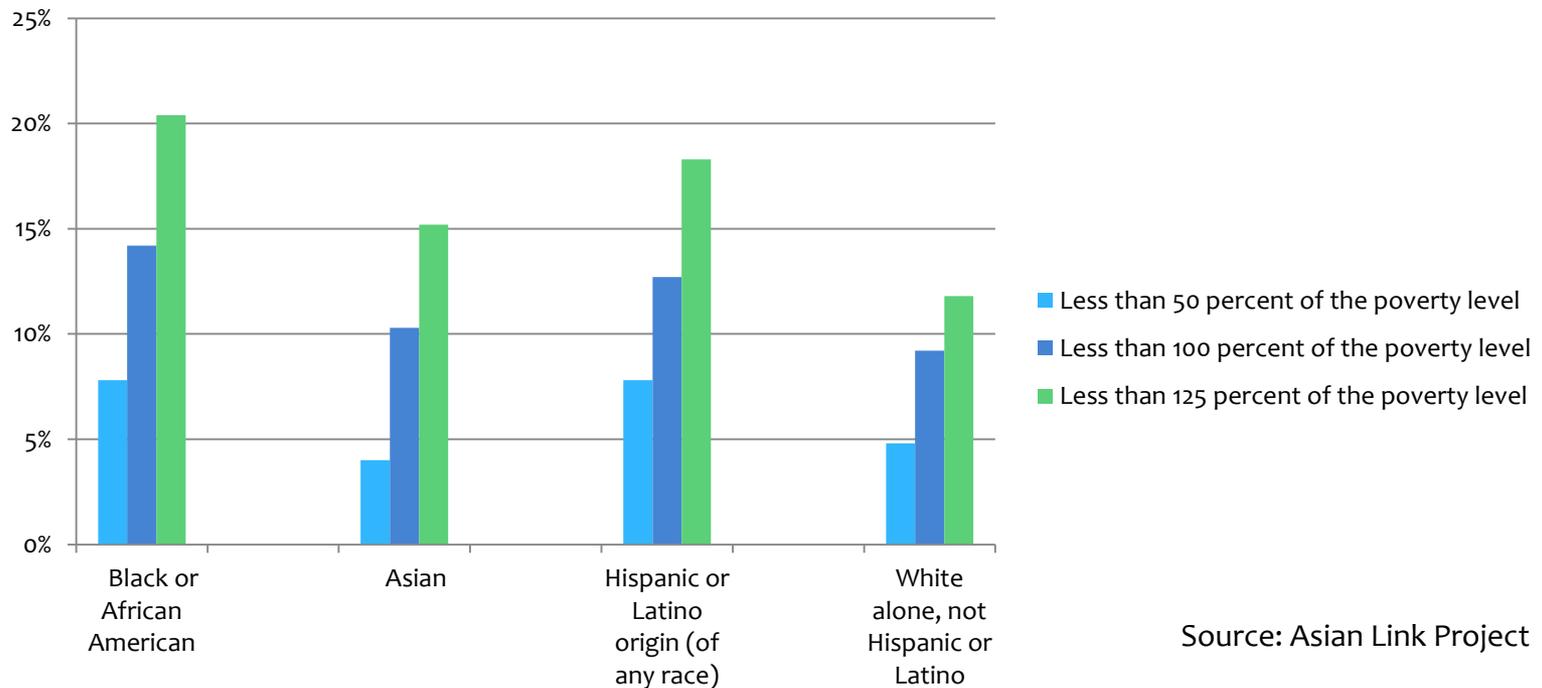
Race & Ethnicity for Senior and Total Population

■ Total ■ 65 Years and Older



Economic Conditions: Levels of Poverty By Race

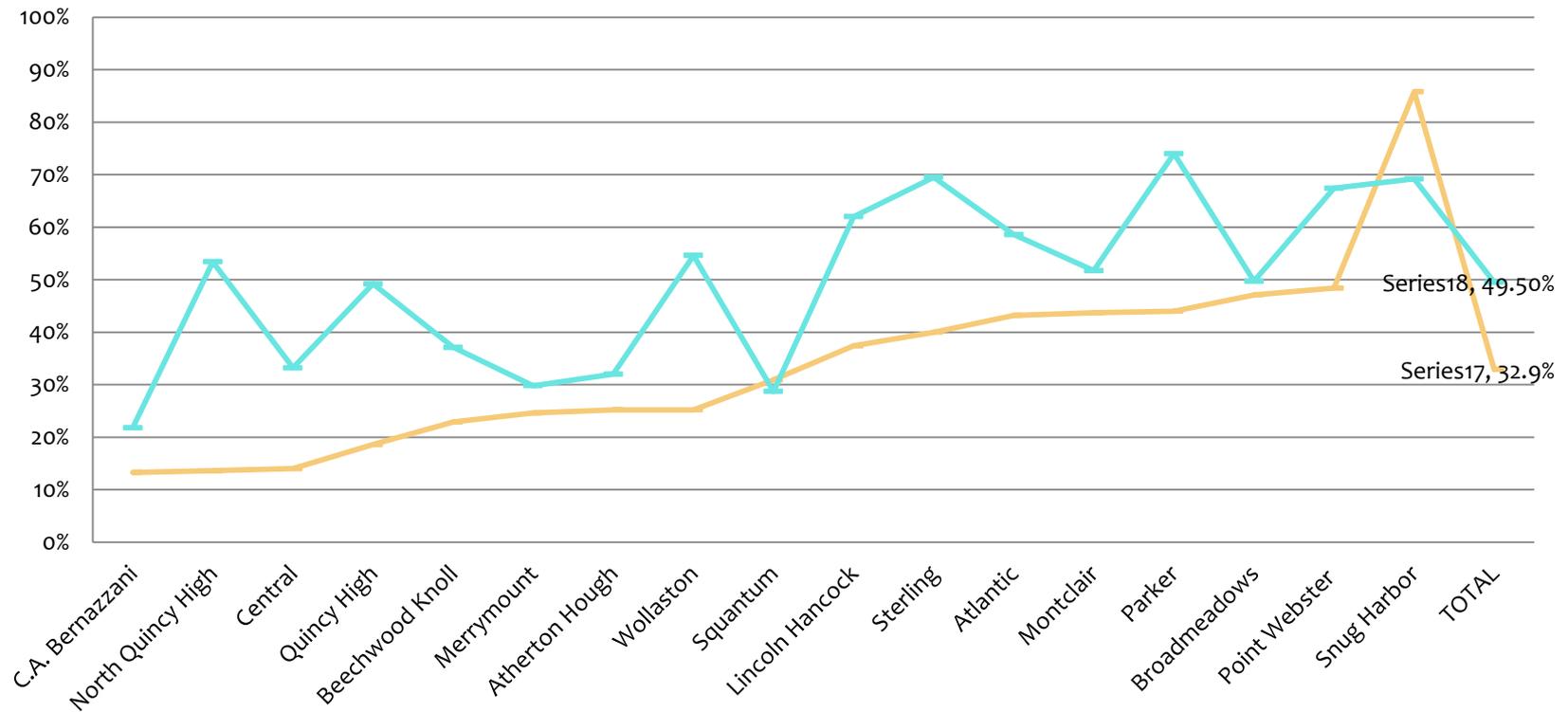
(N = 89,415, one race)



Source: Asian Link Project

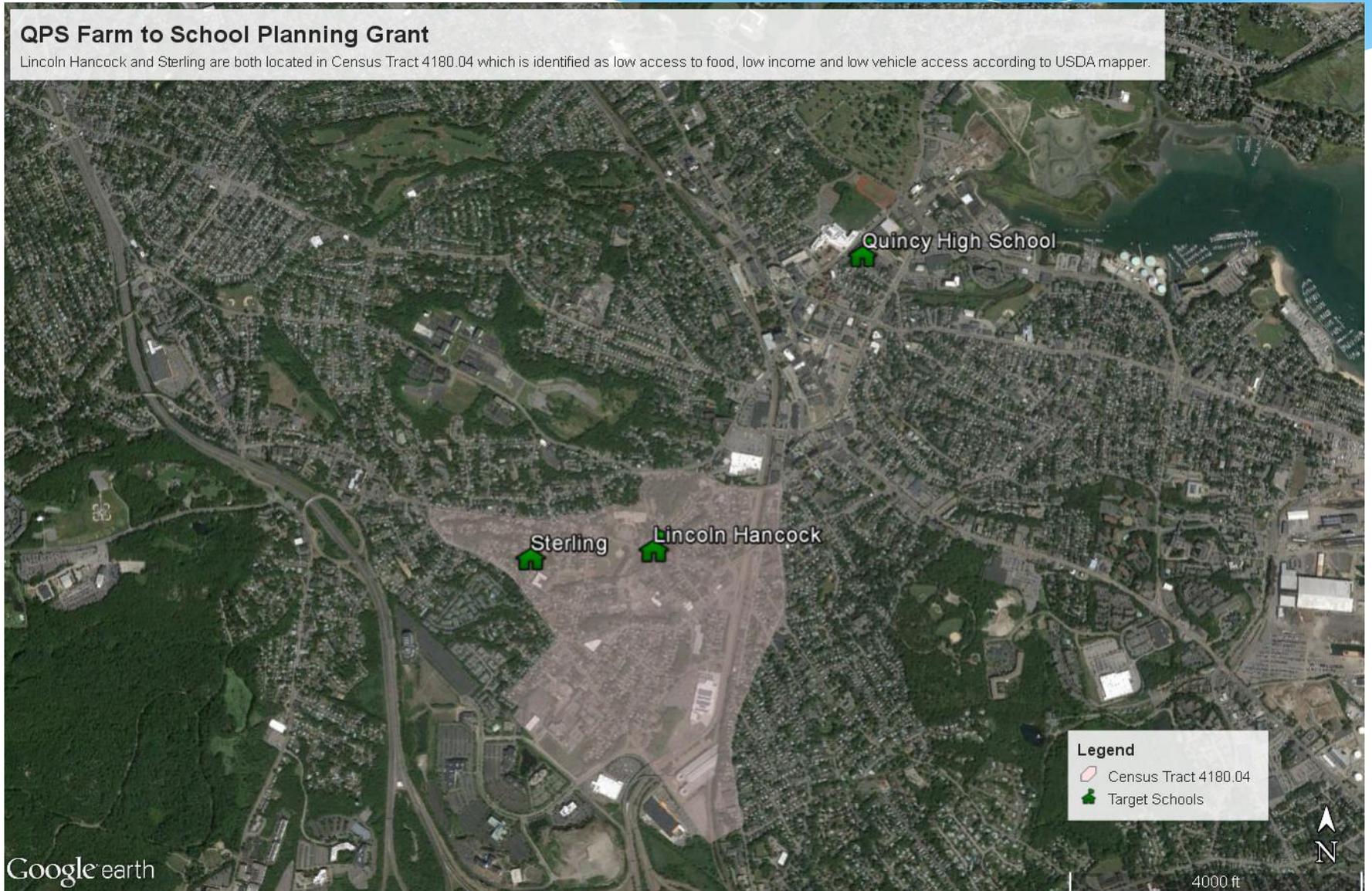
Data Snapshot of Quincy & South Shore HOME Consortium

- * Over half QPS students are low income in 2013 up from one third in 1995 (City of Quincy Profile, 1999)
- * Biggest increases in low income enrollment NQHS and Parker



QPS Farm to School Planning Grant

Lincoln Hancock and Sterling are both located in Census Tract 4180.04 which is identified as low access to food, low income and low vehicle access according to USDA mapper.

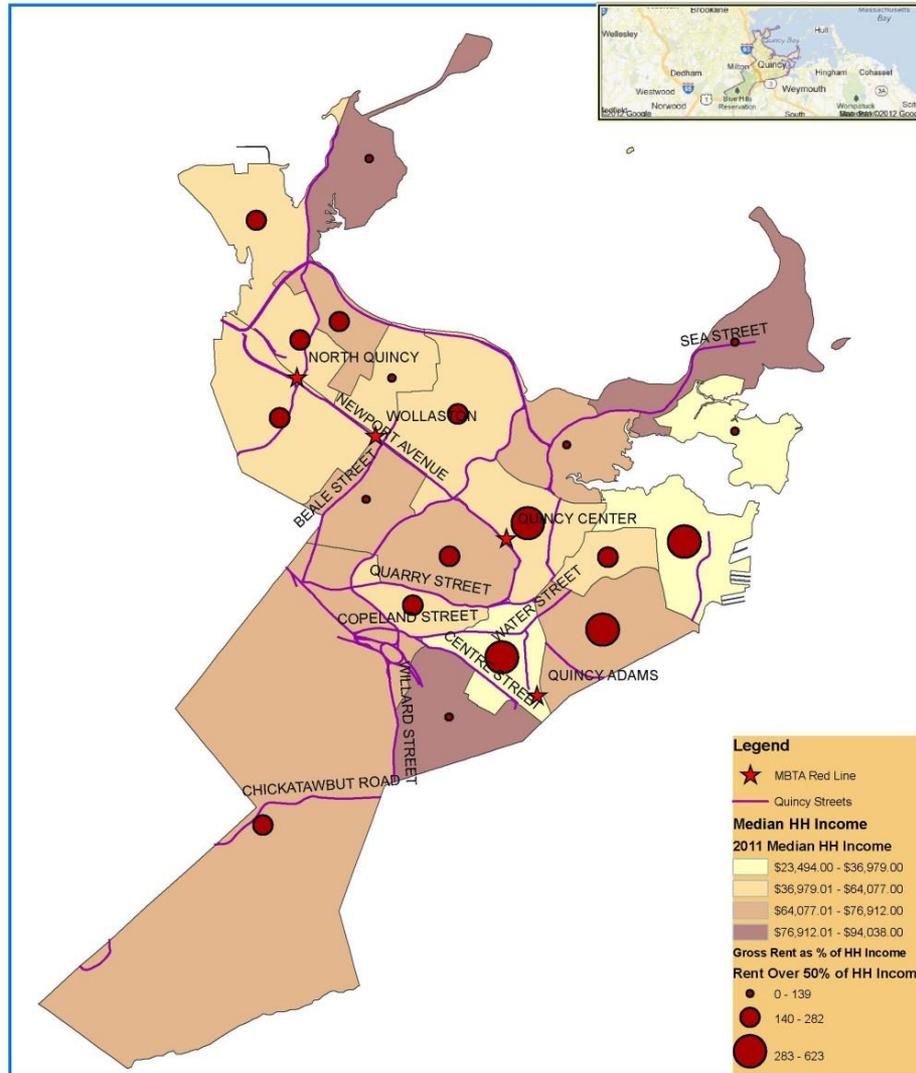


Data Snapshot of Quincy & South Shore HOME Consortium

- * Elderly (62+) and Children under 6 highest percent low/mod households
- * Biggest increases in less than 30% Median Income from 2000 to 2010; higher income (50-80% median) categories declined

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	TOTAL	HH at or below 80% of Area Median Income
Total Households *	6,880	5,260	4,935	4,825	18,750	40,650	42%
Small Family Households *	1,365	1,380	1,500	1,720	8,325	14,290	30%
Large Family Households *	175	205	325	305	1,625	2,635	27%
Household contains at least one person 62 years of age or older	3,195	2,180	1,360	840	2,385	9,960	68%
Households with one or more children 6 years old or younger *	715	580	435	465	2,380	4,575	38%
* the highest income category for these family types is >80% HAMFI							

Renter-Occupied Households in 2011 with Severe Cost Burden by Census Tract



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Data Sources

2011 American Community Survey/Minnesota Population Center
National Historical Geographic Information System



- * 65% Hispanic of any race (renters) have housing problems
- * 93% Black HH's 30-50% of Median Income with housing problems

Housing Expenditures by HUD Income Categories: Renters											
Household by Race, Income and Presence of Housing Problem	White	Margin of Error	Asian	Margin of Error	Black	Margin of Error	All other HH	Margin of Error	Hispanic of Any Race	Margin of Error	Total Renters
HHI <=30% MFI	3,730	674	770	287	420	205	300		200	105	5,220
% with any housing problems	70%		74%		83%		77%		83%		72%
HHI >30% to <=50% MFI	2,440	497	380	194	435	195	255		220	152	3,510
% with any housing problems	73%		64%		93%		90%		100%		75%
HHI >50 to <=80% MFI	1,630	314	335	207	260	207	200	270	110	106	2,425
% with any housing problems	55%		36%		35%		73%		45%		51%
HHI >80 to <=100% MFI	1,865	378	460	256	175	139	115	270	75	88	2,615
% with any housing problems	24%		51%		37%		43%		60%		30%
HHI >100% MFI	4,845	578	1,315	430	390	193	240		160	87	6,790
% with any housing problems	5%		15%		3%		8%		13%		7%
Total Households	14,510		3,260		1,680		1,110		765		20,560
% with any housing problems	41%		42%		55%		61%		65%		

Source: HUD CHAS Tables based on 2006-2010 ACS

Data Snapshot of Quincy & South Shore HOME Consortium

Labor Force

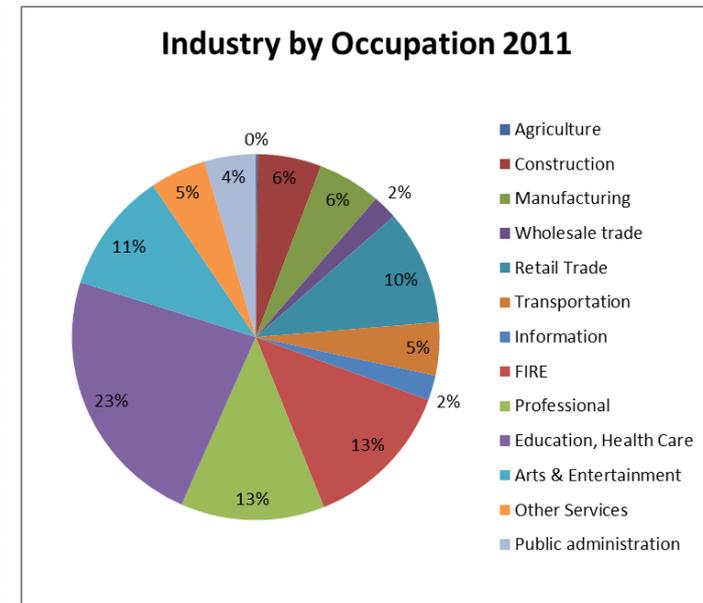
Quincy saw an 8% increase in persons employed in the Management & Professional occupations from 2000 to 2011, its largest occupational category. The 11% decrease in Sales and Office Occupations reflects increased educational attainment of Quincy residents and the City's ability to attract young professionals. Part of the increase in the Service sector is likely attributed to the increase in the Asian population and the rise of new services to meet the needs of that community.

Occupation	1990	2000	2011 Estimate	2000-2011 Change
Total employed persons 16 yrs or older	46,523	47,911	49,787	4%
Management, Professional, and related occupations	13,798	19,236	20,868	8%
Service occupations	6,437	7,197	8,865	23%
Sales and Office occupations	17,275	14,249	12,661	-11%
Farming, Fishing, and Forestry occupations	106	38	87	129%
Construction, Extraction, and Maintenance occupations	4,627	3,428	3,538	3%
Production, Transportation, and Material Moving occupations	4,280	3,763	3,855	2%

Data Snapshot of Quincy & South Shore HOME Consortium

- * Manufacturing and wholesale trade continued steady declines
- * Education and Health Care largest industries
- * Increase in Service Sector

Industry	1990	2000	2011 Estimate	2000-2011 Change
Civilian employed population 16 yrs or older	44,331	47,911	49,787	4%
Agriculture, Forestry, Fishing, mining	259	53	87	64%
Construction	2,554	2,785	2,790	0%
Manufacturing	4,795	3,350	2,770	-17%
Wholesale trade	1,617	1,210	1,081	-11%
Retail Trade	8,259	5,060	5,065	0%
Transportation, warehousing, and utilities	2,204	2,222	2,337	5%
Information	1,780	1,787	1,097	-39%
Finance, Insurance, real estate	7,038	7,136	6,659	-7%
Professional, scientific, management	3,866	5,670	6,300	11%
Educational services, health care, social services	8,318	9,596	11,568	21%
Arts, entertainment, and recreation	394	4,578	5,326	16%
Other services except public administration	976	1,926	2,458	28%
Public administration	2,271	2,538	2,249	-11%



Data Snapshot of Quincy & South Shore HOME Consortium

20 Largest Communities in MA Population with Bachelor's Degree or Greater

