



Housing Issues in New England




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PRESENTATION OUTLINE

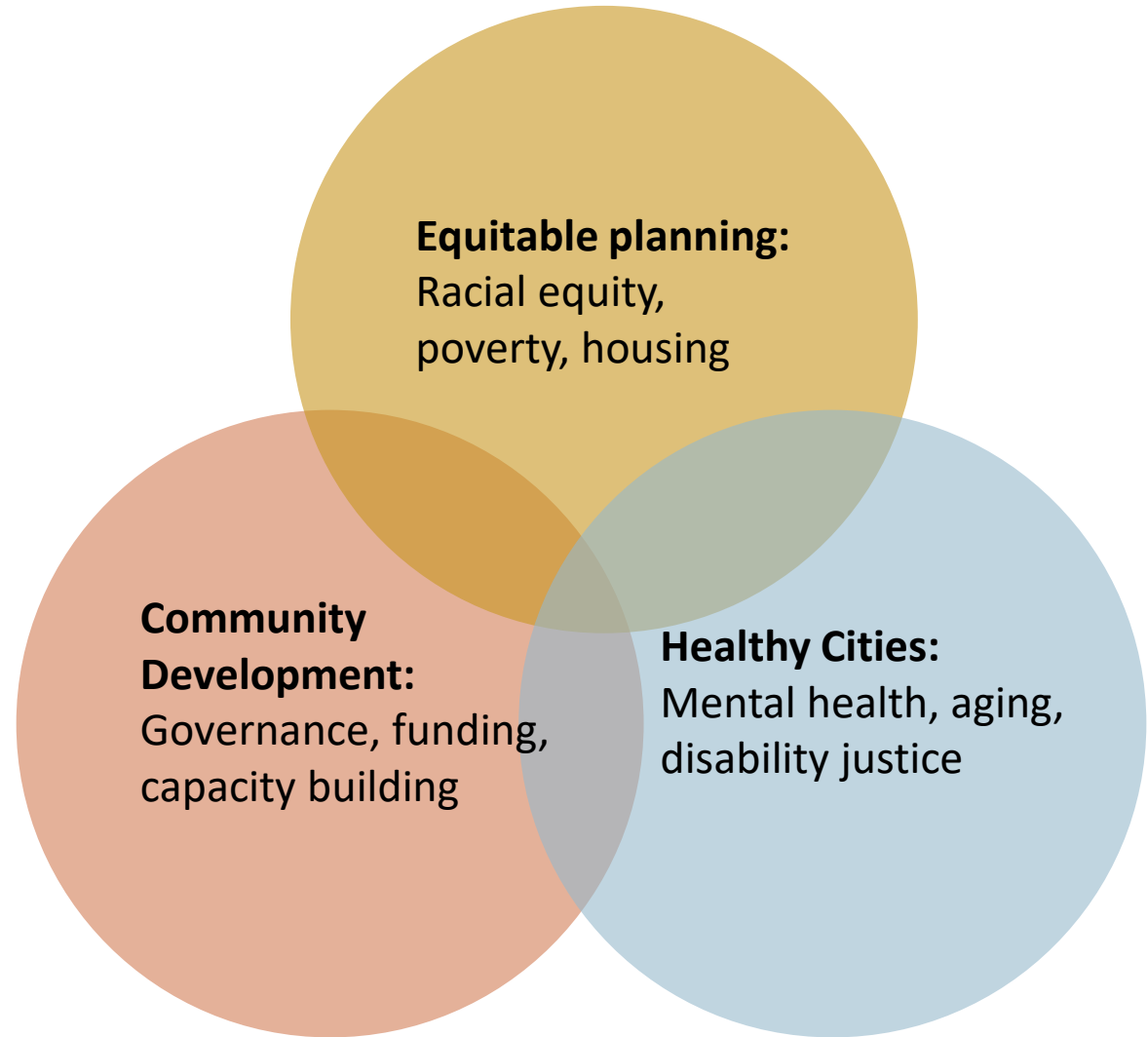
-  RESEARCH OBJECTIVES AND BACKGROUND
-  FINDINGS AND DATA
-  DISCUSSION



ABOUT ME



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2nd Year Master of Urban Planning
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RESEARCH OBJECTIVES AND BACKGROUND



IMAGE CREDIT: UNION STUDIO

RESEARCH OBJECTIVES

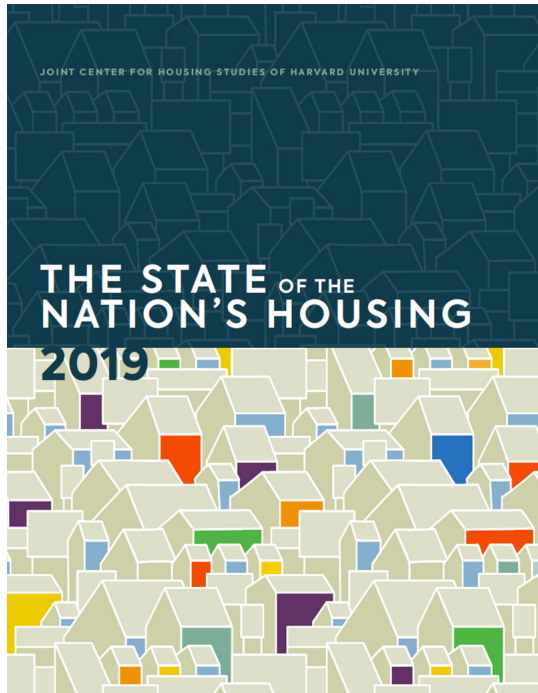
Standard TCLP Objectives:
Affordable housing,
development, policy

Impact of COVID-19:
Housing, economic
development, state-
level response

**Racial Injustice and
Economic Disparities**



BACKGROUND RESEARCH



State of the Nation's Housing

2020 Targeted Community Lending Plan

Executive Summary

The Federal Home Loan Bank of Boston is a cooperatively owned wholesale financial institution dedicated to serving its member financial institutions and supporting affordable housing and economic growth.

The 2020 Targeted Community Lending Plan identifies significant housing and economic development needs and investment opportunities within the communities our members serve across New England and the nation. Furthermore, this needs assessment informs the community development priorities and activities of the Federal Home Loan Bank of Boston (FHLBank Boston) including administration of our community investment programs and our outreach efforts.

The FHLBank Boston operates several primary housing and community investment programs that provide funding our members and their development partners can use to invest in communities, support affordable housing production, assist first-time homebuyers, and finance small businesses, creating longer-term economic and community benefits.

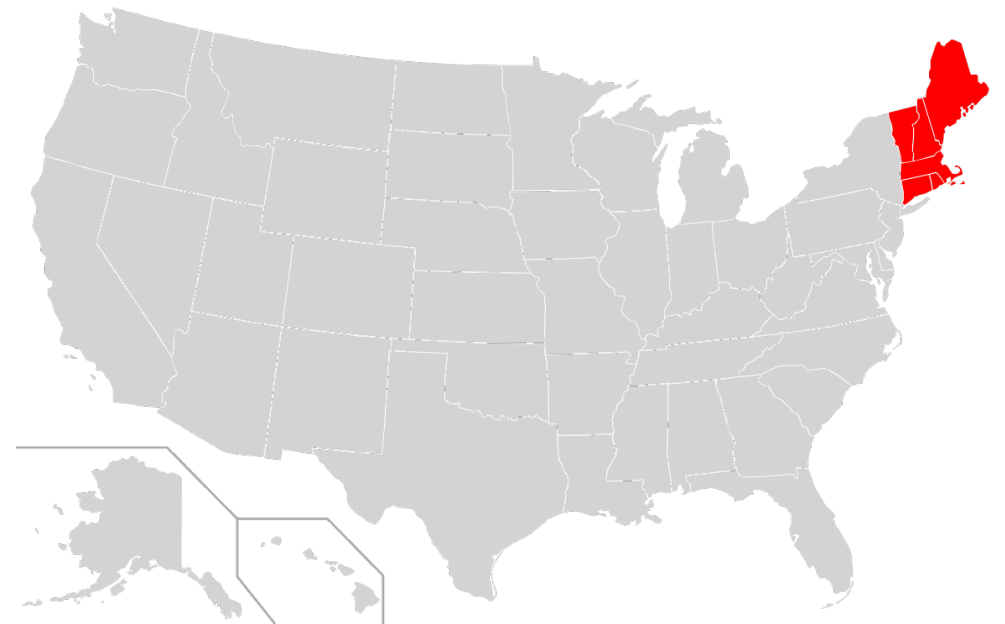
The FHLBank Boston and the FHLB system as a whole have a unique opportunity to restructure our Affordable Housing Program based on new regulations published in November 2018. Full implementation will be achieved by January 2021, reflecting new program priorities and administration, informed by this and future targeted community lending plans.

The 2020 Targeted Community Lending Plan presents the following priorities, initiatives, and targeted community lending goals for the coming year.

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Classification: Internal

Targeted Community Lending Plans



BACKGROUND RESEARCH

Low Income Housing
Tax Credit
2020
Qualified Allocation Plan

50 YEARS
1969 2019
MAINEHOUSING

Our Mission:
To assist Maine people in obtaining and maintaining quality affordable housing and services suitable to their housing needs.

Our Vision of Success:
All Maine people have the opportunity to live in quality affordable housing.

State QAPs

State of Vermont
HUD Consolidated Plan
for Housing and Community Development Programs

2019 Action Plan

Agency of Commerce and Community Development
Department of Housing and Community Development
July 1, 2019

VERMONT
AGENCY OF COMMERCE & COMMUNITY DEVELOPMENT
DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

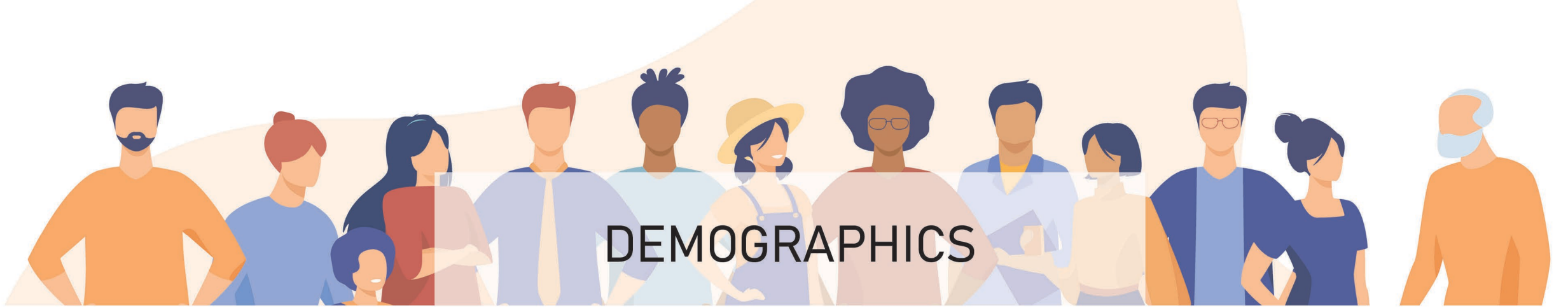
Consolidated plans and
action plans



FINDINGS AND DATA



IMAGE CREDIT: ERIKA J MITCHELL/SHUTTERSTOCK



New England households are:

Older

Less diverse

More educated

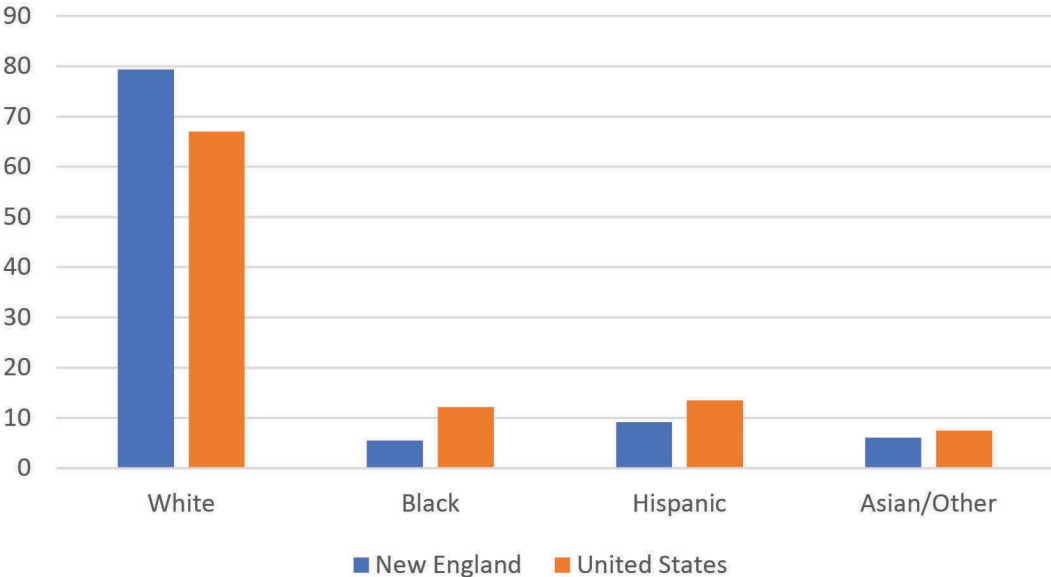
More affluent

More likely to be married couples without children

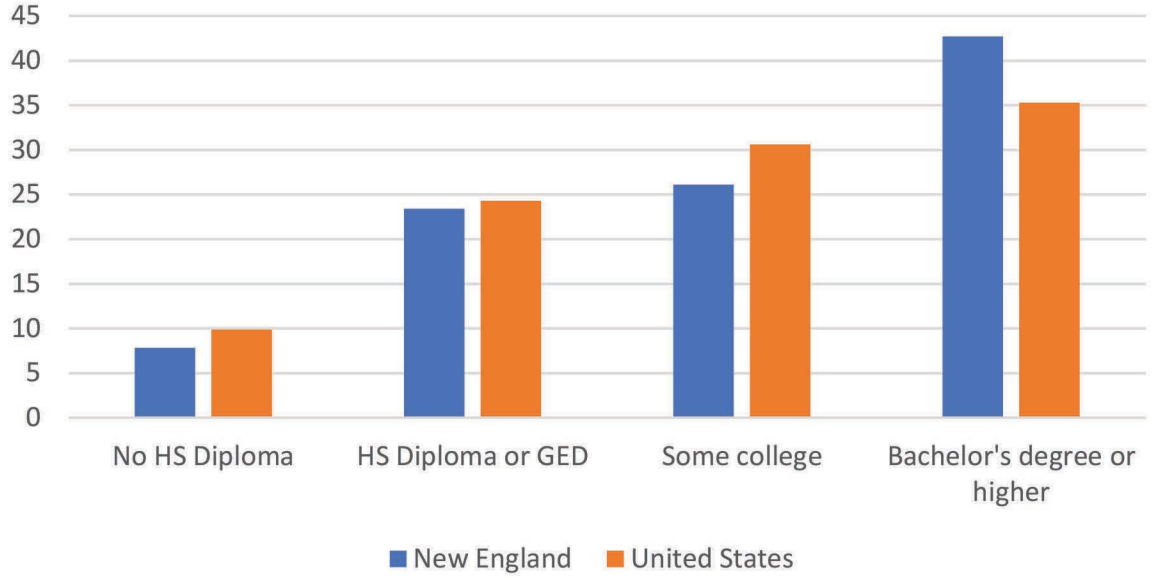
More likely to be single person renter households

New England is **less diverse** than the nation as a whole and has a greater percentage of households with a **college degree**.

Race and Ethnicity (Percent)



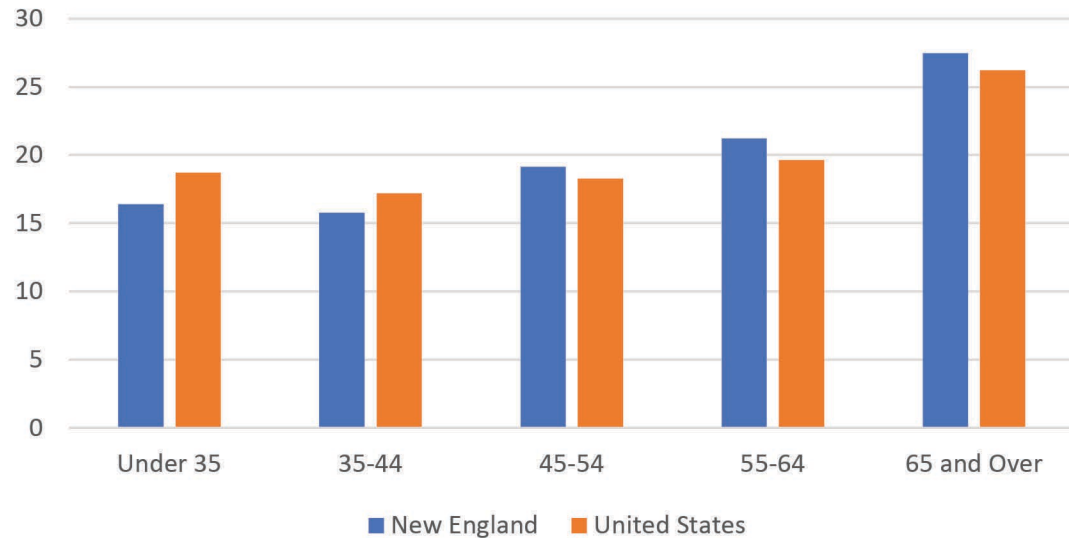
Educational Attainment (Percent)



Source: JCHS Tabulations of US Census Bureau, American Community Survey 1-Year Estimates; 2018

New England is slightly older than the US overall and has a higher average household income.

Age of Householder (Percent)



Household Income (Percent)



Source: JCHS Tabulations of US Census Bureau, American Community Survey 1-Year Estimates; 2018

POPULATION AND HOUSEHOLD GROWTH

New England has had **minimal and declining population growth**, particularly in 2019. These declines are largely driven by slowing international immigration.

Household growth accelerated the past few years, and was in-line with national growth. Since 2007, household growth has been **driven by renter households**. Increases were largest among minority, older-adult, and higher-education households.

AFFORDABILITY AND COST BURDEN



The share of households with housing cost burdens in New England increased in 2018.

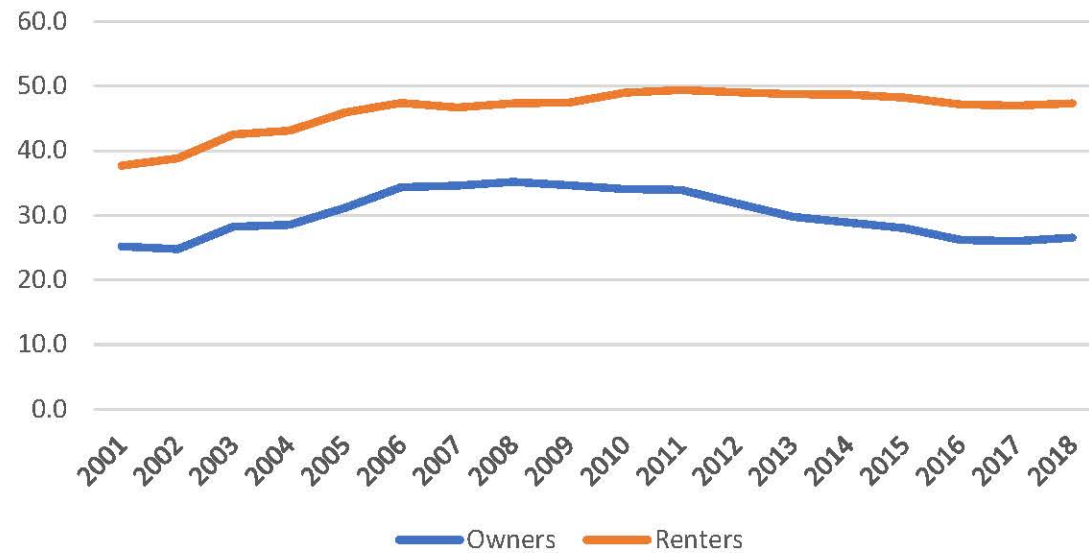
34 percent of all households are cost-burdened.

Homeowners in New England are slightly more cost-burdened.

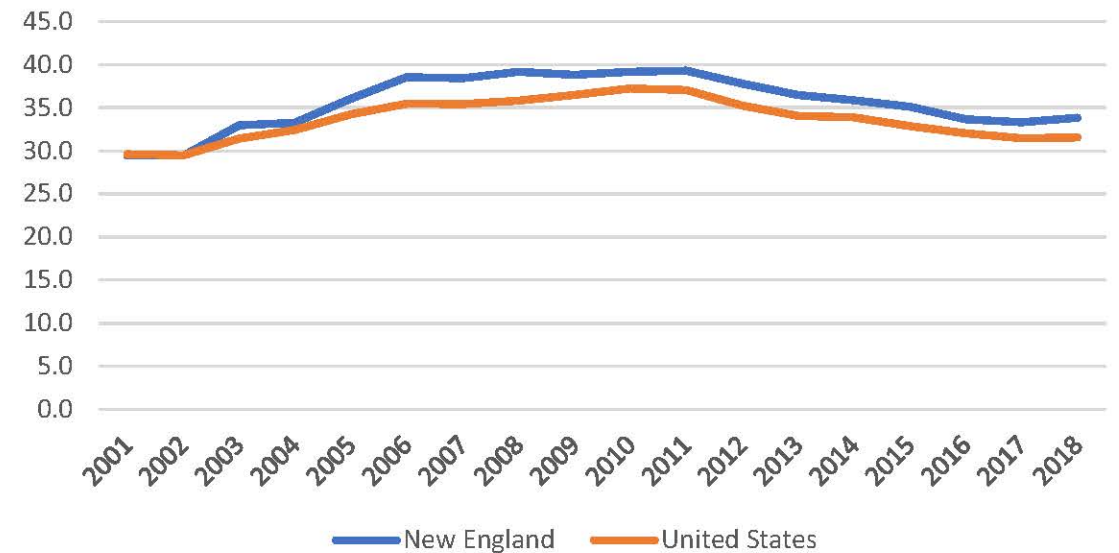
New England has a higher level of cost-burdened households age 65 or older.

In 2018, **34 percent** of all households were cost-burdened. Homeowners in New England are slightly more cost-burdened.

Cost Burden in New England by Tenure (Percent)



Cost-Burdened Households (Percent)



Source: JCHS Tabulations of US Census Bureau, American Community Survey 1-Year Estimates; 2018

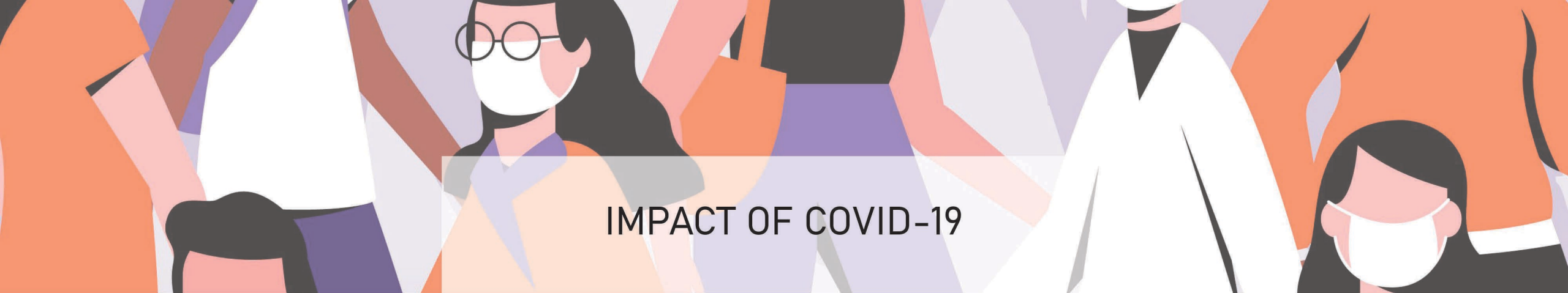
POVERTY AND HOMELESSNESS



New England has a **lower poverty rate for children under age 18 and adults aged 18-to-64.**

New England's homeless rates peaked in 2014 and the homeless population in New England has decreased steadily since.

Massachusetts had the 7th highest homelessness rate in the nation, followed by Vermont (10th) and Maine (12th).



IMPACT OF COVID-19



Most COVID-19 cases are non-Hispanic whites.

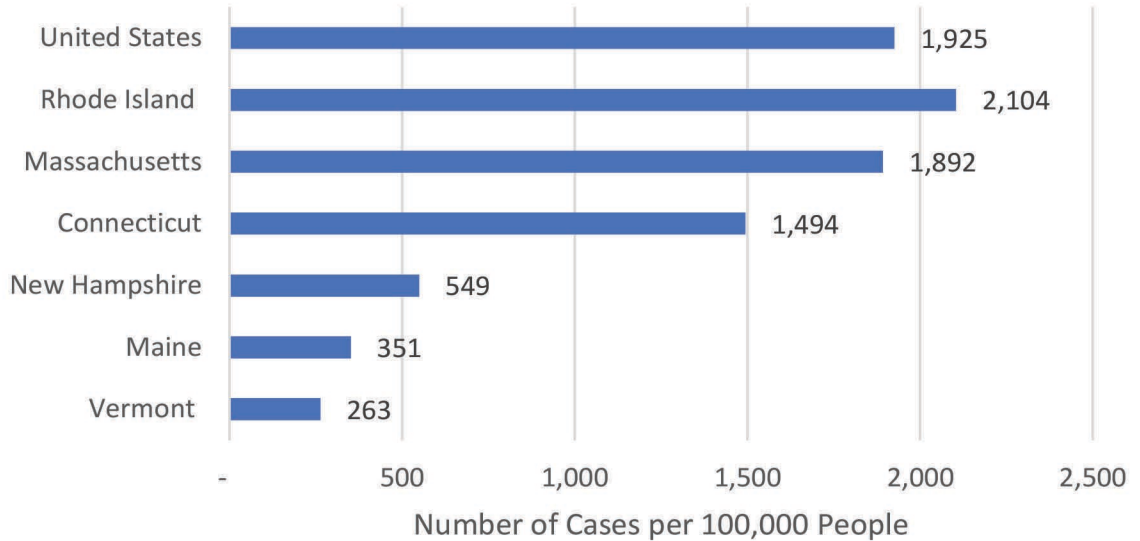
Black or Hispanic persons are often overrepresented relative to the population in some states.

About 43 percent of households in New England have lost income as a result of COVID-19.

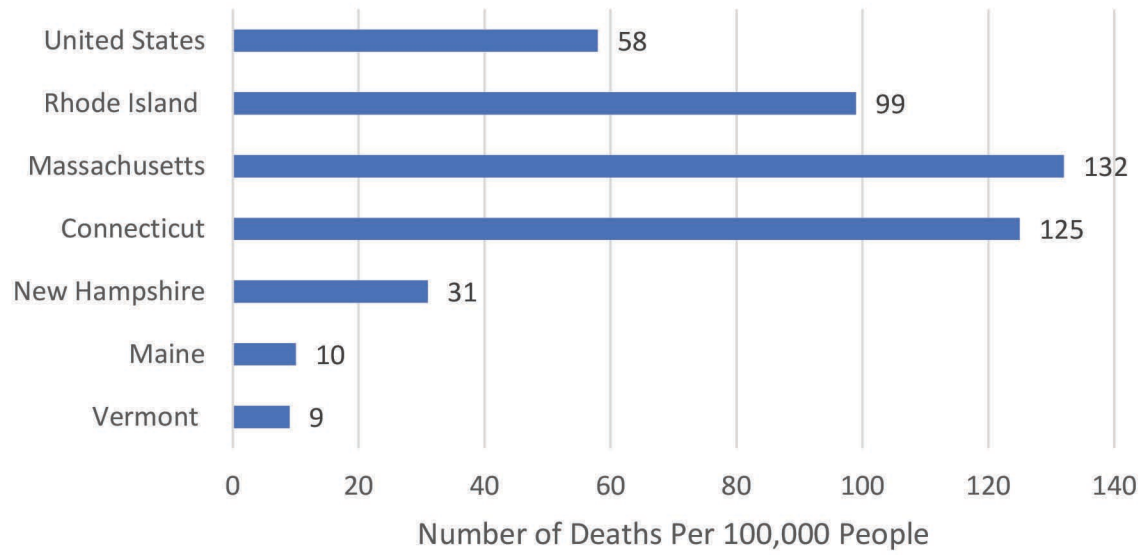
About 15 percent of renters and 10 percent of homeowners with a mortgage have struggled with their housing payments.

Rhode Island and Massachusetts have the highest rates of COVID-19.

COVID-19 Rates by State

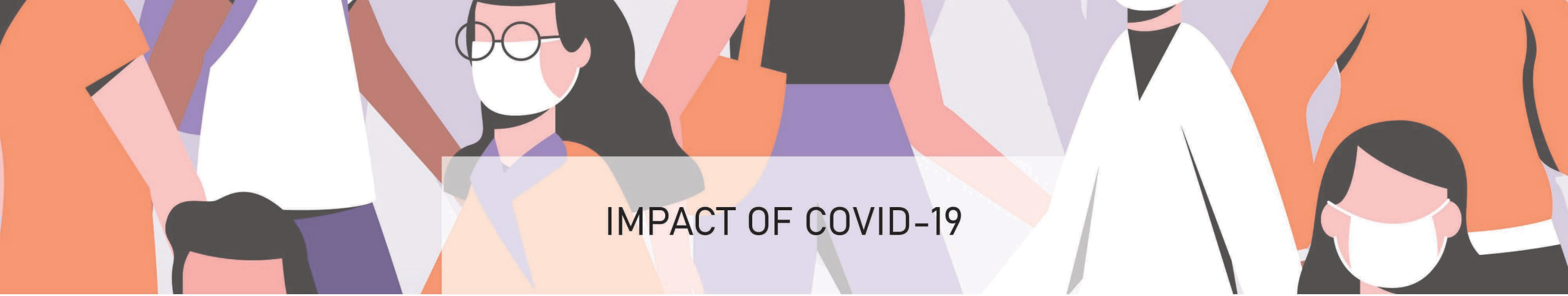


COVID-19 Mortality Rates by State



Data as of September 8th, 2020

Source: Center for Disease Control



IMPACT OF COVID-19



About 15 percent of workers in New England were employed in at-risk industries.

Compared to workers overall, those employed in at-risk industries were more likely to be young, Hispanic, and live in renter households, and were less likely to have a college degree.

RACIAL DISPARITIES

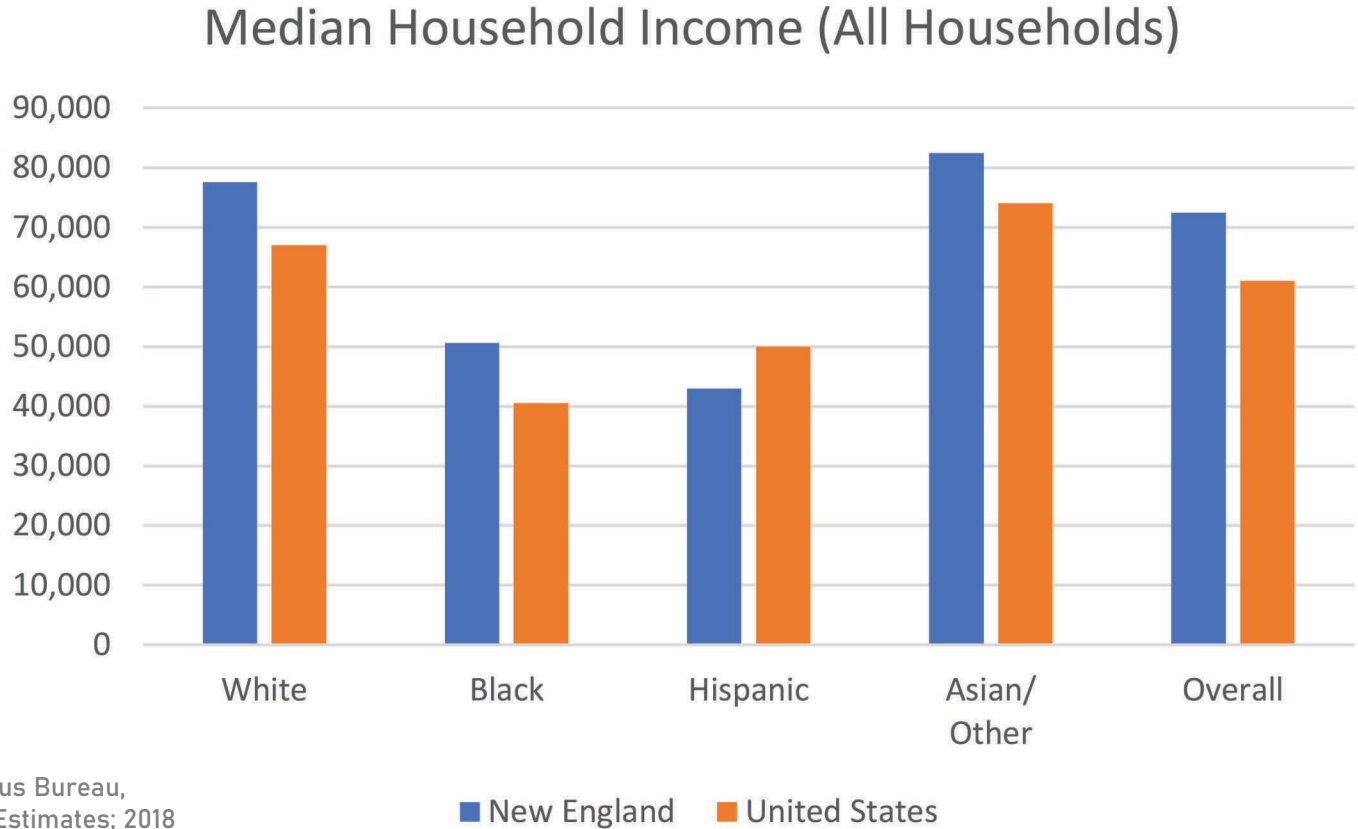


For Black and Hispanic households, the homeownership rate is notably lower in New England than it is in the country overall.

White households in New England have \$23,700 more in median household income than non-white households.

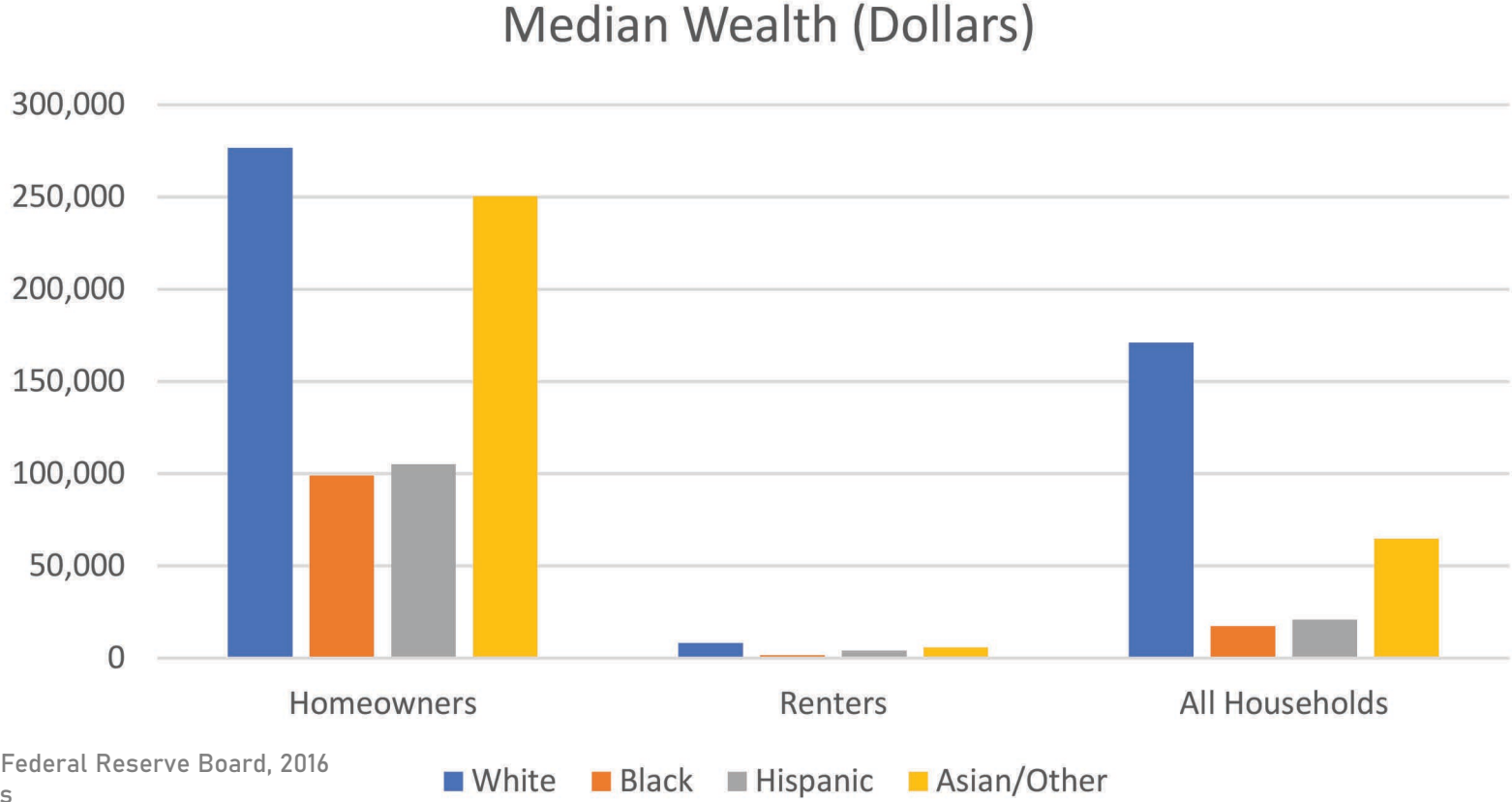
In Maine and Vermont, black families earn the least, while Hispanic families earn the least in the remaining New England states.

Black and Hispanic households have considerably lower levels of median household income.



Source: JCHS Tabulations of US Census Bureau, American Community Survey 1-Year Estimates; 2018

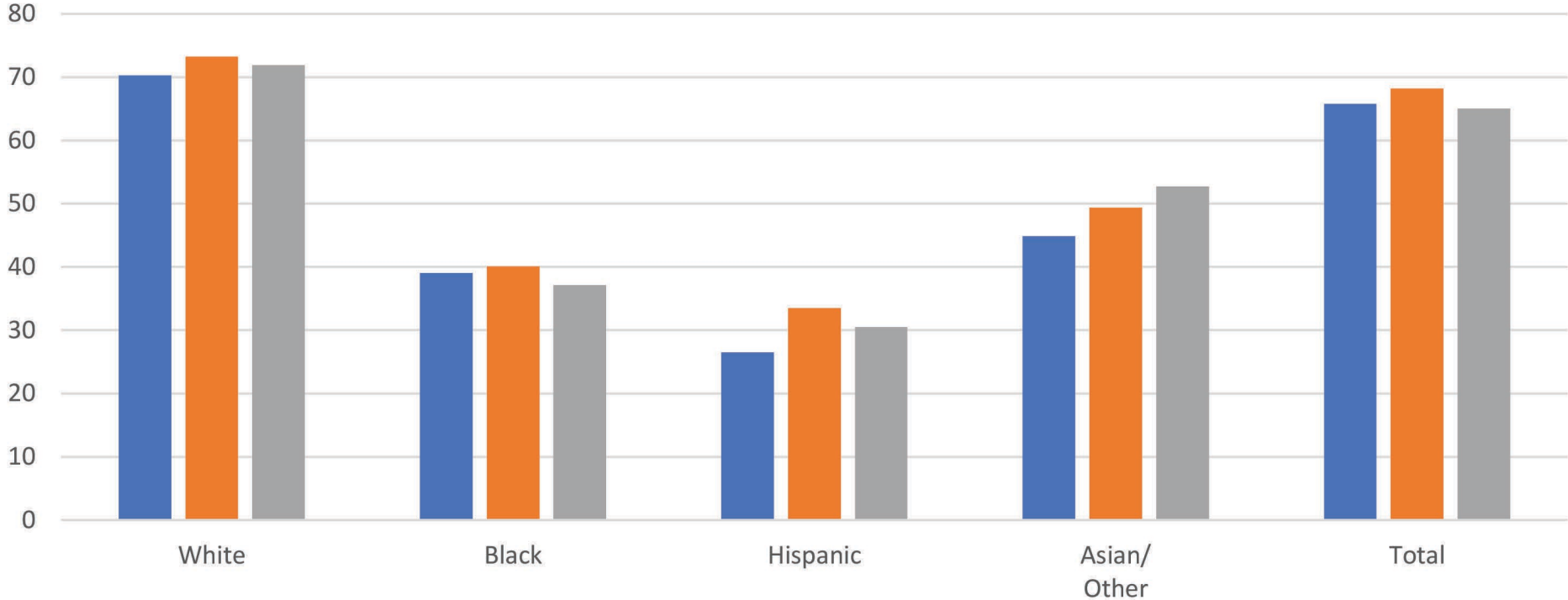
Nationally, Black and Hispanic households have considerably lower levels of median household wealth.



Source: JCHS Tabulations of Federal Reserve Board, 2016 Survey of Consumer Finances

In New England in 2018, the Black homeownership rate was 35 percentage points lower than the white homeownership rate. The Hispanic homeownership rate was 41 percentage points lower than the white homeownership rate.

Homeownership Rate by Race/Ethnicity (Percent)



Source: JCHS Tabulations of US Census Bureau, American Community Survey 1-Year Estimates; 2018

■ 2001 ■ 2007 ■ 2018



HOUSING SUPPLY

New England's housing stock:

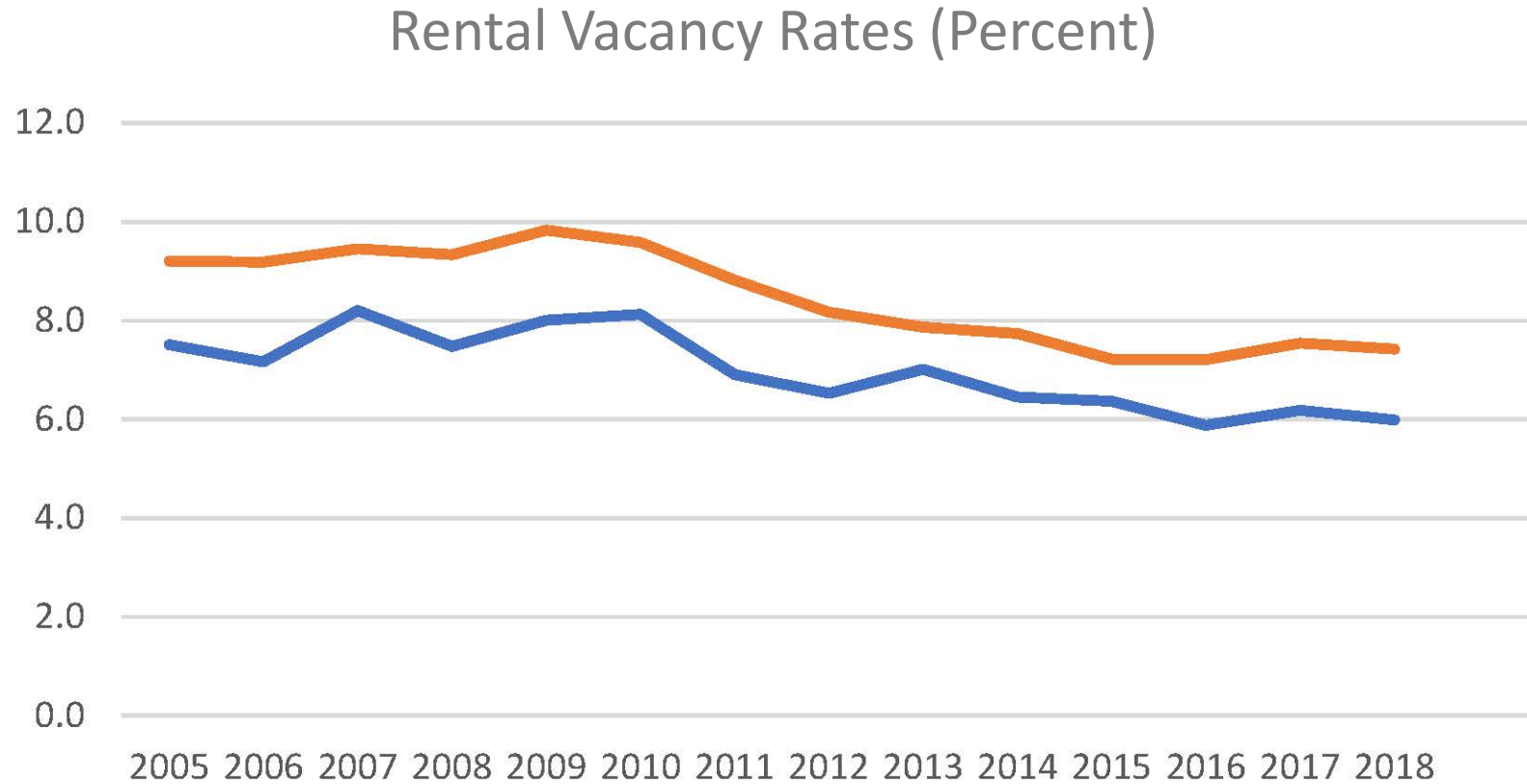
is notably older

consists of more multifamily housing

Rental vacancy rate has declined substantially since 2010.

Low vacancy rates have driven housing costs upwards and have led to a stark decline in low-cost rental housing.

Rental vacancy rate has declined substantially since 2010.

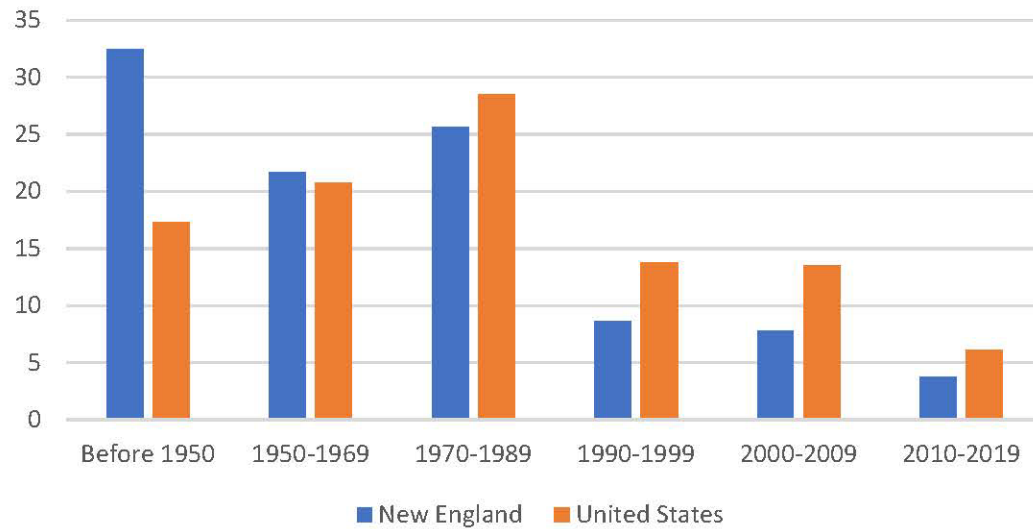


Source: JCHS Tabulations of US Census Bureau,
American Community Survey 1-Year Estimates; 2018

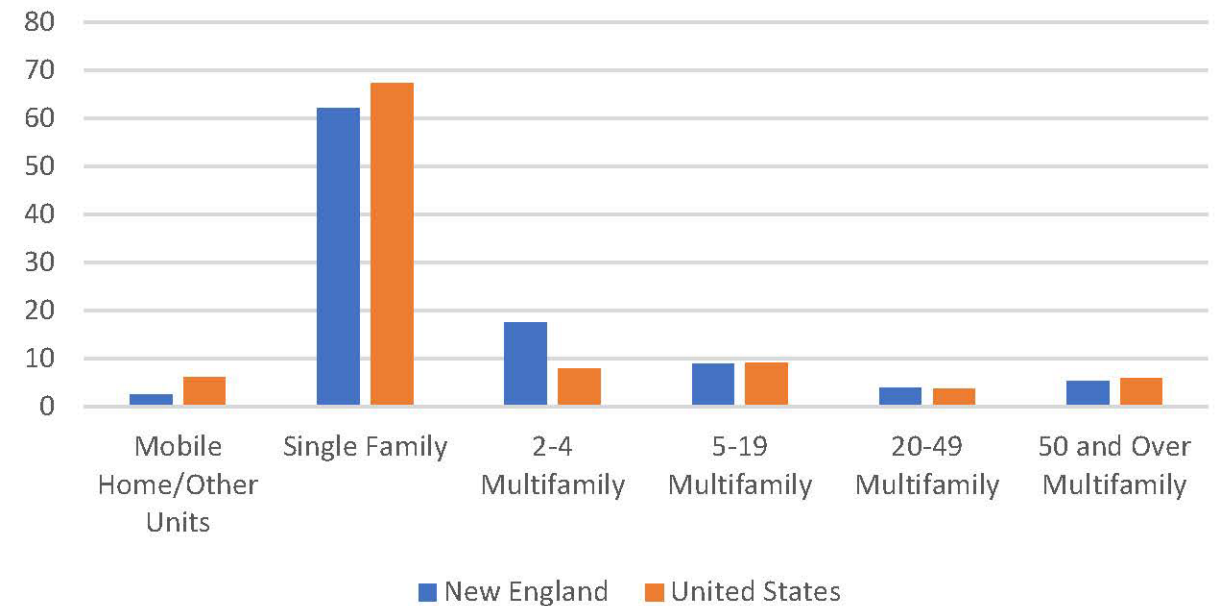
— New England — United States

New England's housing stock is notably older and consists of more multifamily housing.

Housing by Year Built (Percent)

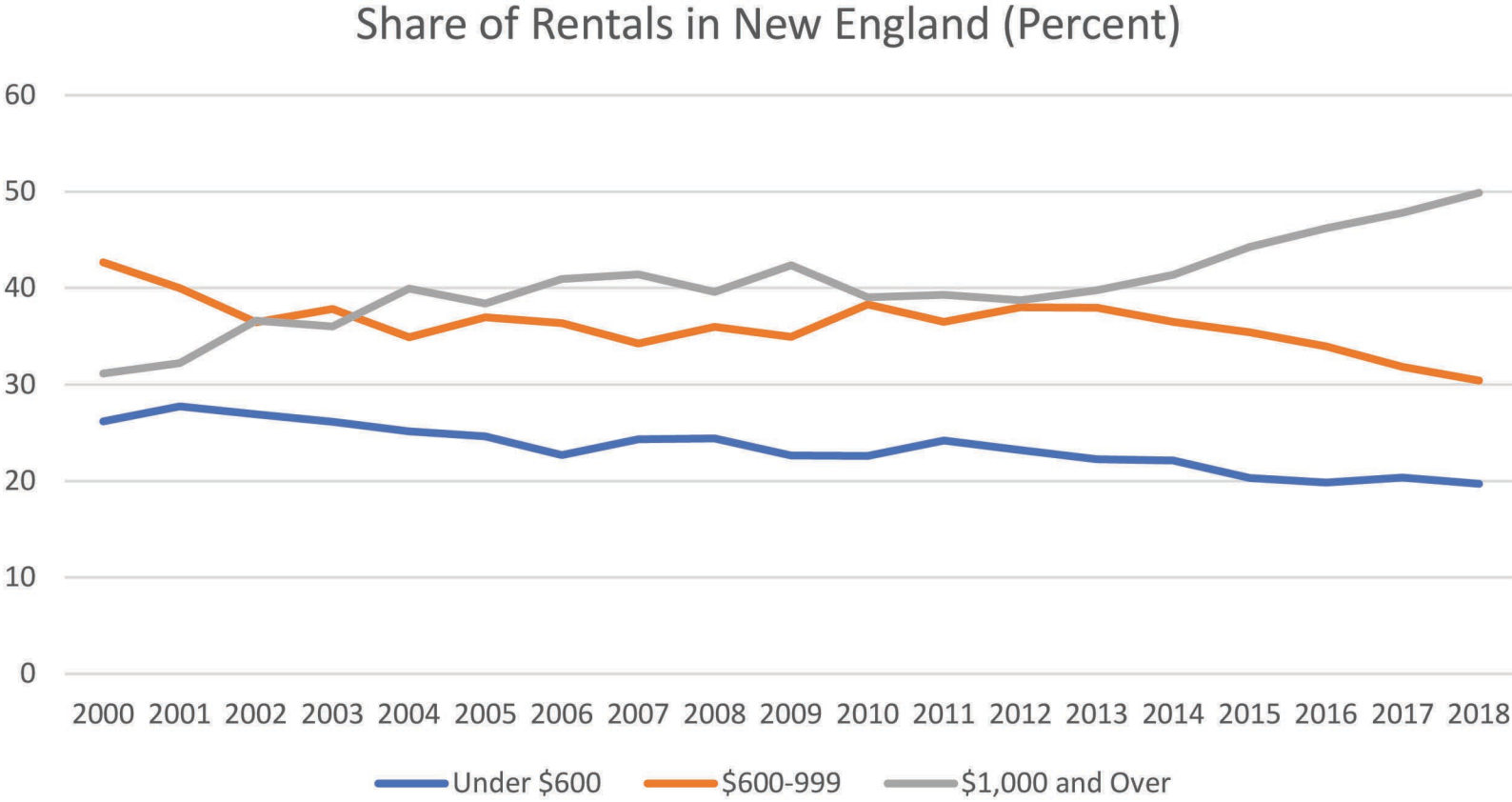


Housing by Structure Type (Percent)



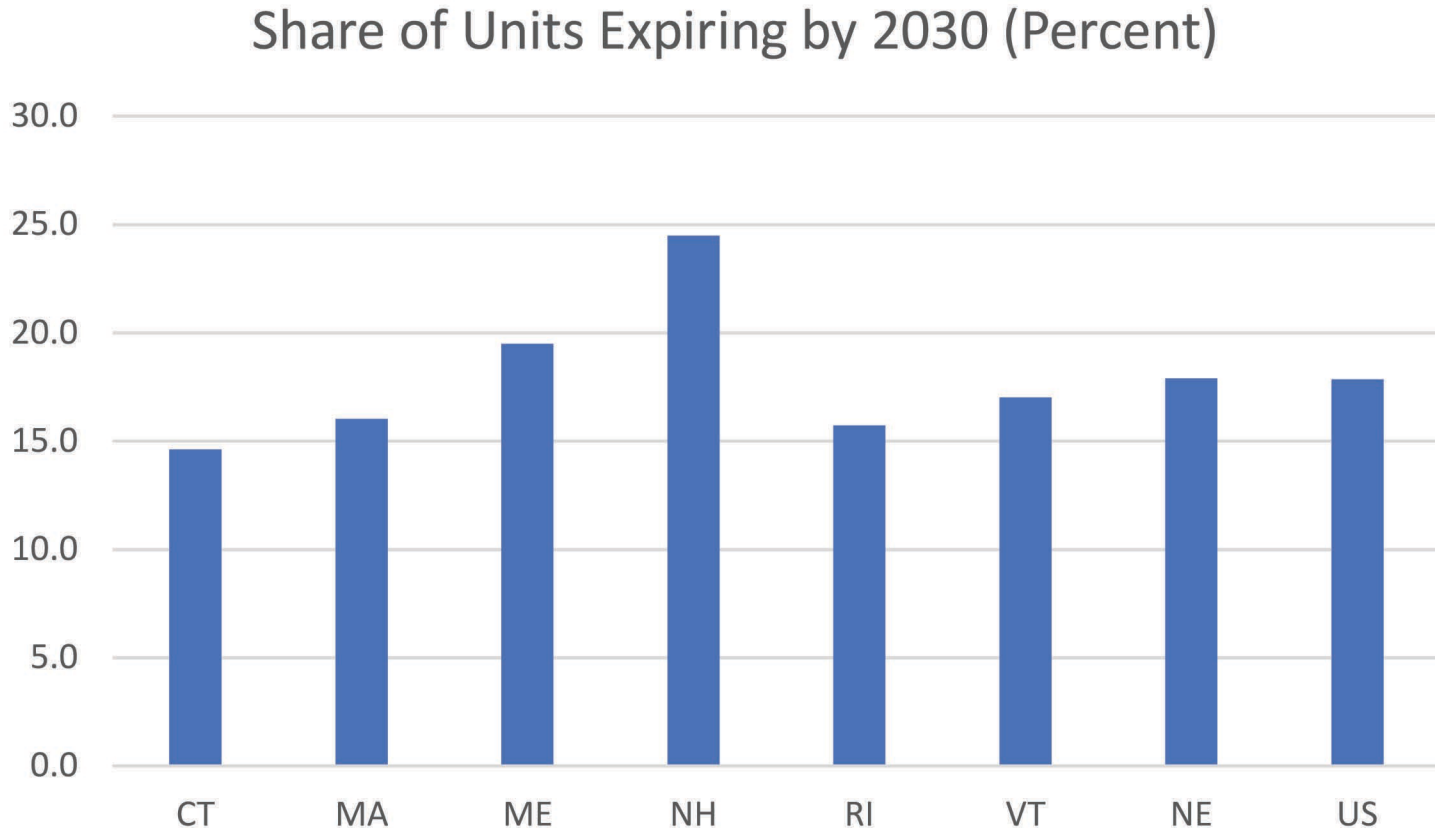
Source: JCHS Tabulations of US Census Bureau, American Community Survey 1-Year Estimates; 2018

In New England, the decline in the number of low-cost rental units has been relatively modest due to how expensive rental housing was in the region to begin with. However, the number and share of higher cost units rose substantially between 2014 and 2018.



Source: JCHS Tabulations of Public and Affordable Housing Research Corporation and National Low-Income Housing Coalition, National Housing Preservation Database

Expirations generally are consistent with patterns seen in the US overall.



Source: JCHS Tabulations of Public and Affordable Housing Research Corporation and National Low-Income Housing Coalition, National Housing Preservation Database

RURAL ISSUES

Fully **12.5 percent** of New England households lived outside of metro areas in 2018. This share was much higher in Vermont, Maine, and New Hampshire. New England's non-metro households were **more likely to be homeowners, white, and age 65 or older**, compared to the region's metro areas. Despite lower housing costs, **31 percent** of non-metro households had housing cost burdens. Rural households were less likely to report having high speed or broadband Internet: **16 percent of households in the region's non-metro areas did not have broadband**, compared with **12 percent** of households in metro areas.

DISCUSSION



IMAGE CREDIT: FAIRFIELD COUNTY'S CENTER FOR HOUSING OPPORTUNITY



Thank you!

