

Housing Affordability in Quincy

The information in this report depicts housing affordability for the City of Quincy, Massachusetts. Data is derived from the Department of Housing and Urban Development's latest Community Housing Affordability Strategy data tabulations, the 2007-2011 American Community Survey, and the 2010 US Census. The Department of Planning and Community Development uses the types of information contained in this report, and related data, to better target local, state and federal funding that has been designated for the creation and preservation of affordable housing.

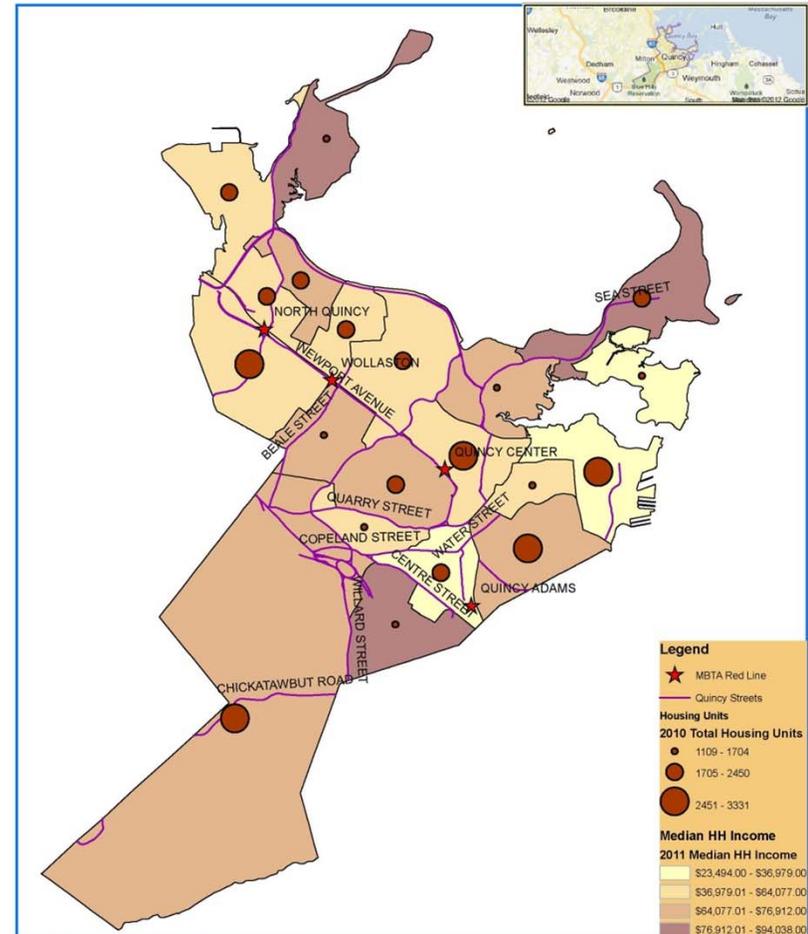
42,838 Number of Housing Units in Quincy in 2010 according to the US Census

The map at right shows the number of housing units in Quincy, in 2010 by Census Tract. Larger circles denote higher residential density and include areas around Quincy Point, Wollaston and Quincy Center. Smaller circles denote lower residential density including the Merrymount and Germantown neighborhoods. Dark shaded areas reflect higher household income and lighter shades denote lower household income. In general, higher residential density translates into predominantly multi-family and rental housing in a given neighborhood and thus higher numbers of renters who may be cost-burdened. Lower density neighborhoods are typified by single family, owner-occupied homes, the owners of which may also be cost-burdened.

15,814 Number of households in Quincy that are "COST-BURDENED"

A household is considered cost-burdened when it pays more than 30% of its total income toward housing costs, including mortgage, rent, heat, electricity and insurance. According to Census data, 39% of all households in Quincy, of all income levels, were cost-burdened in 2010. If a household pays more than 50% of its total income on housing costs, it is considered severely cost burdened. 17% of all Quincy households were severely cost-burdened in 2010. The following maps and figure provide a snap-shot of cost-burden in the region, and severely cost-burdened renter and owner-occupied households in Quincy.

Total Housing Units 2010 with Median Household Income by Census Tract



Disclaimer

For planning purposes only. The City of Quincy makes no claims or representations concerning the reliability or accuracy of the GIS data and the GIS data products furnished by the City, including the implied validity and uses of such data.

Data Sources

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



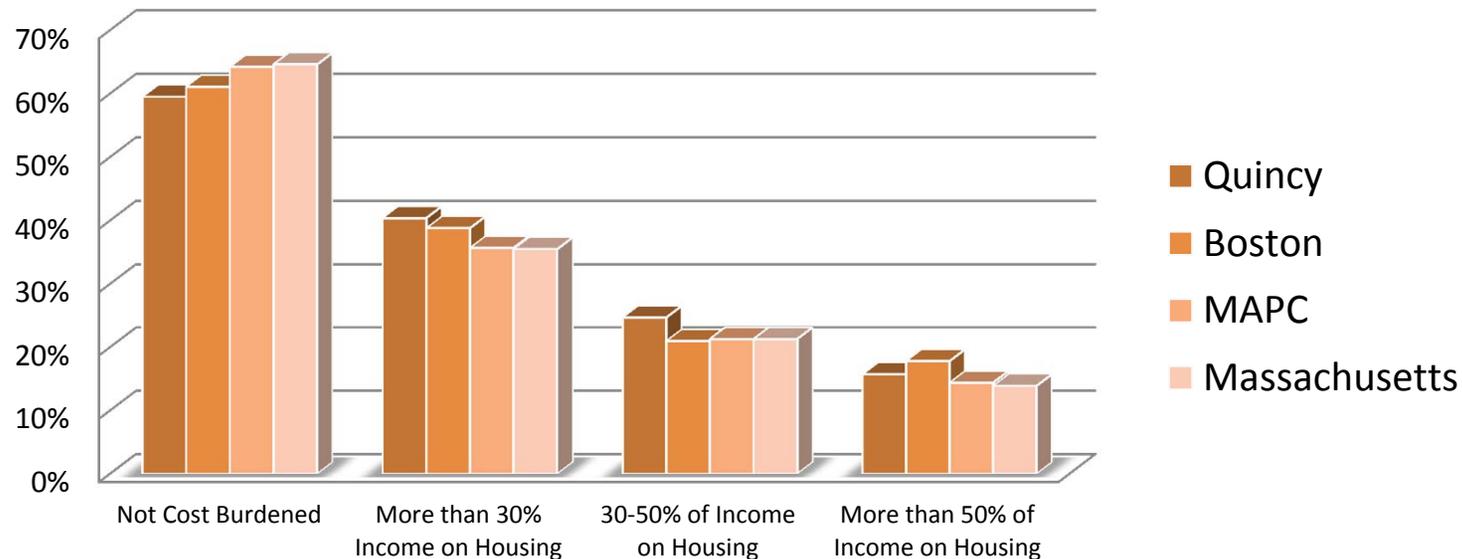
Regional Housing Affordability

While housing cost-burden is a significant challenge for many, it can reflect high demand for housing and the desirability of a community. The Boston Metropolitan region has long been one of the most desirable and expensive housing markets in the nation. Quincy “benefits” from proximity to Boston with higher housing prices and levels of cost-burden for homeowners. The table below provides a regional perspective on housing affordability, for homeowners only, by comparing cost-burden in Quincy to Boston, the Metropolitan Area Planning Council (MAPC) region, and the State of Massachusetts.

Thirty-six percent Homeowners in the MAPC region and State of Massachusetts that are Cost-Burdened

When compared to the region and the City of Boston, Quincy is slightly more cost-burdened at 40% of homeowners. The percentage of severe cost-burdened Quincy homeowners (16%) is slightly less than neighboring Boston at 18% but just above the MAPC region and the State.

Housing Cost Burden for Homeowners



Source: Metro Data Common; 2007-2011 American Community Survey

Housing Affordability in Quincy: Renters

21,161 Number of renter-occupied housing units in Quincy in 2010 according to the US Census.

Renter-occupied housing units in Quincy comprise 52% of all housing units. Rental housing is most prevalent in Quincy Center and Quincy Point and areas near the Quincy Adams T Station and Braintree line.

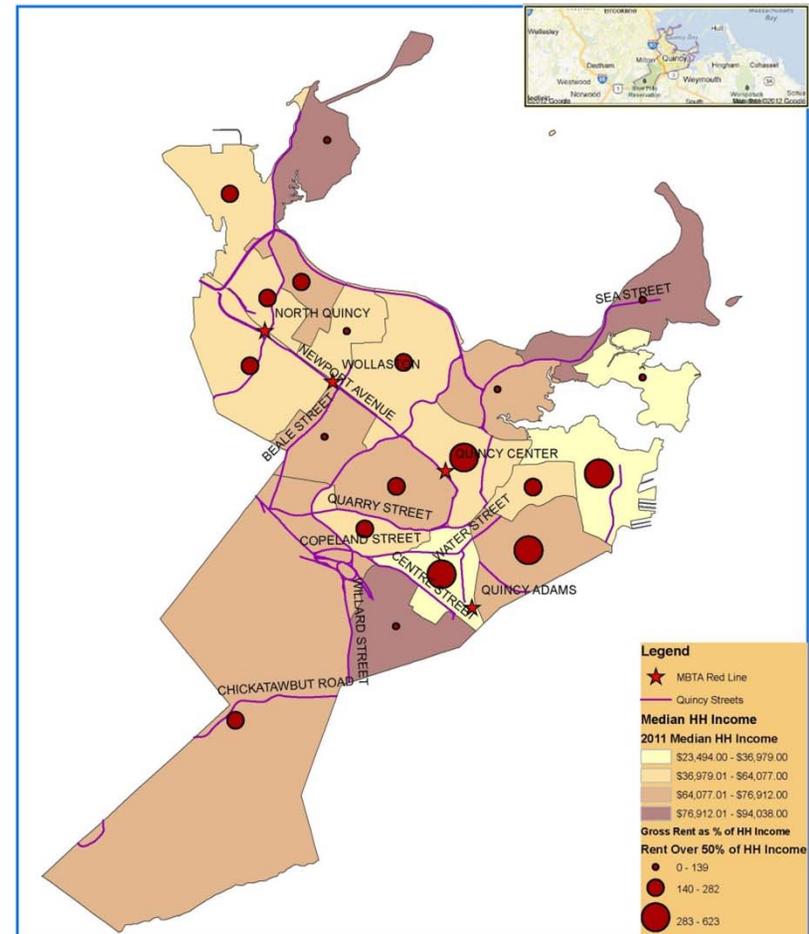
4,035 Number of households in Quincy that spend more than 50% of their income on rent

The map at right shows the relationship between median household income and severe cost burden for renter households across the City. Severe cost burden is higher in lower income neighborhoods such as Quincy Point and the Centre Street vicinity. It is also present in higher income areas that are close to transit and highway access such as Quincy Center and areas adjacent to the Quincy Adams T station, reflecting the higher rents commanded by these accessible areas.

2 in 10 Renters in Quincy are severely cost burdened

According to the website Zillow.com the median rent list price in August 2013 in the 02169 zip code around Quincy Center was \$1,600. A household needs an annual income of approximately \$64,000 to NOT be cost burdened renting this “median” apartment in Quincy. Close to 2,000 small related and non-family renter households making less than 30% of Area Median Income were severely cost burdened in 2010 according to HUD (see detailed CHAS data tabulations here: http://bit.ly/CHAS_Renters)

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



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Housing Affordability in Quincy: Owners

19,497 Number of owner-occupied housing units in Quincy in 2010 according to the US Census

Owner-occupied housing units in Quincy comprise 48% of all housing units in the City. Areas in Quincy vary from 25% owner-occupied units around Quincy Center to 90% owner-occupied units in the Squantum neighborhood.

2,954 Number of households in Quincy that spend more than 50% of their income on their mortgage

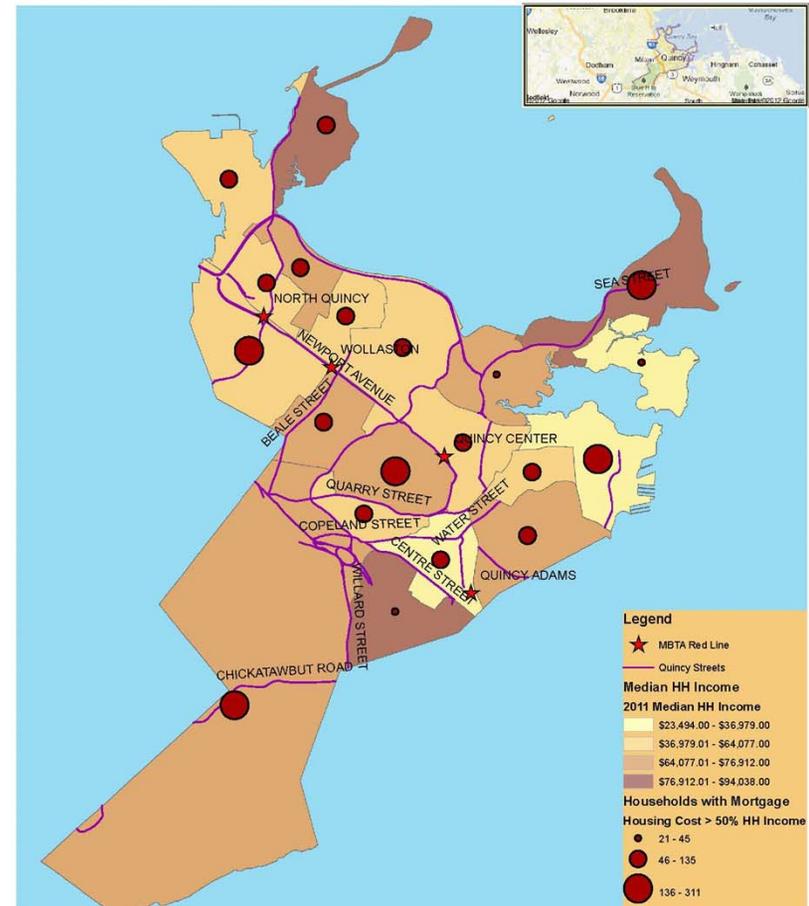
The map at right shows the relationship between median household income and severe cost burden for owner-occupied households across the City. Higher incidence of severe cost burden can be present in affluent neighborhoods (Houghs Neck) as well as lower income neighborhoods (Quincy Point) illustrating how housing affordability cuts across income and demographic categories.

905 Households with members age 62 and over that spend more than 50% of their income on their mortgage

Those age 62 and over comprise one-third of all severely cost-burdened households in Quincy. Of all homeowners 62 and over, 16% are cost burdened. Small related households and non-family households making less than 30% of Area Median Income were among the most severely cost burdened owner-occupied household types in 2010 according to HUD (see detailed CHAS data tabulations here:

http://bit.ly/CHAS_Owners

Owner-Occupied Households with Mortgage with Severe Cost Burden by Census Tract



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