

Surprising facts on the need for Affordable Housing in Rockport

Compiled by Diane Vella 1/15/24

31.6% of housing is rentals in Rockport (2021)

Rockport's median income is \$88,832 (2020 CENSUS DATA)

6.6% of Rockporters live in poverty (2020 census)

56% of Rockporters are "shelter cost burdened" meaning more than 30% of their income goes to shelter rent/mortgage, utilities, taxes, insurance (Greater Boston Housing Report Card 2023)
Median rental for a 1 bedroom is \$1900 (not including utilities & insurance) 30% of \$76K/yr. income

Rockport remains over 93% white, developing suburbs - including Rockport- are losing population and lag in diversity. Rockport lost 62 people in population in two years. 2020-2022. Not all towns lost population during the pandemic

Ed Augustus, Healey's officer on affordable housing, states North Shore populations are increasing in towns/cities that build affordable housing.

Median home sale price in Rockport from Jan - Sept. 2023 was \$729K

A family of 4 in Rockport would qualify for affordable housing with an income of \$118K - considered Low income by HUD definition, which is 80% of our **Area Median Income (AMI)** is \$149K - one of the highest in the nation.

Town employees, teachers and police salaries are within affordable housing income ranges. Information from the 2023 Rockport Budget for example stated the salary ranges for teachers are 48K - 97K; DPW 47K - 96K; Police 70K - 95K.

Incomes that would qualify for Affordable Housing in Rockport

	30% AMI	50% AMI	80% AMI
Family of 1	\$31K	\$52K	\$ 83K
Family of 2	\$35K	\$59K	\$ 94K
Family of 3	\$40K	\$66K	\$106K
Family of 4	\$44.5K	\$74K	\$118.5K

According to Jason Lewis, a North Shore State Senator, 50% of the workforce does not live in the town they work in because they can not afford rent or home prices.

26.5% of kids in Rockport Schools are from 'Low Income families (DECA data)

In Rockport only 4.6% meet the Affordable criteria. The State standard is 10% of housing units are to be Affordable. This makes Rockport vulnerable to an "unfriendly" 40B developer then we have little control of what is built. We need approximately 200 more AH units to get to the 10% safe harbor status.