

Needs of Lower Income Lincoln Residents



Property Tax Study Committee
April 11, 2019, 8 am, Donaldson Room, Town Offices



Indicators of Homeowners Having Difficulty Paying Property Taxes

How Many Homeowners Are Cost-Burdened?

Of 1,510 owner-occupied homes for which cost burden can be determined,

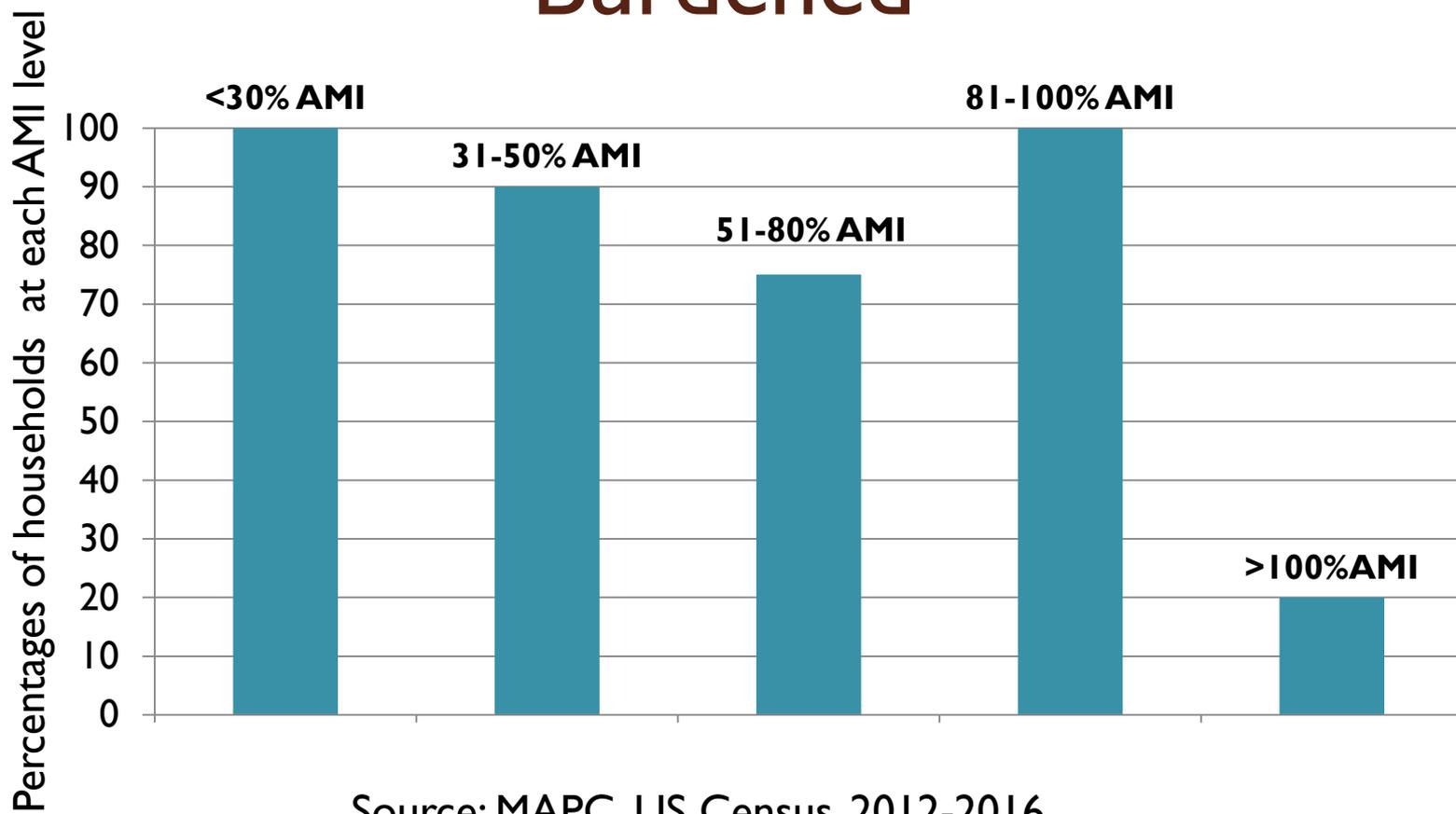
- 501 are cost-burdened (pay more than 30% of income for housing)
- 153 are severely cost-burdened (pay more than 50% of income for housing)

Source: Metropolitan Area Planning Council (MAPC) from US Census, 2012-2016

Circuit Breaker Tax Credit

- 54 households qualified for the Circuit Breaker Tax Credit in 2015, indicating that they pay more than 10% of their income in property taxes and water
- Households that are struggling may still not qualify due to age (65+), income (\$58,000 single, \$73,000 head of household, \$88,000 married couples), and limit on value of residence (\$778,000)

Percentage of Those at Each AMI Level Who are Considered 'Cost Burdened'



AMI (Area Median Income)

- 30% AMI for one person = \$19,800
- 50% AMI for one person = \$32,950
- 80% AMI for one person = \$47,450
- 100% AMI for one person = \$65,900

Households at various AMIs

- Less than 30% AMI: 3.9%, or 93 households
- 31-50% AMI: 6.7%, or 161 households
- 51-80% AMI: 8.3%, or 199 households
- 81-100% AMI: 3.9%, or 93 households
- More than 100%, AMI: 77.2%, or 1,855 households

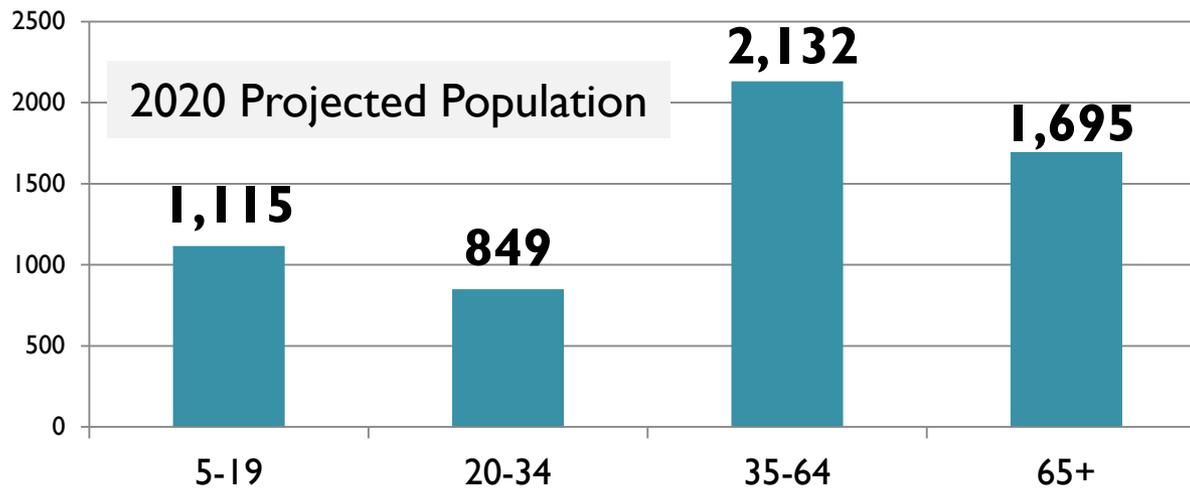
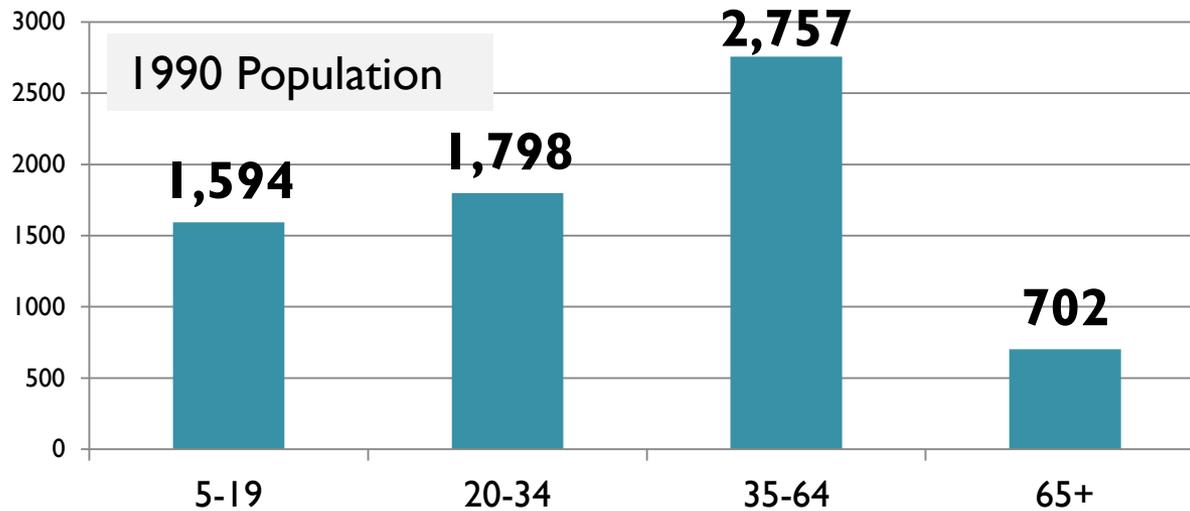
Source: MAPC

Who Is Cost-Burdened?

- 53% of elderly, non-family households are cost-burdened (mostly living alone)
- 21% of elderly family households are cost-burdened
- 50% of large family households are cost-burdened
- 35% of small family households are cost-burdened
- 12% of other households are cost-burdened

Source: MAPC

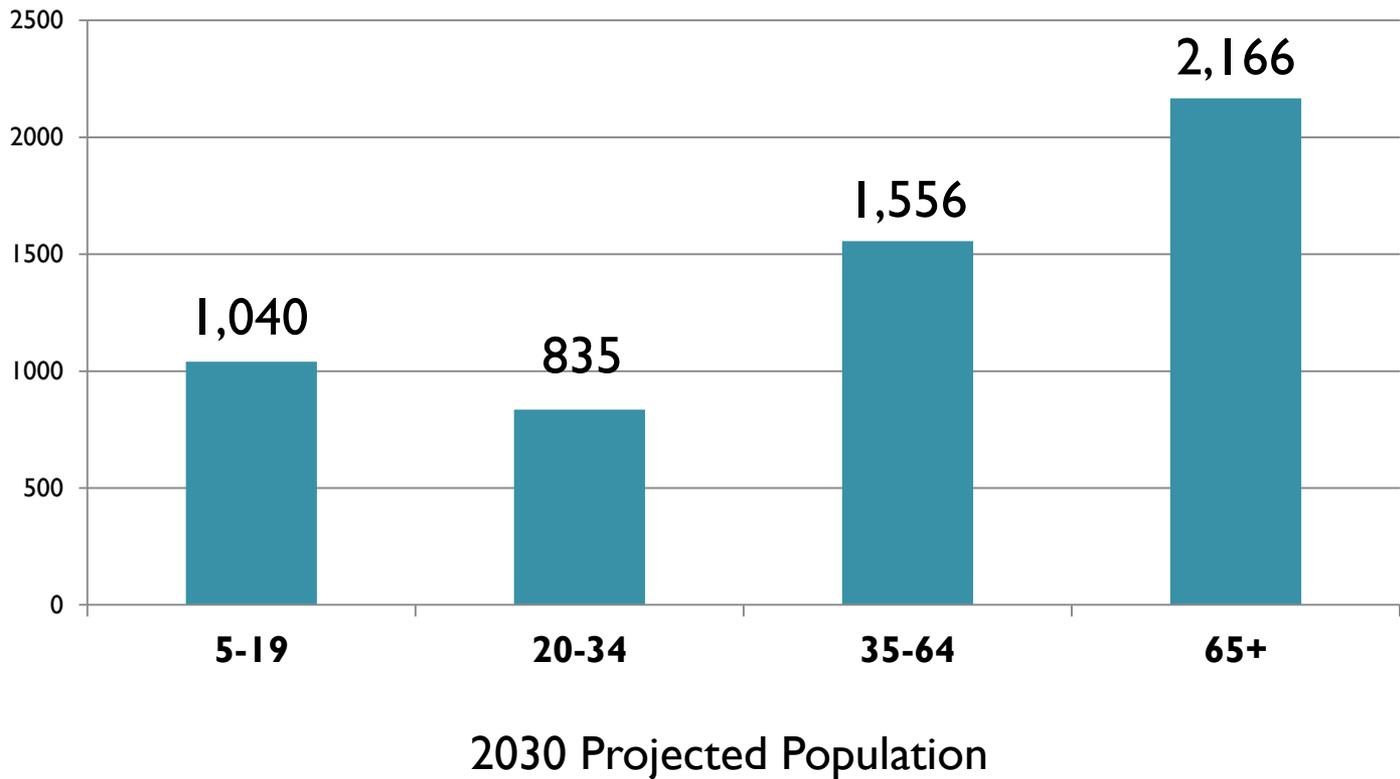
Aging of Lincoln's Population



(2017: 65+ = 1,677)

Source: MAPC

Aging of Lincoln's Population, Cont.



Can These Homeowners Buy a Less Expensive Home in Lincoln?

- According to the Metropolitan Area Planning Council, an estimated 0% of single family homes, including condos, sold in Lincoln since 2000 are affordable to households making less than \$120,000 per year.
- Lincoln has 73 condos that are designated as “affordable.” However, some owners find that special assessments and condo fees are increasingly out of their financial reach.

Can These Homeowners Move Into Affordable Rental Housing?

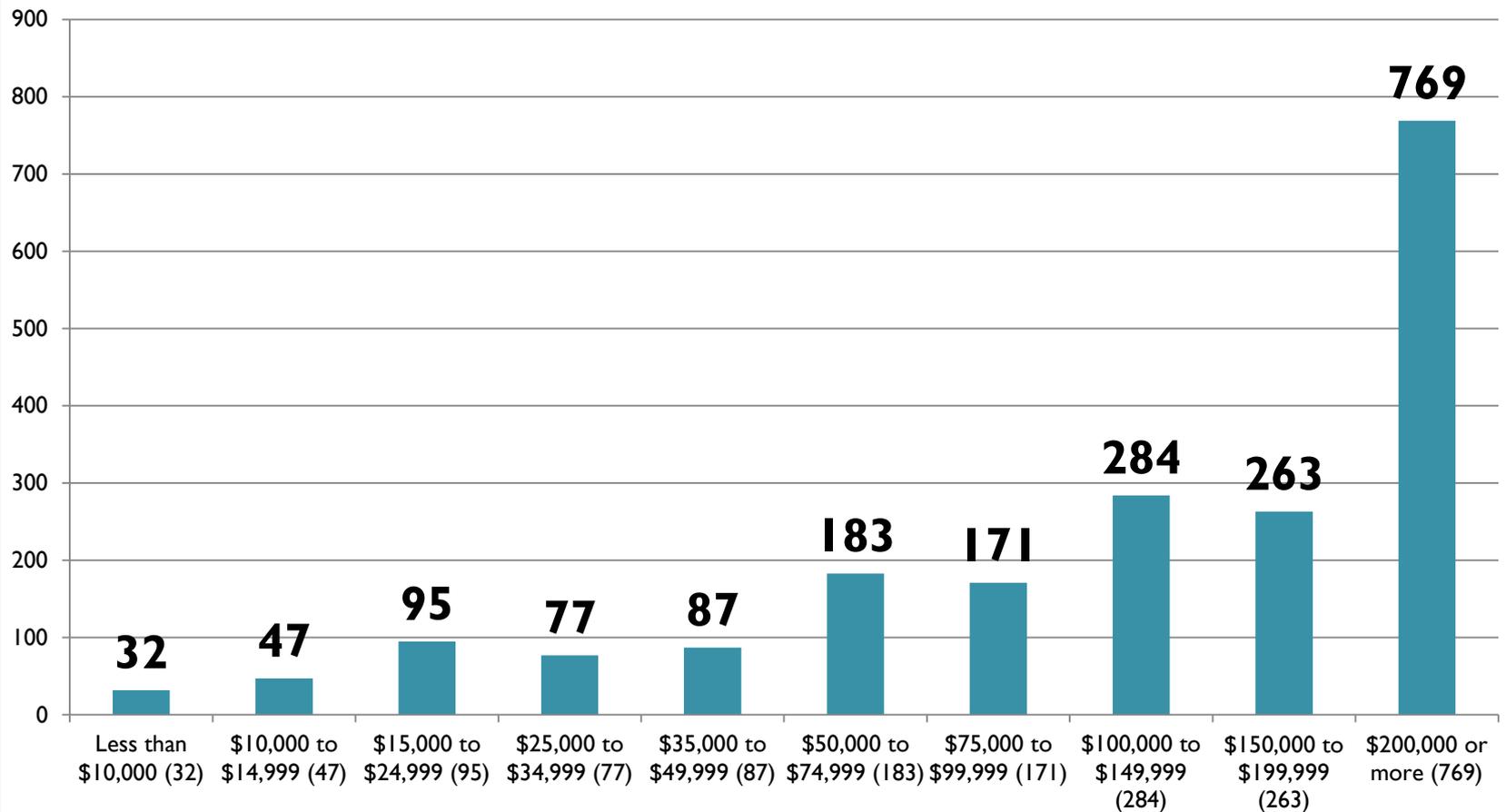
Waitlists:

- Lincoln Woods = 126 applications for 75 units.
The wait time is about 3 years.
 - Town of Lincoln = 53 applications for 7 units.
Hard to determine wait time since almost no one moves out.
 - Commons = 8 applications for 8 units.
- Also, 32 of the “affordable” units at Lincoln Woods are at 40% of income rather than 30% of tenant income.



Indicators of Need of Most Vulnerable Lincoln Residents

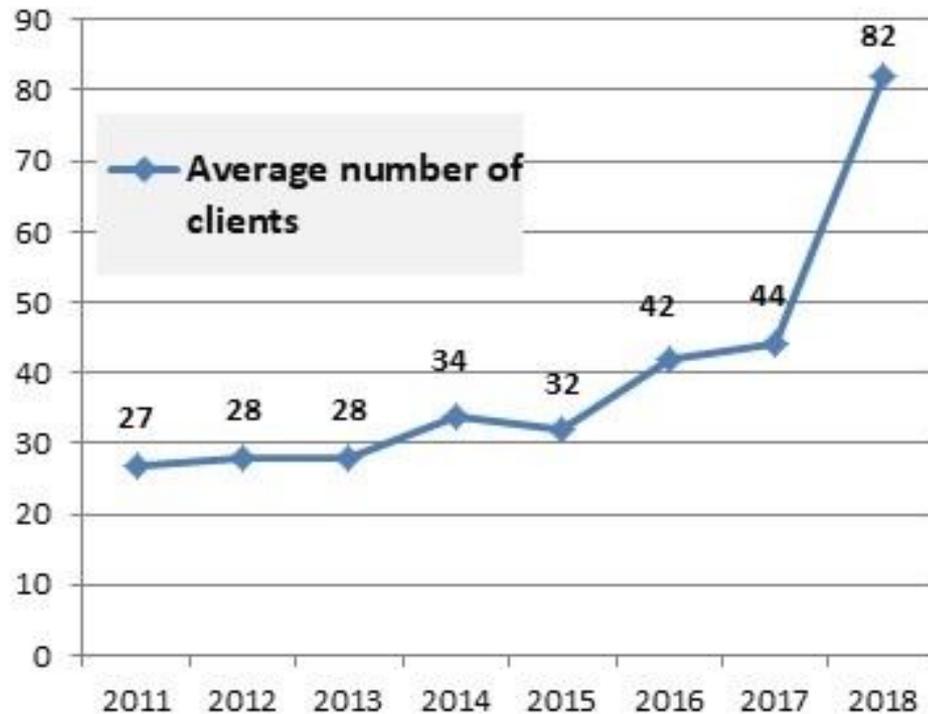
Income of Lincoln by Household (01773), 2017



Source: US Census

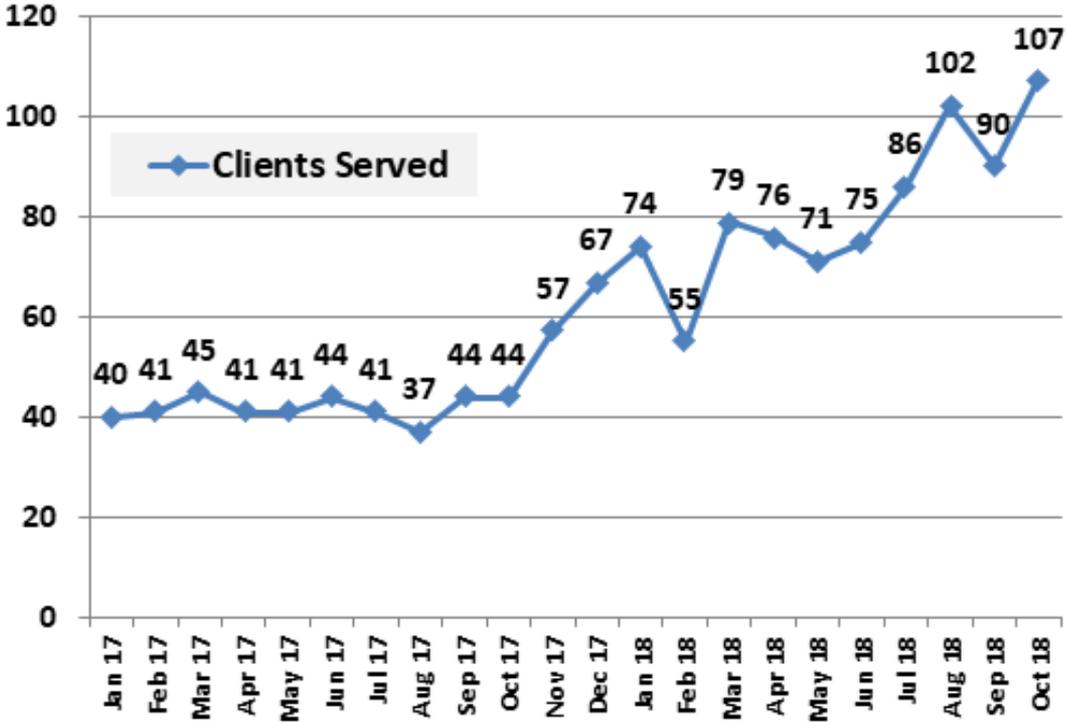
Indicators of Need from Lincoln's Service Providers

Increase in number of St. Vincent de Paul Food Pantry clients between FY10 and FY18



Between FY 10/11 and FY 17/18 a **203% increase** has been seen in the average number of clients served.

Increase in number of St. Vincent de Paul Food Pantry clients, January 2017 to October 2018



Between January 2017 and October 2018 a **167% increase** was seen in the number of clients served.

Between 2017 and 2018 a **82% increase** was seen in the average number of clients served.

The Food Pantry served 106 Lincoln residents in February.

Increase in requests to Emergency Assistance Fund

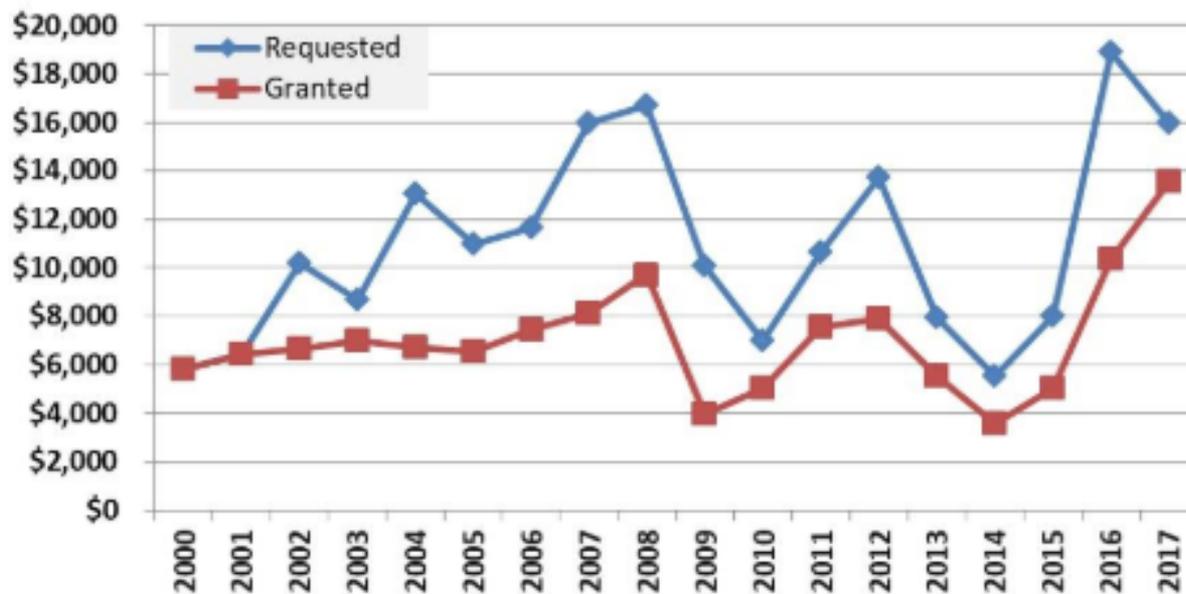
Emergency Assistance Fund Utilization
Fiscal Years 2015-2017
Lincoln, Massachusetts



So far this year we have given over \$10,000, not including funds for furloughed federal employees.

Increase in amount of financial aid requested of Parks and Recreation

Parks & Rec Summer Financial Aid
Fiscal Years 2000 - 2017
Lincoln, Massachusetts



Between 2000 and 2017 a **175% Increase** was seen in the amount of financial aid requested.

Between 2000 and 2017 a **134% Increase** was seen in the amount of financial aid granted.

Increase in need noted by Eliot Human Services

- **Between FY 2016 and FY 2018, Eliot Human Services, which provides mental health services, has seen a 14% increase in Lincoln residents using their services. Individuals accessing this resource are coming in with a more complex set of problems.**
- **Eliot is also noting that the current waitlist for mental health services is now months long for adults, longer for children.**

Recent Service Enhancements

- Public Health Nurse, 6 hours a week, town-funded (to be on a par with area towns, this would be 9-11 hours/week)
- Town Social Worker, 12 hours a week, grant-funded (to be on a par with area towns, this would be 20 hours a week)
- Mental Health Clinics, once a month, currently using Board of Health grant funds, will receive funds from First Parish Easter Offering

Recent Service Enhancements, Cont.

- Emergency Housing Funds, \$15,000 from The Commons
- Rental Assistance Program, \$30,000, CPA-funded for one year for monthly subsidies to households eligible for 30% affordable housing who cannot get into such housing due to lack of capacity

Observations

- A significant number of Lincoln homeowners (over 650) are cost-burdened and may have difficulty paying increased local property taxes.
- Even homeowners in need who have modest dwellings may not qualify for the Circuit Breaker Tax Credit because of elevated property values.
- The COA is beginning to see more homeowners coming to us for financial assistance, including finding less expensive housing, frequently outside Lincoln.

Observations, Cont.

- The number of property owners struggling to pay taxes will likely increase as the number of seniors grows.
- At the same time, there is a significant increase in Lincoln residents who are in extreme financial and human services need. The vast majority of these are renters.
- Some improvements in services are being initiated for those most in need, but services are still inadequate.