Local Housing Solutions

Housing Needs Assessment Report

June 13, 2024

Talbot (County) is located in the state of Maryland.

See a report for the Easton, MD Micro Area.

Indicators in this report use data from various geographies, depending on availability. Check the citation note for each section.

POLICYMAP

About This Report

This report aggregates nationally available data to document and illustrate local housing needs. Visualizations provide comparable data for broader geographic areas including at the state and national level. Reports for the metropolitan area are also available.

Much of the national data is from the American Community Survey (ACS) which is conducted annually, and published roughly one year after collection. This report uses the Census's 5-year estimates which average five years of ACS survey data and so may not fully reflect the latest trends. Annual ACS estimates may be more current, although they are subject to larger margins of error. Local data sources can also help illuminate short-term trends not apparent in Census surveys. Learn more about Using Locally Available Data, Interviews, and surveys to Supplement Nationally Available Data in a Housing Needs Assessment.

Each of the visualizations in the report are downloadable in chart or image form. Most visualizations in this report are interactive, and will display additional detail when users tap or hover over bars or data points. In some cases, this detail includes percentage changes to provide trend information.

Unless otherwise noted, all race categories in the report include people of Hispanic ethnicity, and all categories described as “Hispanic” include Hispanic people of any race.

Demographics

Examining the demographics of your locality is key to understanding and addressing the housing needs of your community. Data on age, racial composition, disability, and socioeconomic status can provide insight into who lives in the jurisdiction and inform decisions about how to meet diverse needs and allocate resources where most needed. Examining demographic data is also important for identifying mobility trends among different populations into and out of the jurisdiction.

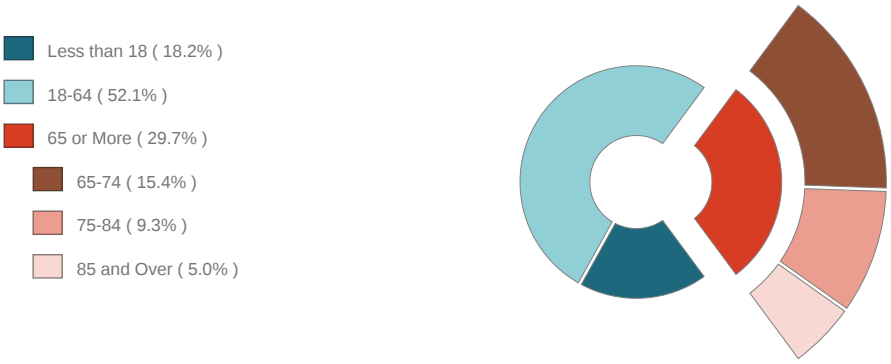
Estimated Population 2022

Total Population

37,663

▼ 0.2% Since 2012

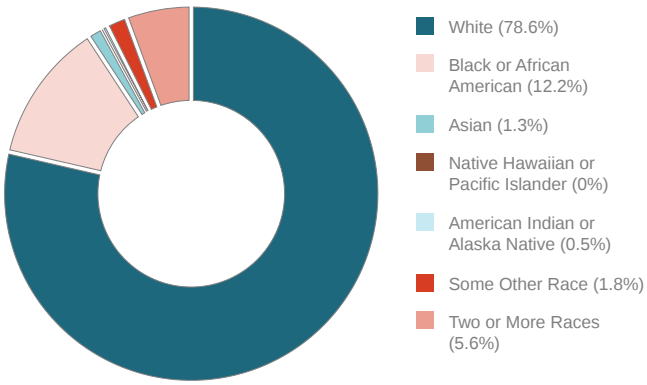
Population By Age



Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

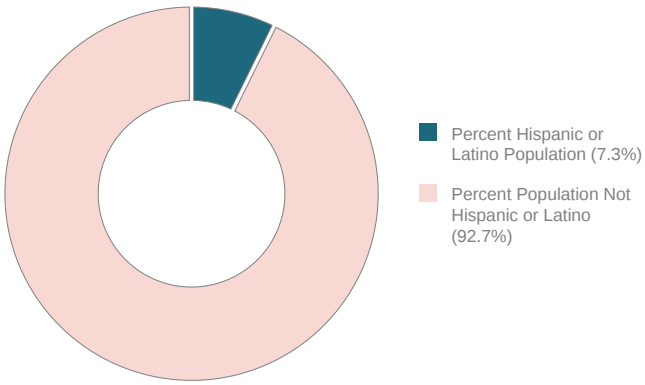
Race and Ethnicity 2022

Racial Composition



Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Ethnic Composition

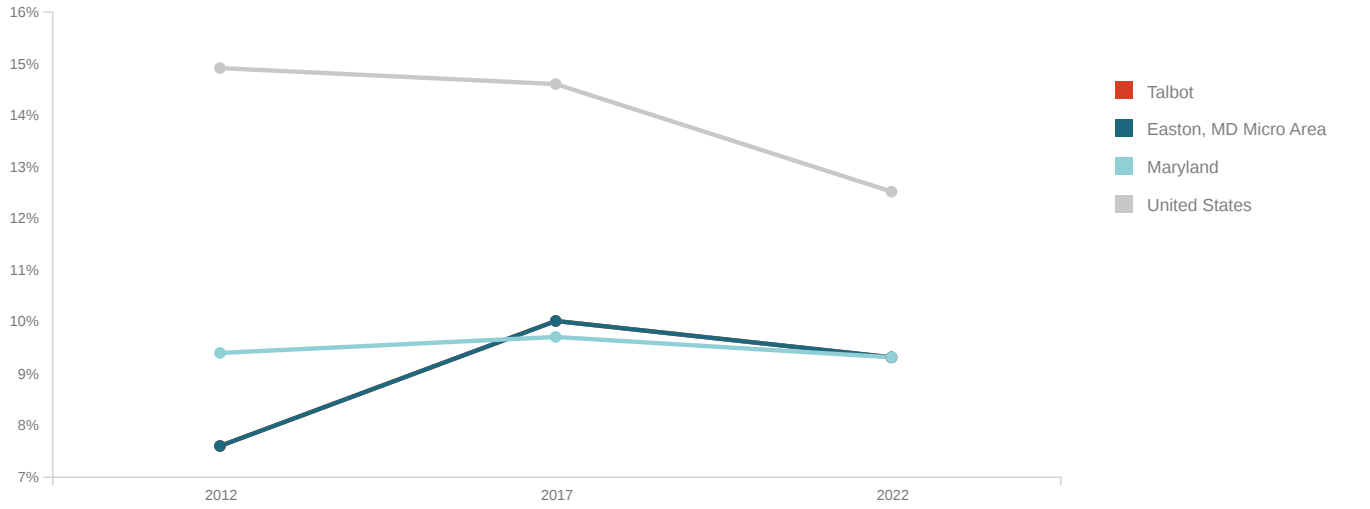


Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Poverty Level and Trend **2012 to 2022**

Monitoring the poverty rate over time is critical for assessing community needs and considering policy responses. A substantial change in the poverty rate over time can be a sign of an important trend, such as a deepening or amelioration of economic distress, or changes in the composition of an area's population due to shortages of affordable housing. In **Talbot**, the share of people in poverty **decreased 0.7** percentage point(s) from **10** in 2017 to **9.3** by 2022 (the number of people in poverty **decreased** from **3,692** to **3,460**).

It's also important to compare the poverty rate in the jurisdiction to that of the state as a whole. Higher poverty rates can mean higher affordability challenges unless offset by lower housing costs. In 2022, the share of people in poverty in **Talbot** was the **same** as in **Maryland** and **lower** than the **United States** as a whole.

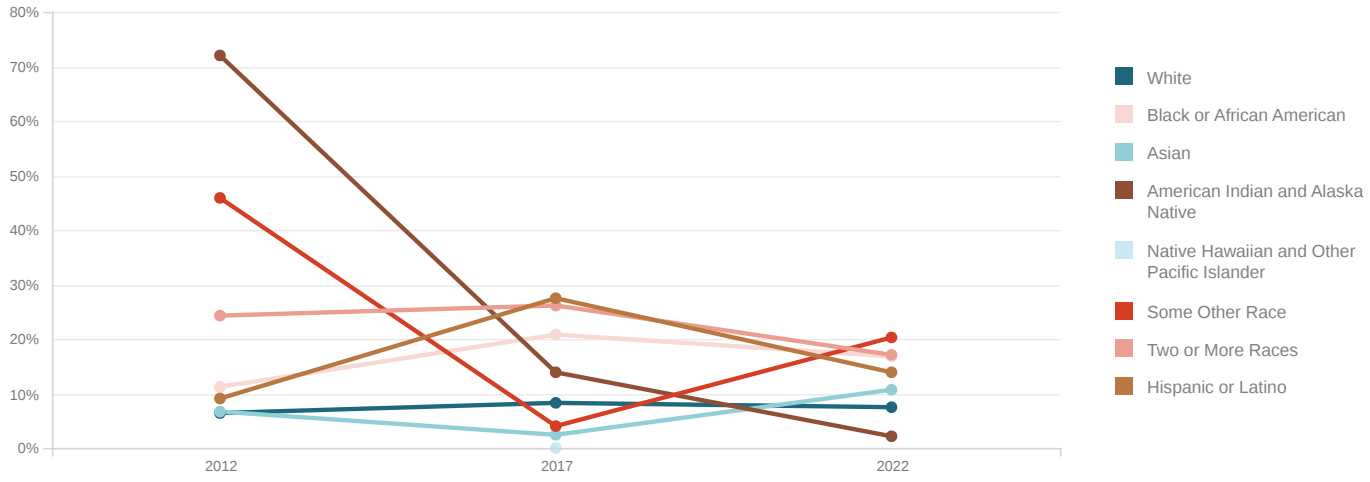


Note: Large variations over time may be due to small population groups.

Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Poverty Level and Trend by Race and Ethnicity **2012 to 2022**

Disaggregating poverty rates by race and ethnicity is also important for assessing community needs and policy options, and can reveal significant variations by demographic group. Variations in poverty rates by race or ethnicity can reflect underlying disparities within communities in access to economic and educational opportunities, and in risk of housing instability.

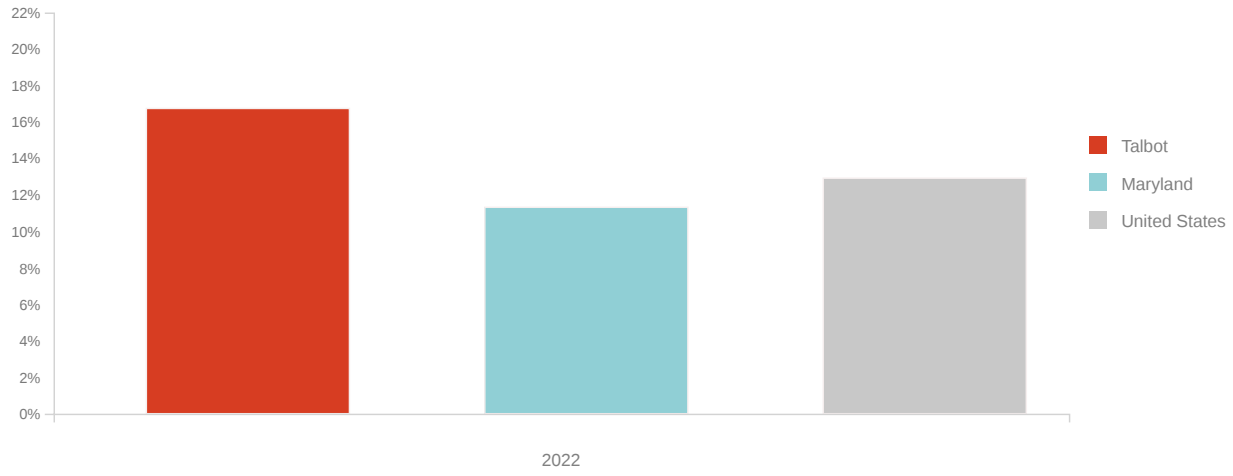


Note: Large variations over time may be due to small population groups.

Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Share of Population With A Disability **2022**

Some people with physical disabilities require housing with special features, such as wider doorways or easy-entry showers. The overall share of people with disabilities can be a helpful marker of the need for housing adaptations and services, but the category is broad and different people with disabilities, including developmental and other non-physical disabilities, have different needs. In **Talbot** in 2022, the share of population with one or more disabilities was **16.7%**, **higher** than the share for the state of **Maryland** (**11.3%**) and **higher** than the **United States** as a whole (**12.9%**)



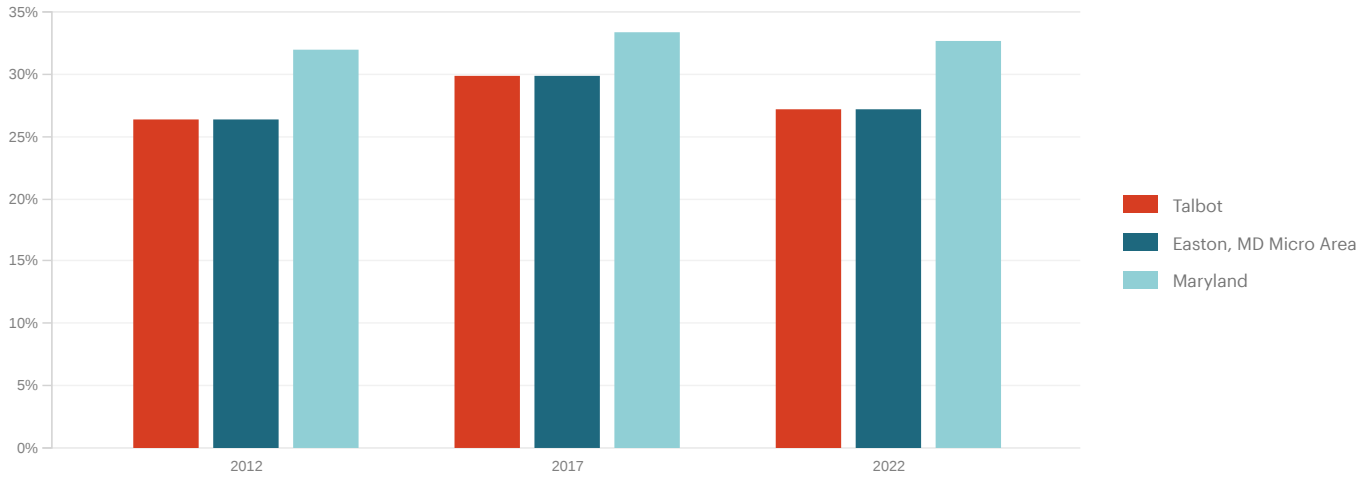
Source: Census
2018-2022 Data Contains: 1 County

Rental Affordability

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. By examining how the data change over time, jurisdictions can spot trends, such as increased or decreased rental affordability. Data at the MSA and state levels provide benchmarks that can be helpful for interpreting the jurisdiction's data. Learn how to use the tools on LocalHousingSolutions.org to increase the affordability of rental housing. In addition to developing new dedicated affordable rental homes, it is important to consider how both to preserve existing dedicated affordable rental homes and to preserve unsubsidized rental homes that are nevertheless affordable. Since the overall supply of homes for rent can affect rent levels, localities interested in making rental homes more affordable also may wish to focus on reducing barriers to the creation of new supply using tools included within the "reducing development costs and barriers" section of the Local Housing Solutions policy framework.

Share of Households Who Rent **2012 to 2022**

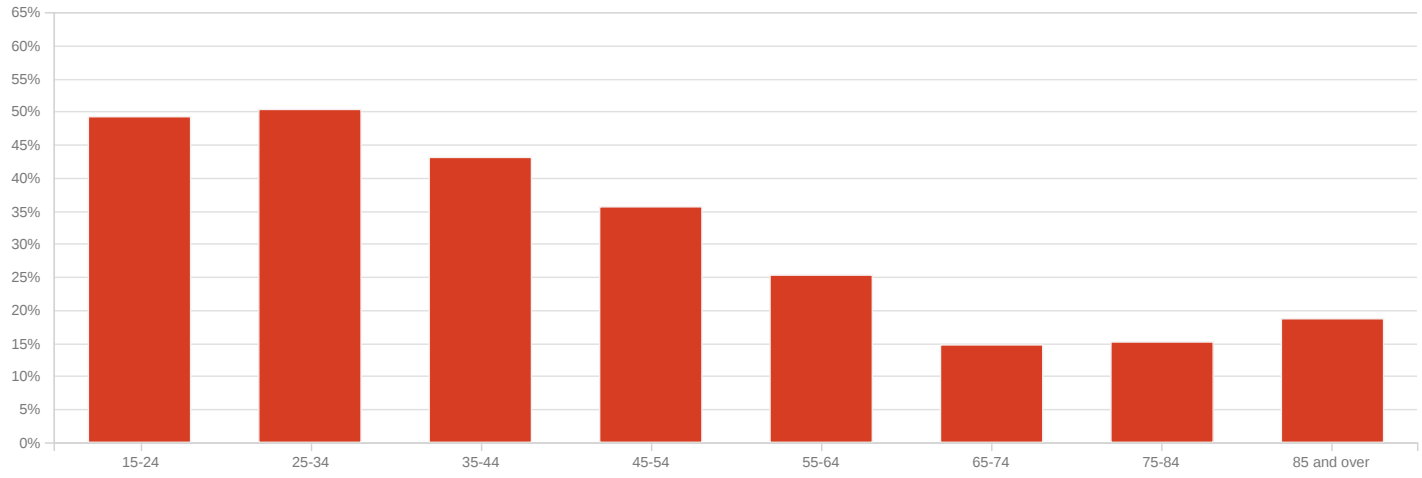
In most localities, a significant share of households rent, underscoring the importance of quality affordable rental housing. Localities where few households rent compared to the state may want to consider increasing the stock of rental housing in the jurisdiction. As of 2022, **27.1%** of households in **Talbot** were renters, **lower** than the renter percentage in **Maryland** (**32.5%**) and **lower** than than the renter percentage in the U.S. (**35.2%**). The share of **Talbot** households who rent **increased** from **26.2%** in 2012 to **27.1%** in 2022.



Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Share of Renters By Age 2022

The share of households who rent varies substantially by age and so renters of different ages and household sizes may be interested in different forms and sizes of rental homes. In **Talbot**, as of 2022, households headed by an individual aged **25-34** were the most likely to rent (**50.3%** rented) while households headed by an individual aged **65-74** were the least likely to rent (**14.7%** rented). Jurisdictions should compare these percentages to the numbers of households in each age category to determine how many renter households there are in each category.



Source: Census
2018-2022 Data Contains: 1 County

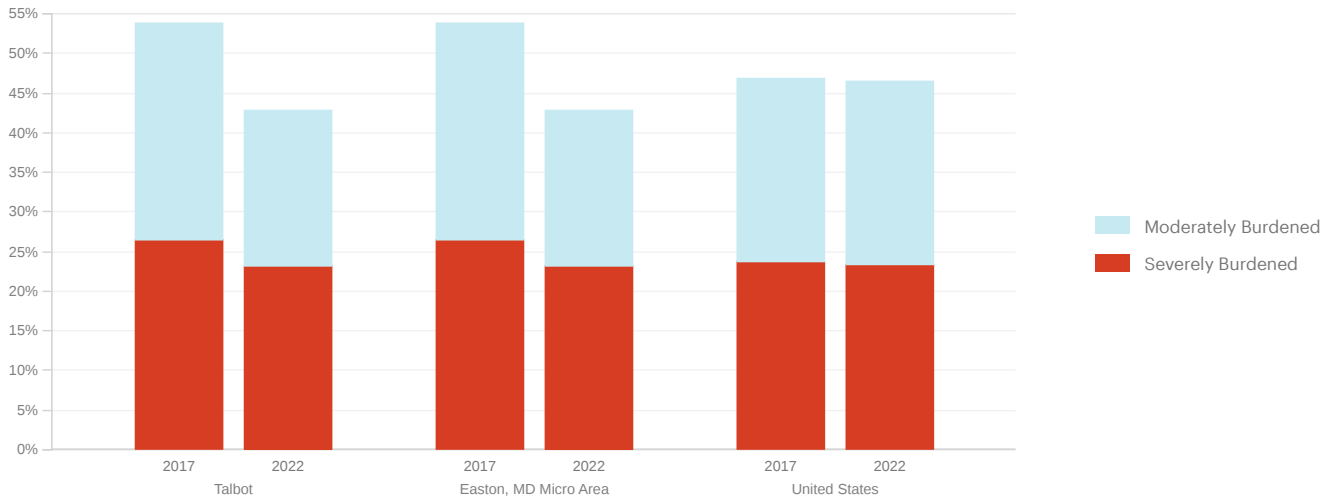
Share of Renter Households Moderately or Severely Cost Burdened 2017 to 2022

A moderately cost burdened renter household spends between 30 and 49.9% of their household income on gross rent (defined as monthly rent plus utilities expenses). A severely cost burdened renter household spends 50% or more of their household income on gross rent.

Examining how the share of renter households that are cost-burdened changes over time can help jurisdictions understand whether affordability problems are easing or worsening. In **Talbot**, the share of renter households that are moderately or severely cost burdened **decreased** from **53.7%** in 2017 to **42.7%** in 2022.

Data on the share of households that are cost-burdened at the regional and national levels can provide a useful context for understanding the extent to which the jurisdiction's affordability challenges are more or less severe than these benchmarks. The share of renter households in **Talbot** that were moderately or severely cost-burdened in 2022 (**42.7%**) was the **same** as the share in the **Easton, MD Micro Area**, (**42.7%**), and **lower** the share in the **United States**, (**46.5%**).

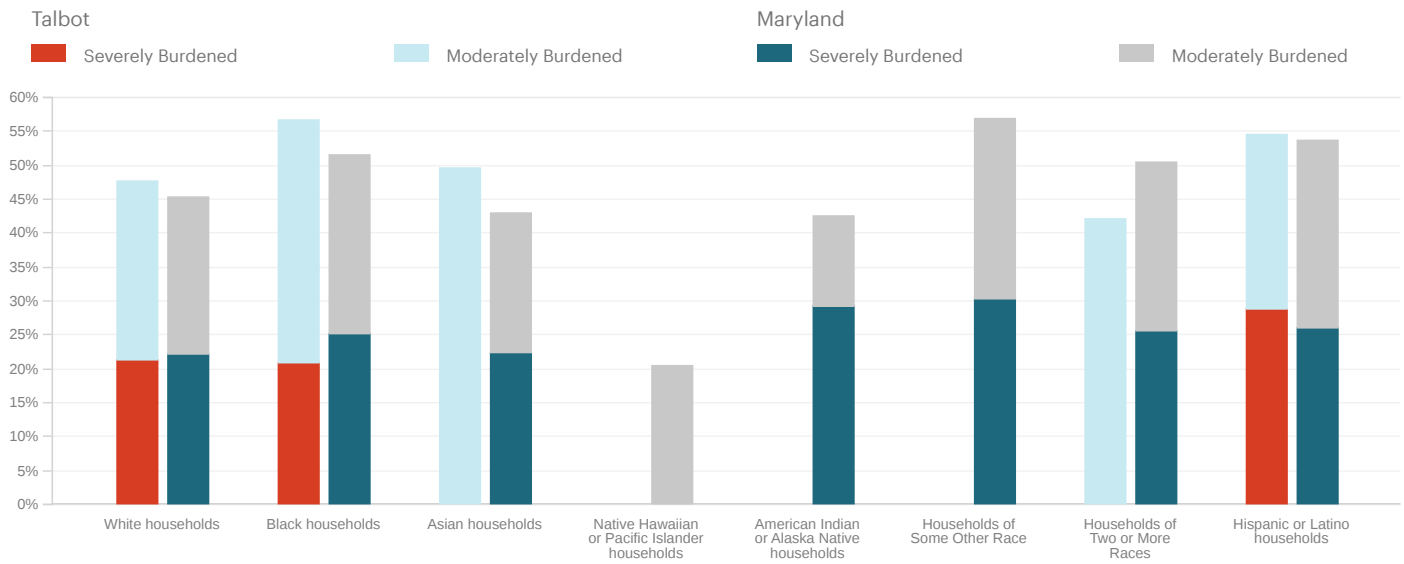
In reviewing these charts, pay attention to the level of severe cost-burden as well as the combined level of moderate- and severe cost-burden.



Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Share of Renter Households Moderately or Severely Cost Burdened by Race/Ethnicity 2020

Across the U.S. there are substantial disparities in rental cost burdens by race and ethnicity. Although data may be limited for some races or ethnic groups, localities can use these charts to examine how the prevalence of both moderate and severe cost burdens vary across population subsets. A high proportion of cost burdened renters can indicate that certain groups must dedicate a greater portion of their income to housing as opposed to other resources.



Source: Census PUMS
2016-2020 Data Contains: 1 County

Share of Renter Households that are Cost Burdened across Income Ranges 2017 to 2022

The incidence of housing cost burdens is generally highest for unassisted renter households with the lowest incomes, a key reason why federal housing vouchers and federally-funded public housing are targeted primarily toward extremely low-income renters. In developing a local housing strategy, it is important to consider both the incidence of moderate- and severe housing cost burdens among households of different income levels and the absolute number of renter households with these problems within each income category. It is also important to consider whether the incidence of housing problems is rising among certain income groups as well as whether there are important gaps not targeted by federal assistance. Learn how to set income eligibility levels.

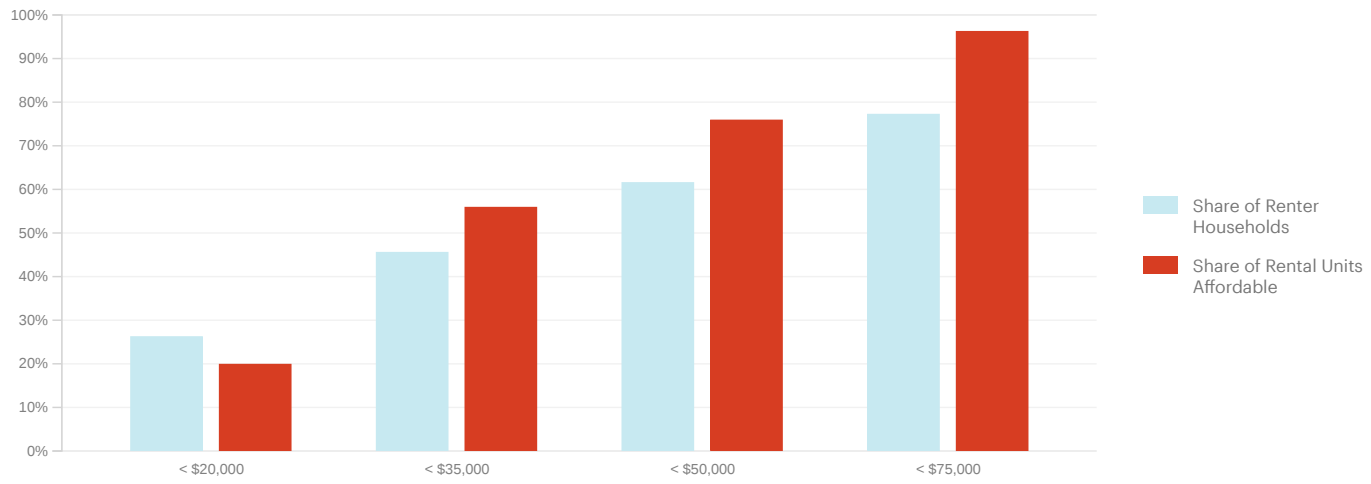
In reviewing this chart, keep in mind that it includes households receiving rental assistance, which may have the effect of reducing the share of households in the lowest income bracket(s) that are cost-burdened. In addition, the income categories are based on nominal incomes in each year and are not adjusted for inflation.

In **Talbot**, renter households with incomes of **$20,000 - $35,000** had the highest incidence of cost burden in 2022 (**83.3%**). As shown in the previous visualization, the share of households rent burdened in **Talbot decreased** overall from 2017 to 2022.

Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Distribution of Renter Households and Affordable Rental Units by Income 2020

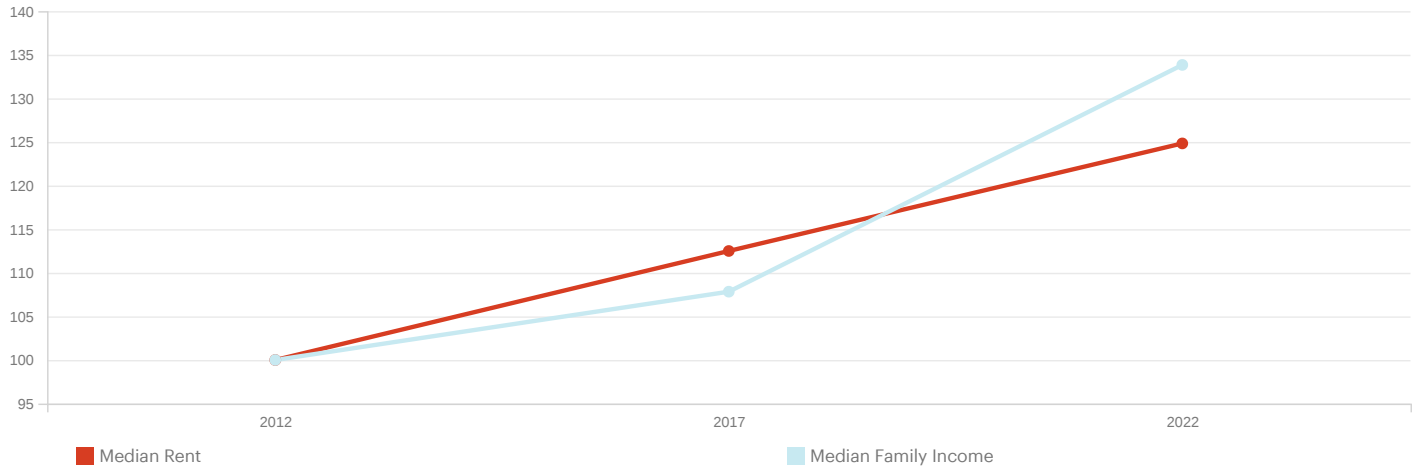
This chart compares the cumulative share of renters below specified income levels to the share of the rental stock affordable to households with these incomes. This can be helpful for identifying supply shortages at different income levels. Keep in mind that some of the units identified as affordable to people of a particular income level may in fact be occupied by households with higher incomes, reducing the stock available for lower income households. There are deficits in affordable supply for the lowest income households in nearly all markets (note: visualization includes public housing which mainly serves those lowest incomes). One issue to examine is how far up the income spectrum the deficit extends.



Source: Census PUMS
2016-2020 Data Contains: 1 County

Comparison of Trends in Rent and Income (Indexed) 2012 to 2022

In many localities and regions, rents are rising faster than incomes, leading to decreased affordability. In other localities and regions, incomes are increasing faster than rents, leading to increased affordability. The monthly median rent in **Talbot rose** from **$964** in 2012 to **$1,204** in 2022 (**growth** of **24.9%**). During this same period, the annual median family income in **Talbot rose** from **$74,942** to **$100,321** (**growth** of **33.9%**). (Both monthly median rent and annual median family income have been turned into index numbers with their year 2012 values set to 100; dollar amounts are nominal and have not been adjusted for inflation).

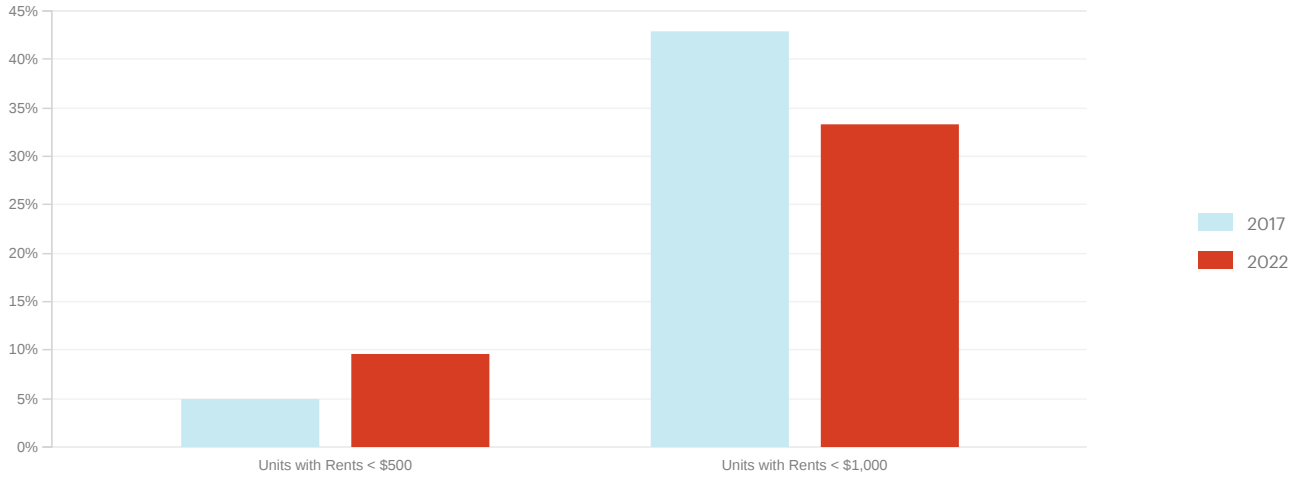


Note: Large variations over time may be due to small population groups.

Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Change in Stock of Rental Units below $500 and $1,000 a Month 2017 to 2022

Some localities are experiencing a reduction in the stock of units with low rents as owners renovate housing or simply align rents with a rising market. In **Talbot**, **9.5%** of rental units in 2022 had a monthly rent of $500 or less, and **33.2%** of units rented for $1,000 or less monthly. This is a **smaller** share than in 2017, when **42.7%** of rented units in **Talbot** had a gross rent of $1,000 or less. Note that these figures reflect nominal dollars and have not been adjusted for inflation. Based on affordability standards defining an affordable rent at or below 30% of income, monthly rent levels at $500 and $1,000 are affordable to households with annual incomes of $20,000 and $40,000, respectively.



Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

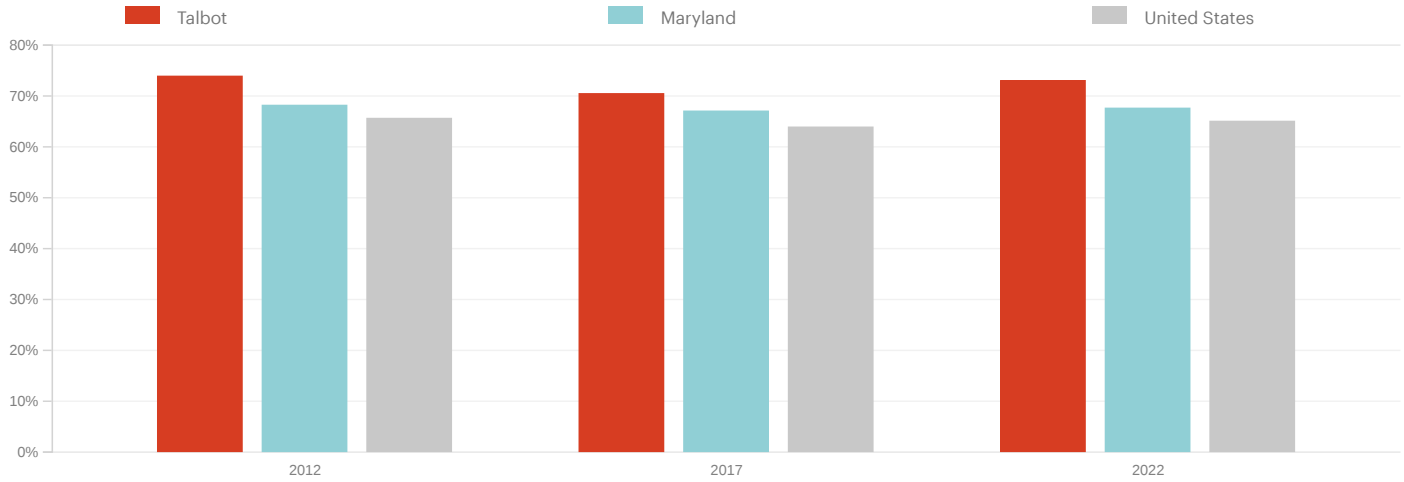
Homeownership Affordability

An examination of the homeownership rate and affordability of owner-occupied homes is important for developing a strategic approach to homeownership. Localities with homeownership rates that are low relative to the region or state may want to consider policies to encourage homeownership. There are also several policy options to bring homeownership within reach of low- and moderate-income households, such as community land trusts, deed-restricted homeownership, housing counseling, downpayment assistance, and shared appreciation mortgages. In addition to helping renters become homeowners, many localities focus on helping existing homeowners stay in their homes through policies including foreclosure prevention and property tax relief. Since the overall supply of homes for sale can affect home prices, localities interested in making homes more affordable also may wish to focus on reducing barriers to the creation of new supply using tools included within the "reducing development costs and barriers" section of the Local Housing Solutions policy framework.

Homeownership Rate 2012 to 2022

The state and national averages provide useful context for understanding a locality's homeownership rate and the change over time in that rate. In 2022, **72.9%** of households in **Talbot** owned their homes. This is **higher** than the state of **Maryland** (**67.5%**) and **higher** than the homeownership rate in the United States (**64.8%**). Between 2017 and 2022, the homeownership rate in **Talbot rose** by **2.6** percentage point(s) (the number of homeowners **increased** from **11,599** to **11,868**).

Localities that experience a rate of change in the homeownership rate that is substantially different from that of the state and/or nation should consider the local and regional context to determine whether this is a welcome, distressing, or neutral development. Learn how to balance the goals of promoting homeownership and increasing the supply of affordable rental housing.

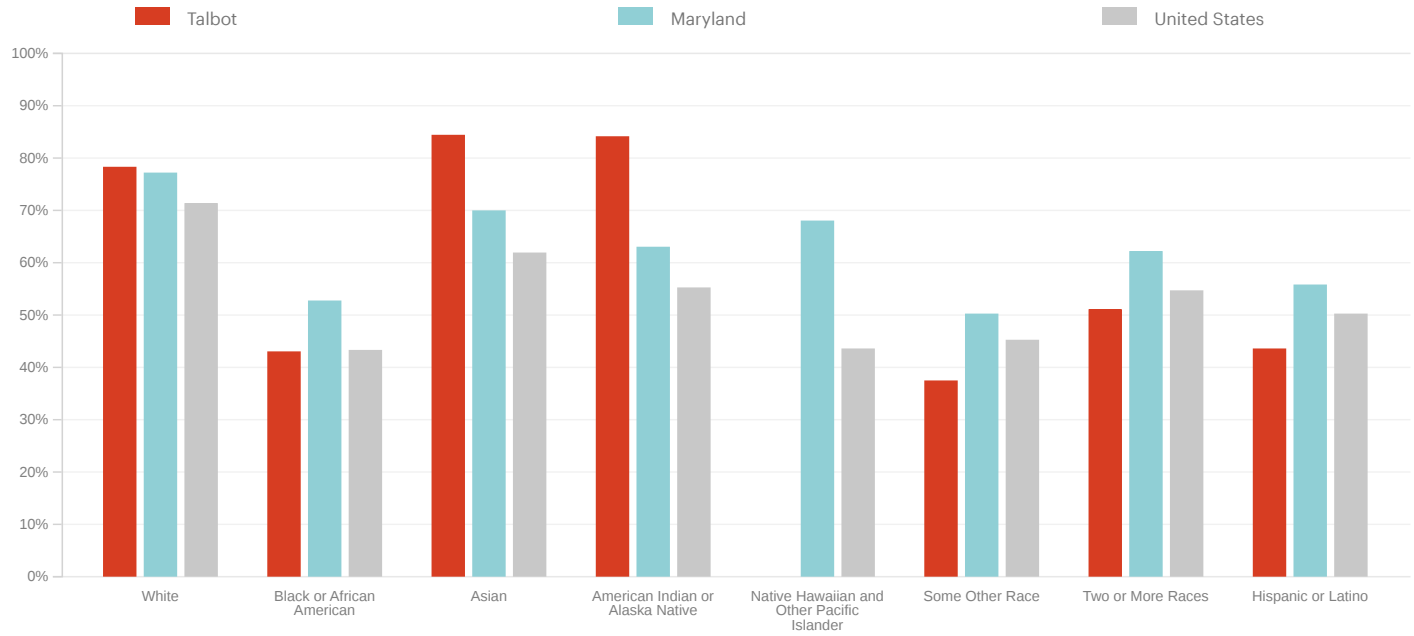


Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Homeownership Rate by Race/Ethnicity 2022

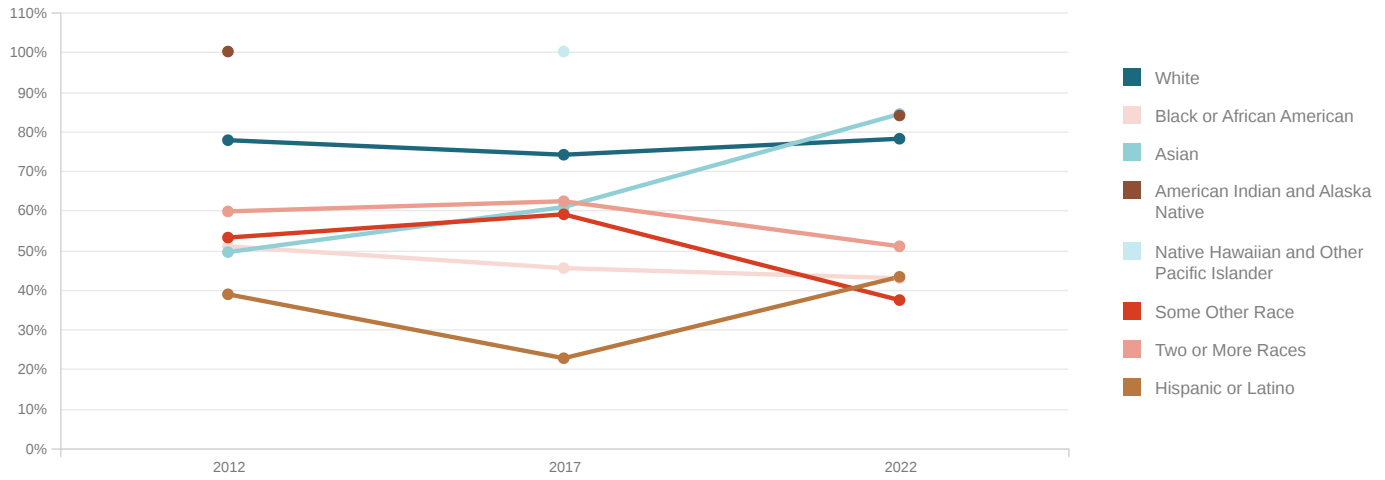
Across the U.S. there are significant variations in homeownership rates by race and ethnicity. Localities can use these charts to compare homeownership rates by race or ethnicity in their jurisdiction to those of the state and the U.S. as a whole, and to understand how trends and disparities in homeownership rates have changed within their jurisdiction over time.

In **Talbot**, as of 2022, the homeownership rate for white householders was **78.2%**, compared to **76.9%** in **Maryland** and **71.1%** in the **United States** as a whole. During this same time period, the **Talbot** homeownership rate for Black or African American householders was **42.8%**, **lower** than **Maryland's 52.5%**, and **lower** than the **United States** rate of **43.1%**. See the chart for the homeownership rates of other racial and ethnic groups.



Source: Census
2018-2022 Data Contains: 1 County

Homeownership Rate Trend by Race/Ethnicity 2012 to 2022

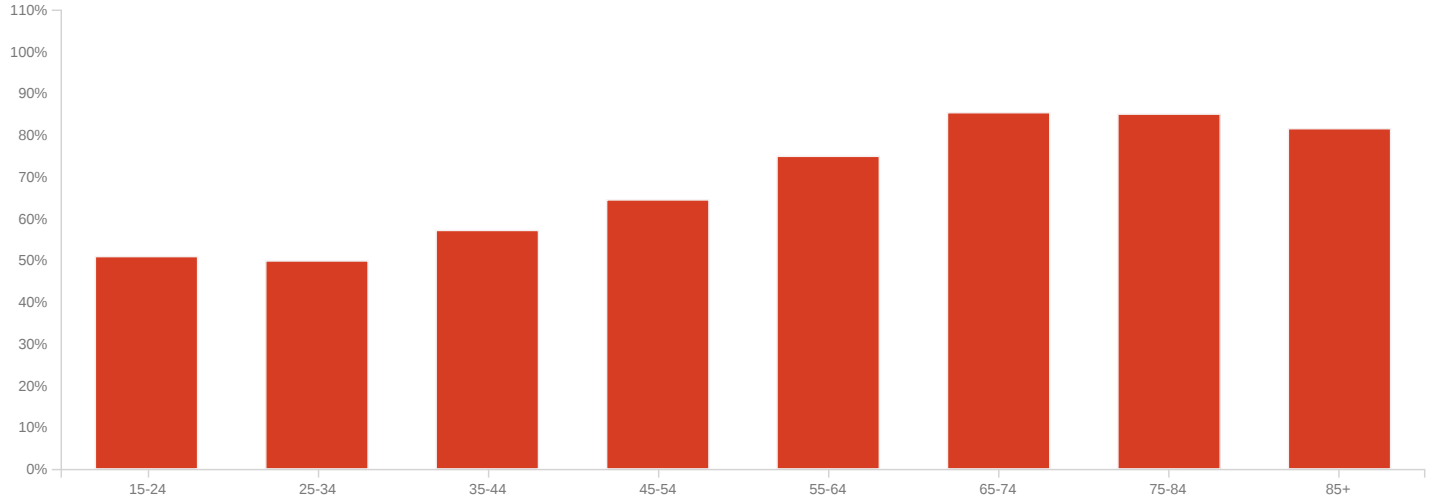


Note: Large variations over time may be due to small population groups.

Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Homeownership Rate by Age 2022

The homeownership rate generally rises with age as household income and wealth increases, though in some areas the rate declines for the very oldest households as some choose to downsize or move into assisted living or other arrangements. In **Talbot**, as of 2022, households headed by an individual aged **65-74** were most likely to own their homes (**85.3%** own), while households headed by an individual aged **25-34** were least likely to be owners (**49.7%** own). If the homeownership rate does not steadily increase with age, it may be useful to consider why and whether additional assistance might be needed to help households in this age group overcome barriers to ownership. For example, the homeownership rate of an age cohort can be affected by an economic crisis or rising student debt levels. On the other hand, in some cases, the changes represent generational shifts in housing choices.



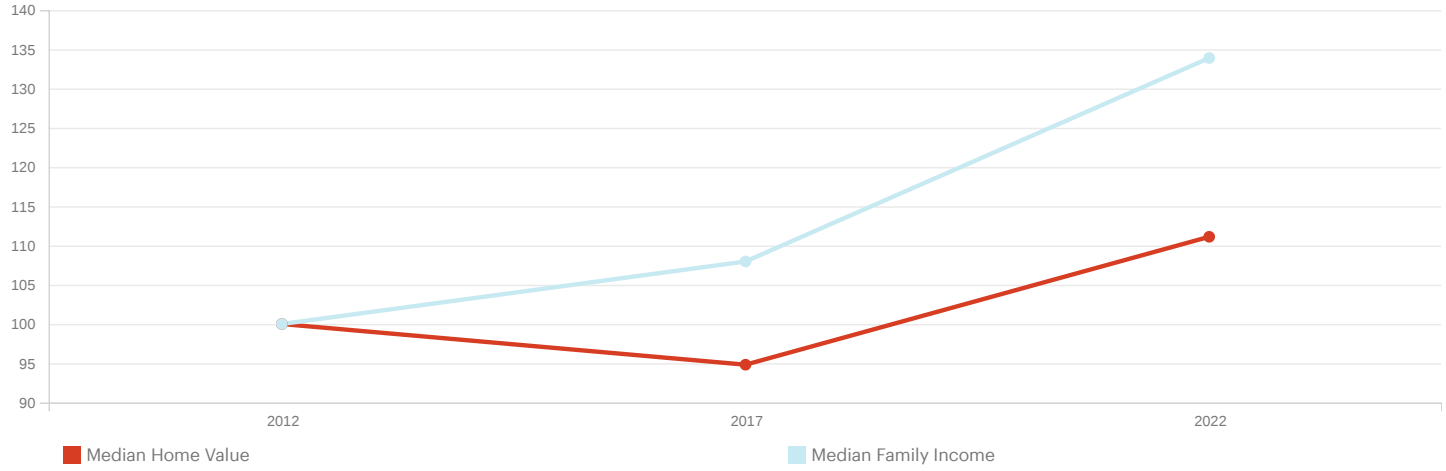
Source: Census
2018-2022 Data Contains: 1 County

Comparison of Trends in Median Home Values and Median Family Incomes 2012 to 2022

Median home values in **Talbot** have **risen $38,200** in nominal dollars since 2012. As of 2022, a median home value in **Talbot** was **$382,000** (**increase** of **11.1%** since 2012). During the period between 2012 and 2022, median family income in **Talbot** has **grown** from **$74,942** (2012) to **$100,321** (2022), a **growth** of **33.9%**.

(Both median home value and median family income have been turned into index numbers with their year 2012 values set to 100; dollar amounts are nominal and have not been adjusted for inflation.)

Median Home Value Versus Median Family Income (Indexed) 2012 to 2022

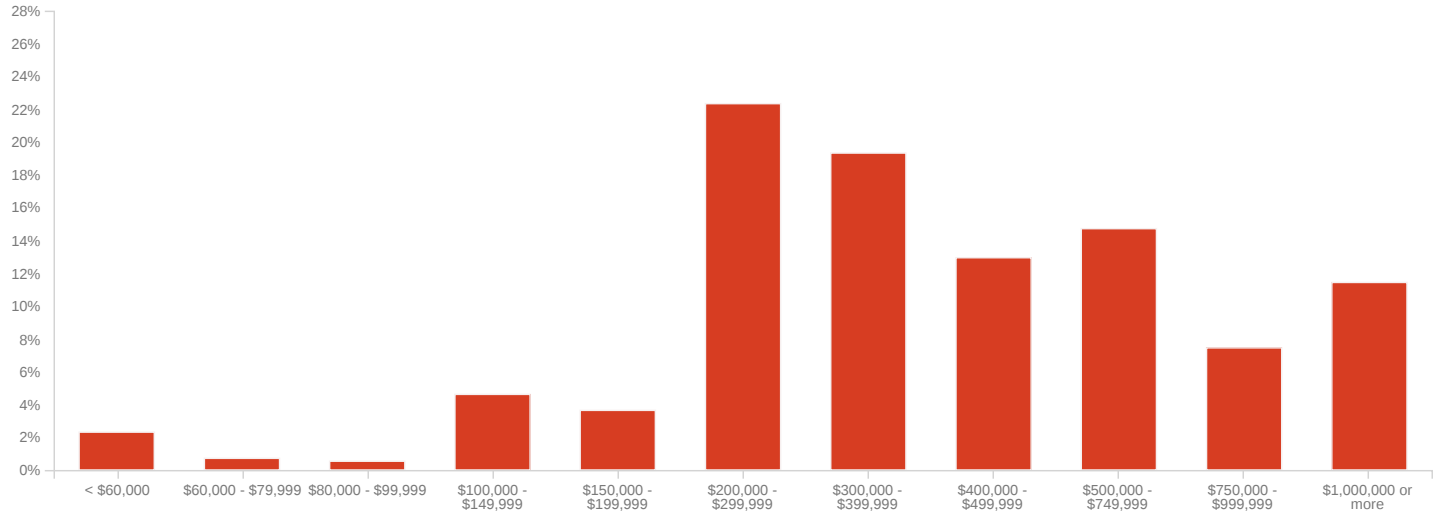


Note: Large variations over time may be due to small population groups.

Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Distribution of Reported Home Values 2022

This chart shows the distribution of reported home values of owner-occupied homes in **Talbot**. The area median income (AMI) for **Talbot** was **$101,100** in 2022. Using a general rule of thumb, households at 60%, 80%, 100% and $120% of the AMI in **Talbot** could afford homes of about **$175,860**, **$234,450**, **$303,300**, and **$351,720**, respectively.



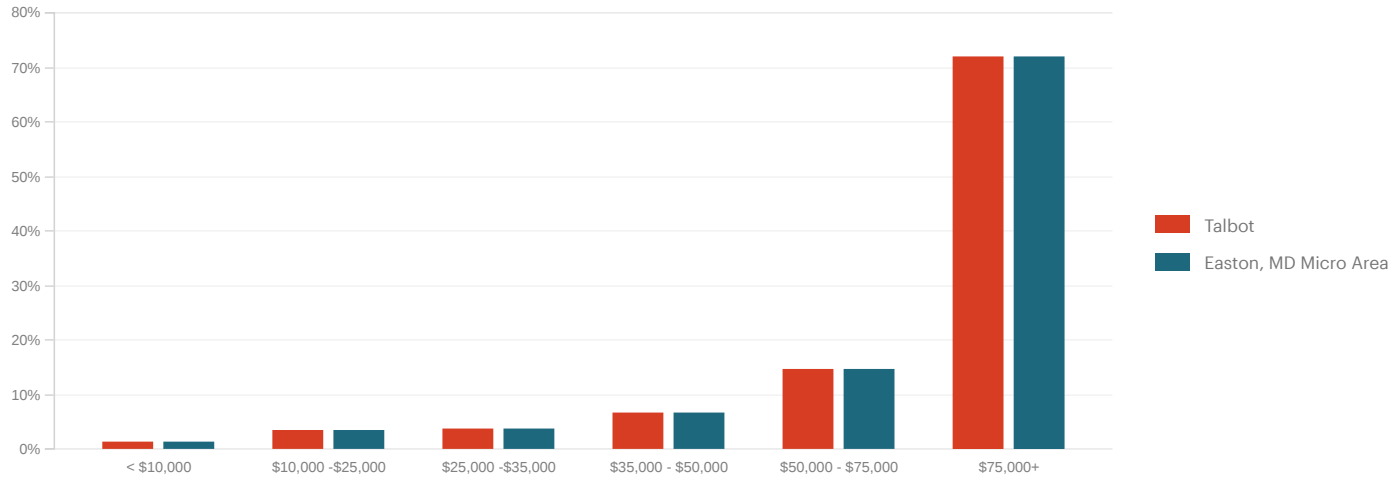
5, Bay Hundred (county subdivision) was used to determine Area Median Income.

Source: Census, HUD
2018-2022 Data Contains: 1 County

Distribution of Homeowners with Mortgages by Income 2022

This chart indicates the relative incomes of homeowners with mortgages in **Talbot** compared to those in **Easton, MD Micro Area**. When the incomes of homeowners with mortgages are lower in the jurisdiction than in the broader region, homes in the jurisdiction are generally more affordable than in the region.

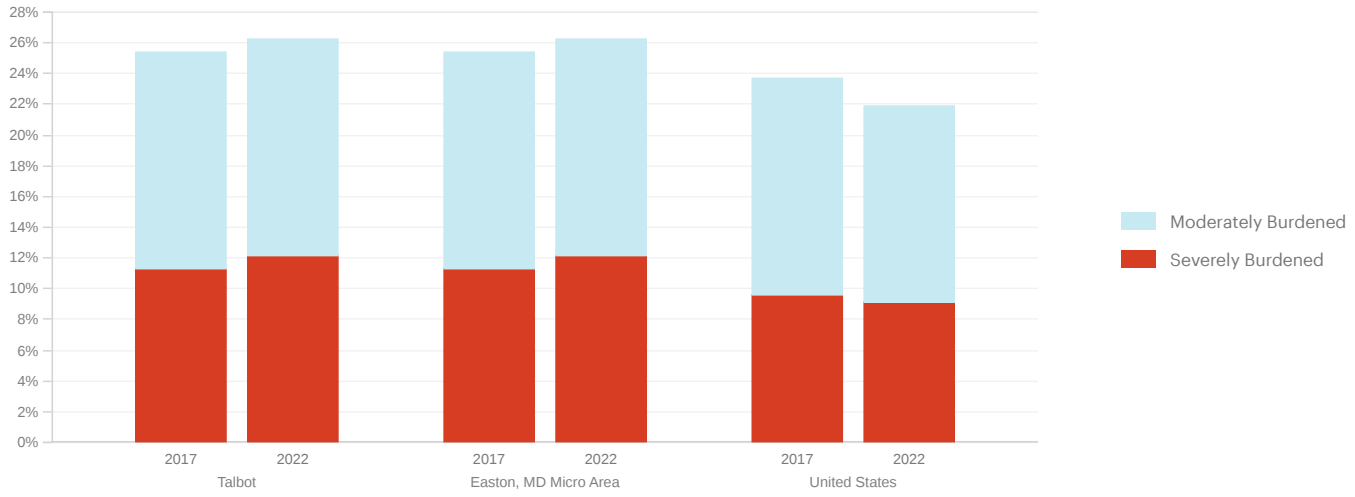
In **Talbot**, as of 2022, **4.3%** of homeowners with a mortgage earned under $25,000 annually, compared with **4.3%** of homeowners in **Easton, MD Micro Area**. Homeowners with mortgages earning over $75,000 annually make up **71.6%** of this share in **Talbot**, the **same** as **71.6%** for **Easton, MD Micro Area**.



Source: Census
2018-2022 Data Contains: 1 County

Share of Owner Households Moderately or Severely Cost Burdened 2017 to 2022

In **Talbot**, the share of owner households that were moderately or severely cost burdened **increased** from **25.3%** in 2017 to **26.2%** in 2022. This share is the **same** as the **Easton, MD Micro Area's 26.2%**, and **higher** than the **United States** as a whole, where **21.9%** of homeowners were cost burdened in 2022.



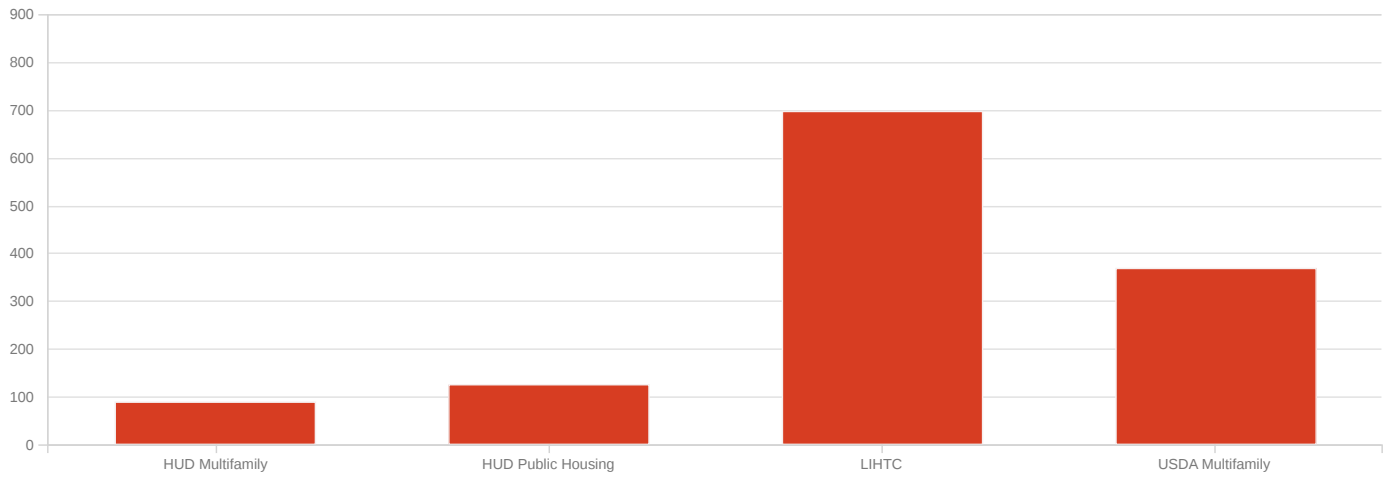
Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Dedicated Affordable Housing

There are two main types of affordable housing: (a) dedicated affordable housing that comes with binding rent and/or income restrictions to ensure it is occupied by low-income households and (b) market affordable housing – units that rent or sell at an affordable price but have no binding restrictions. This section focuses on the first type, providing information about the amount and location of dedicated affordable housing in the jurisdiction. Surveying the landscape of existing affordable housing in the jurisdiction can help clarify gaps left by federal subsidies and identify the extent to which existing dedicated affordable housing units may be at risk of loss from the subsidized inventory as federal regulatory agreements expire. The first of the four pillars within the Local Housing Solutions policy framework focuses on policies that seek to create or preserve dedicated affordable housing.

Federally Subsidized Housing Units 2021

In 2021, the inventory of federally subsidized rental housing in **Talbot** included **1,280** units and comprised **29.1%** of **Talbot's** total rental stock. Of these subsidized units, **126** are HUD public housing units. Remaining units are privately owned and receive federal subsidies. In addition to the federally subsidized rental programs tracked here, some jurisdictions also have rental units that are subsidized by state or local sources. Not included in this inventory are approximately **137** Housing Choice Vouchers, the majority of which are tenant-based (assigned to individuals who may use them in rental housing of their choosing) and a portion of which may be project-based (tied to specific units). Tenant-based vouchers may be used in Low Income Housing Tax Credit properties or in other privately-owned units that meet voucher program criteria. Learn more about federal affordable housing programs and funding sources.



Please check each source for exact timeframes for each subsidized housing type.

Source: HUD Multifamily DB, HUD's Picture of Subsidized Households, LIHTC, USDA

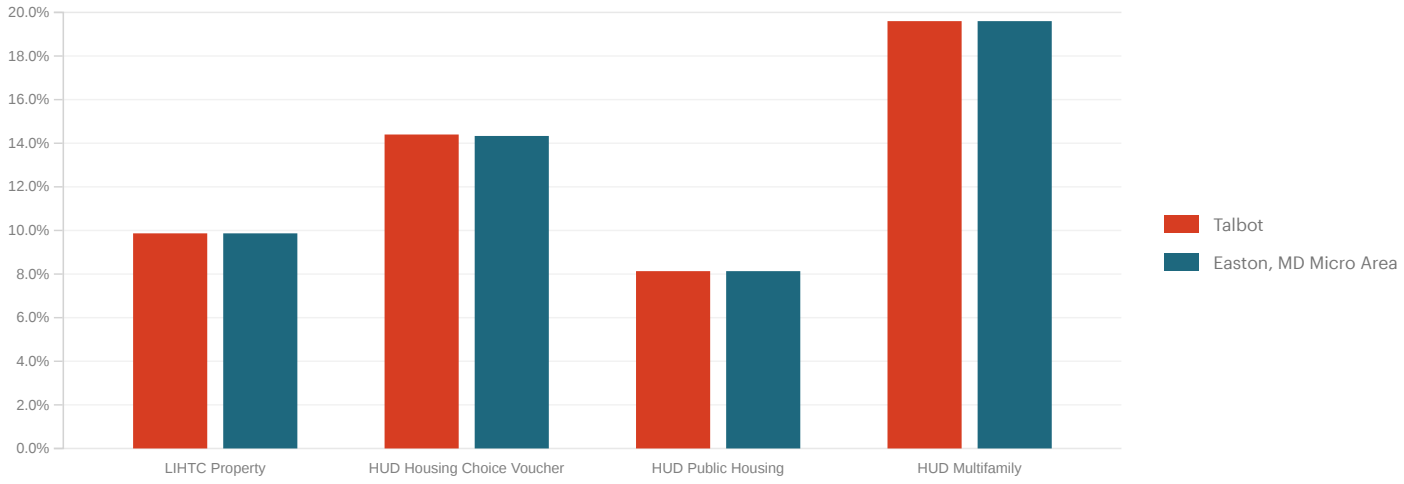
Average Neighborhood Poverty Rate for Federally Subsidized Housing by Subsidized Housing Type 2020

A neighborhood's poverty rate—calculated as the share of a given census tract's residents that have incomes at or below the federal poverty level—is a commonly used proxy for overall neighborhood quality and access to educational or economic mobility opportunities. Neighborhood poverty rates of 30 to 40 percent or higher are typically considered high and potentially detrimental to individual and family health and well-being, while neighborhood poverty rates at or below ten percent are associated with a range of positive long-term outcomes for adults and children.

Learn more about the research, and ways to strengthen resources in high poverty neighborhoods.

The neighborhood poverty rates provided for each federally-subsidized housing program (Housing Choice Vouchers, Public Housing, Low Income Housing Tax Credit properties, and HUD Multifamily properties) represent the average for all neighborhoods where each type of assisted housing is located. High average neighborhood poverty rates for federally subsidized housing can indicate that units are unevenly distributed within a jurisdiction, or concentrated in neighborhoods with limited educational and economic mobility opportunities.

In **Talbot**, the average neighborhood poverty rate was highest for households living in **HUD Multifamily** units. **HUD Multifamily** units were, on average, located in neighborhoods where **19.5%** of the population had incomes below the federal poverty line. The average neighborhood poverty rate was lowest for households living in **HUD Public Housing** units. **HUD Public Housing** units were, on average, located in neigbhorhoods where **8.1%** of the population had incomes below the poverty line.

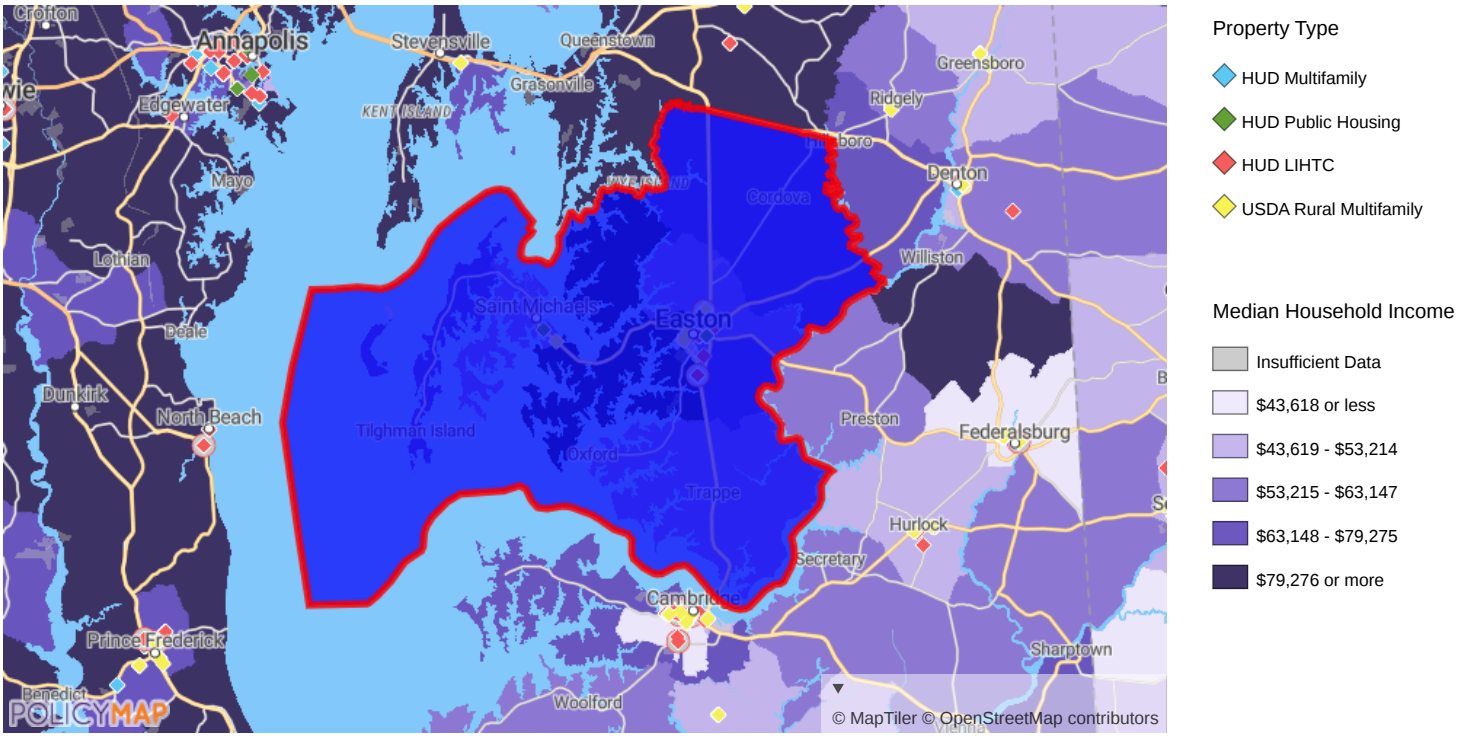


Source: Census ACS, HUD, USDA
2016-2020 Data Contains: 1 County

Location of Federally Subsidized Properties 2018

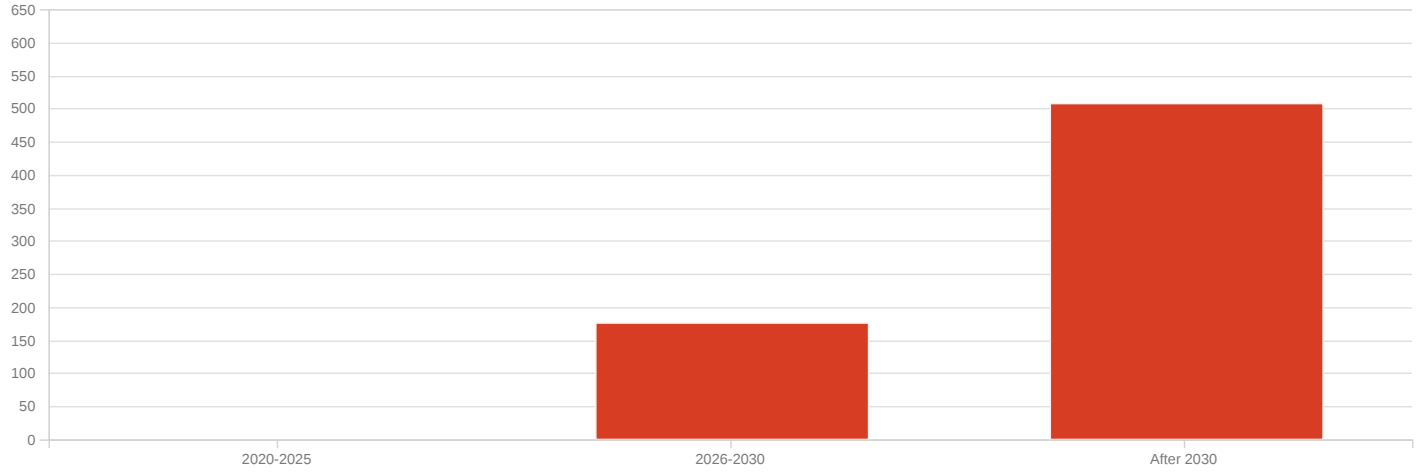
The map below shows the location of federally subsidized properties in **Talbot** by property type . Find out more about each property by clicking on it. This map also displays median household income by census tract in **Talbot**, as of 2022. The median household income in **Talbot** overall in 2022 was **$81,667**. Explore this map on PolicyMap.

Learn more about using and customizing the map on PolicyMap.



Federally Subsidized Housing Units by Expiration 2018

By 2025, the affordability restrictions on **0** units of federally subsidized housing in **Talbot** are set to expire. Restrictions on an additional **176** units are set to expire by 2030. Some of these units will remain within the subsidized inventory as owners elect to renew their rent subsidy contracts or recapitalize the properties using new federal subsidies. In other cases, the units may remain affordable even after the restrictions expire due to a soft rental market. In still other cases, however, the lifting of the affordability restrictions will allow for rents to rise substantially, reducing the stock of units renting at an affordable level. Learn how to preserve the affordability of the existing stock of dedicated affordable rental housing.



Source: HUD Multifamily DB, HUD's Picture of Subsidized Households, LIHTC, USDA

Alignment of Housing Supply and Demand

Increasing the overall supply of housing so that it keeps pace with rising demand is an important strategy for promoting affordability. The second pillar of the Local Housing Solutions policy framework features policies that can help localities reduce barriers to new development and increase supply. These policies include, for example, zoning changes to increase residential density or facilitate the use of lower-cost housing types, such as accessory dwelling units, micro-units, multifamily housing and manufactured housing, streamlining of the permitting processes for development approval, and tax incentives for new construction and substantial rehabilitations.

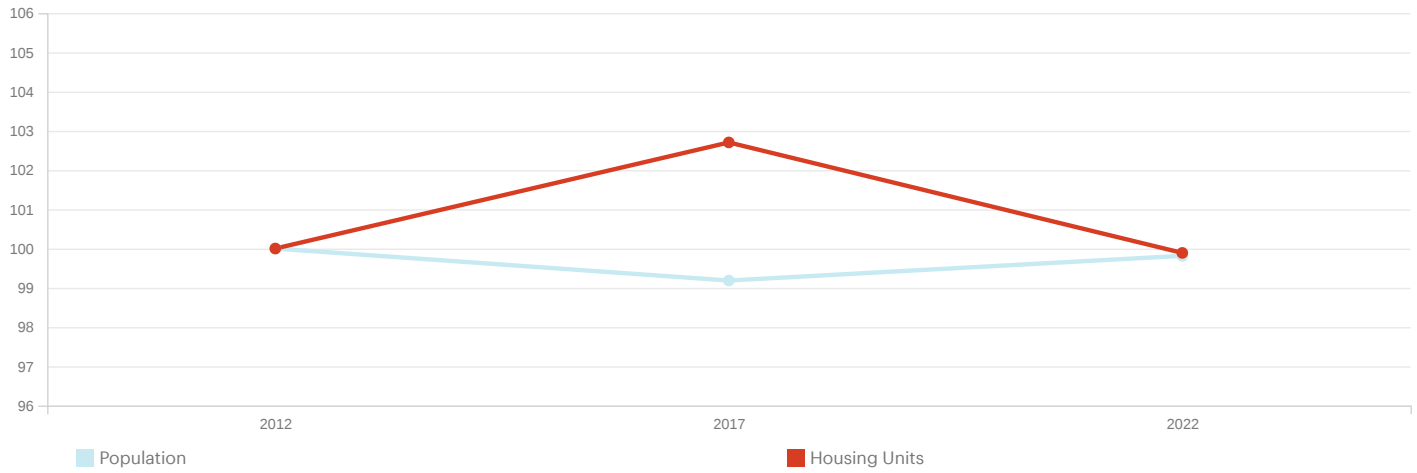
Local data on housing starts are needed to understand the extent to which new construction is keeping pace with job growth. Lacking access to this type of local administrative data, this section focuses on nationally available data that provide clues regarding the extent to which the production of housing is keeping pace with demand.

Relative Growth of Population, Employment and Housing Stock (Indexed) 2012 to 2022

This chart, and accompanying text, are designed to help jurisdictions understand whether the supply of housing is keeping pace with population and employment growth. If the population is falling faster than the housing stock, the resulting surplus of housing units can depress property values and result in increased vacancy, abandonment, and a general decline in the quality of the low-priced housing stock. In contrast, when the population is growing faster than the housing stock, generally the vacancy rate is declining (as vacant units become occupied) or crowding is increasing. A third factor to consider is the number of jobs in the locality. When the number of jobs is rising faster than the housing stock is expanding, the excess demand pressure can cause housing prices and rents to rise and traffic congestion to increase as employees locate outside the city.

In **Talbot**, between 2012 and 2022, change in the total number of housing units of **-0.1% exceeded** the **0.2% decrease** in the population. Over a similar period, from 2009 to 2019, the number of jobs in **Talbot decreased** by **4.0%**.

(Relative changes in population and housing units have been turned into index numbers with their year 2010 values set to 100.)

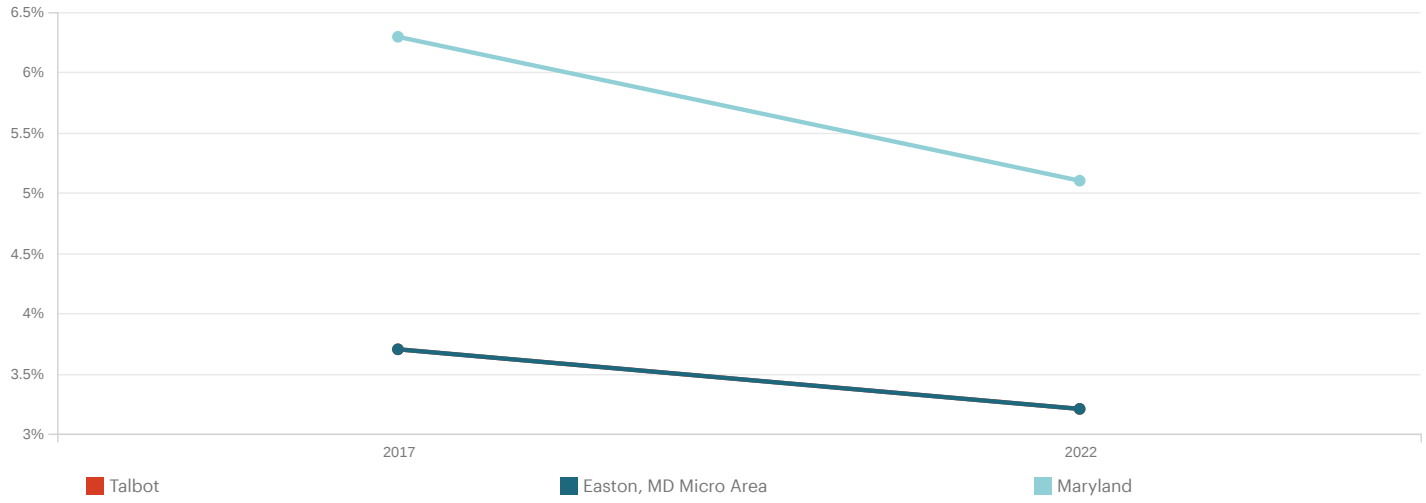


Note: Large variations over time may be due to small population groups.

Source: Census, LEHD
2008-2012 - 2018-2022 Data Contains: 1 County
2009 - 2019 Data Contains: 1 County

Change in Rental Vacancy Rates 2017 to 2022

Since 2017, the vacancy rate in **Talbot fell** by **0.5** percentage point(s) (the number of vacant rental units **decreased** from **188** to **144**). As of 2022, the rental unit vacancy rate in **Talbot** was **3.2%**, and has been **lower** than the state of **Maryland's** rate, which was **5.1%** in 2022. All else being equal, higher vacancy rates are a sign of a softer housing market, in which there are fewer signs of supply limitations. Dropping rental vacancy rates may indicate increasing pressure on a local jurisdiction's rental housing supply.

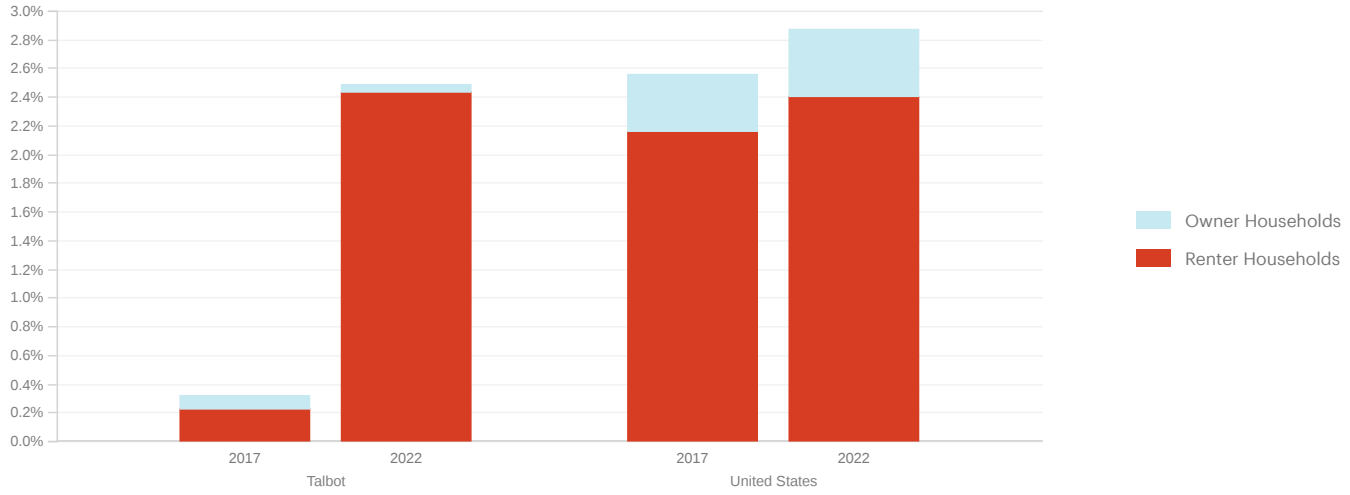


Note: Large variations over time may be due to small population groups.

Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Severely Crowded Households 2017 to 2022

Crowding can be a sign of an inadequate housing supply, as individuals and families crowd into a single unit, rather than renting or purchasing their own units. According to the U.S. Census, a severely crowded home is one in which there are more than 1.5 persons per bedroom, on average. As of 2022, the share of households reporting living in a severely crowded home in **Talbot** was **0.7%**, an **increase** from the **0.1%** level in 2017. In the **United States**, **1.1%** of all households reported living in a severely crowded home in 2022. This chart also shows the split of severe crowding between renter and owner households.



Since national evidence indicates significant disparities in crowding across racial/ethnic groups, localities can also consider how severe crowding varies by race and ethnicity. Because the ACS is based on a sample of the population, the data often has high error margins for all but the largest jurisdictions and population subgroups.

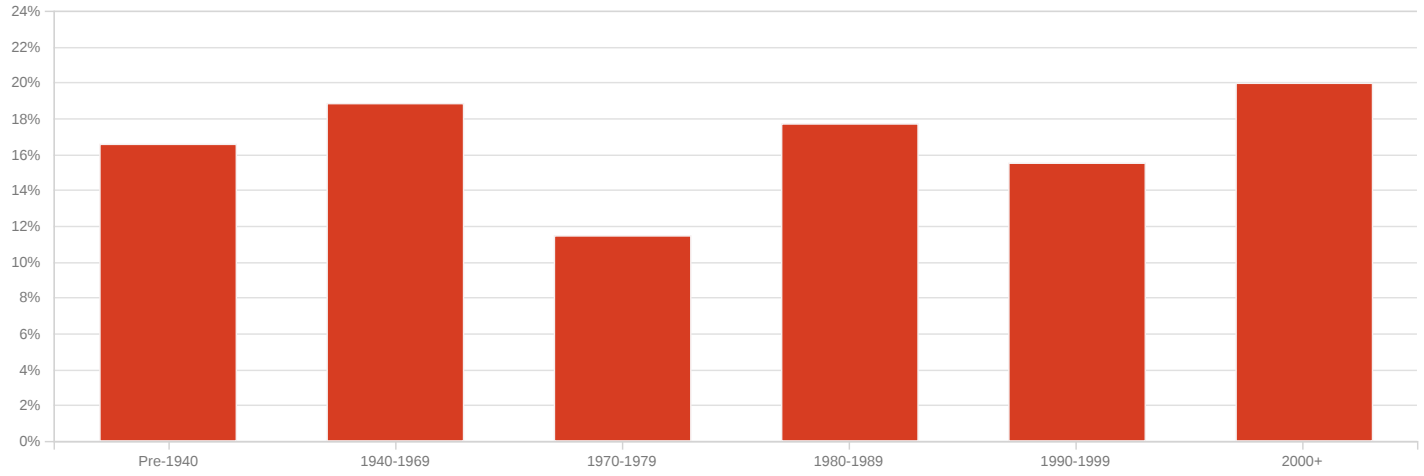
Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Housing Stock Characteristics

A thorough understanding of the characteristics of the housing stock can help jurisdictions identify and anticipate issues with the stock that may need to be addressed, such as poor housing quality or flooding risks, and identify mismatches between the types of housing units available and the needs of the population. Learn how to improve housing quality and safety.

Age of Housing Stock 2022

All else being equal, older homes tend to require major capital investment or to exhibit lower quality more generally than newer homes, and so it can be helpful to examine the age of the stock. The median year a housing unit was built in **Talbot** is **1983** (**1979** for the **U.S.** as a whole). In **Talbot**, **16.6%** of the housing units were built before 1940 and **18.8%** more between 1940 and 1969. More recently, **20.0%** of the housing units have been built since 2000. (The respective percentages for the **U.S.** as a whole are **12.0%**, **24.7%** and **22.3%**). Jurisdictions can use housing code violation data and windshield surveys to bolster their understanding of housing quality to determine the nature and extent of quality issues that should be addressed.



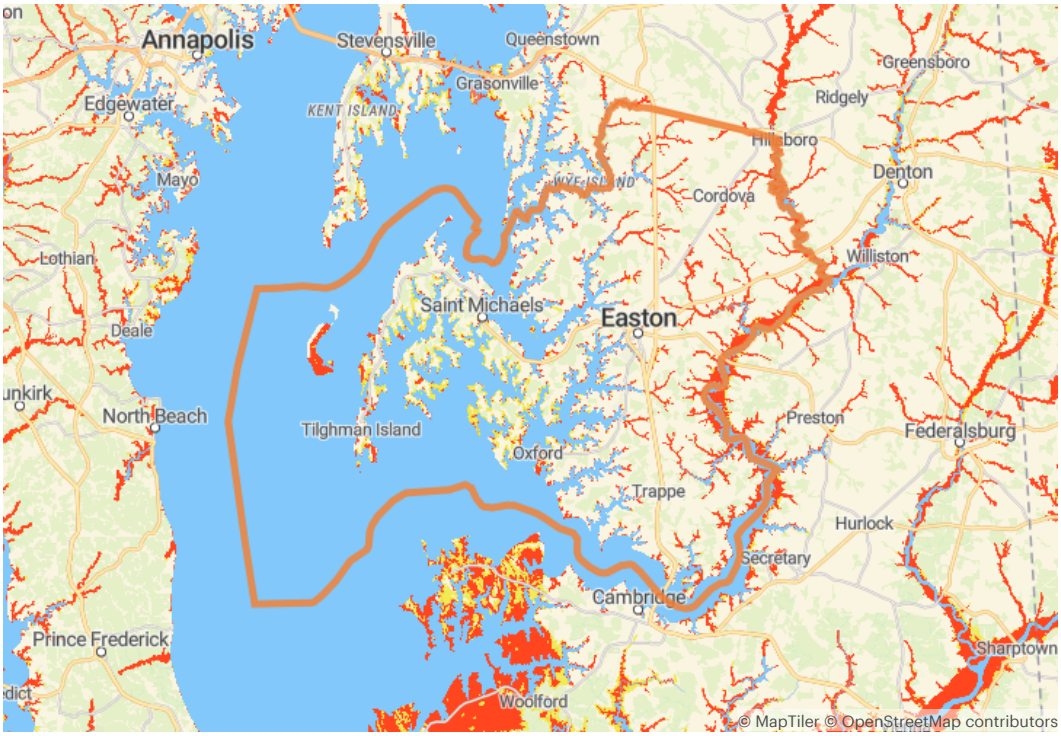
Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Flood Risk 2024

The map below illustrates areas of high and moderate flood risk in the report area. 'High Flood Risk' translates to a 1.0% annual chance flood risk, while 'Moderate Flood Risk' indicates 0.2% annual chance flood event. These maps are built from the most recent Federal Emergency Management Agency (FEMA) flood risk data. Explore ways to enhance resilience to flooding and other climate-related threats.

Flood Risk

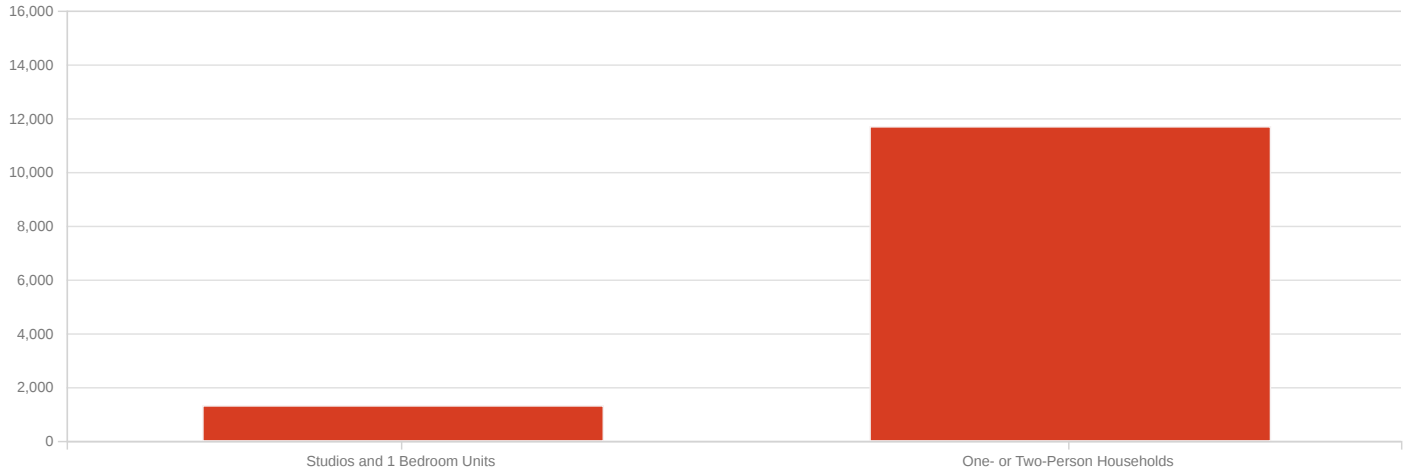
- High risk
- Moderate risk



Source: FEMA

Comparison of Counts of Small Units and One- to Two-Person Households 2022

This chart compares the number of studio or one-bedroom units in the jurisdiction to the number of one-and two-person households. In areas with a tight housing supply and a larger number of households than units in this comparison, there may be opportunities to improve affordability by developing new studio or one-bedroom units. In addition to being less expensive to develop than larger units, the development of such units could free up larger units by encouraging more one- and two-person households to move out of their larger units and into the smaller ones. In 2022, there were **1,271** studio or 1-bedroom units (**28.9%** of all rented units) and **11,696** one-and two-person households in **Talbot** (**71.9%** of all households).



Source: Census
2018-2022 Data Contains: 1 County

Neighborhood Variations

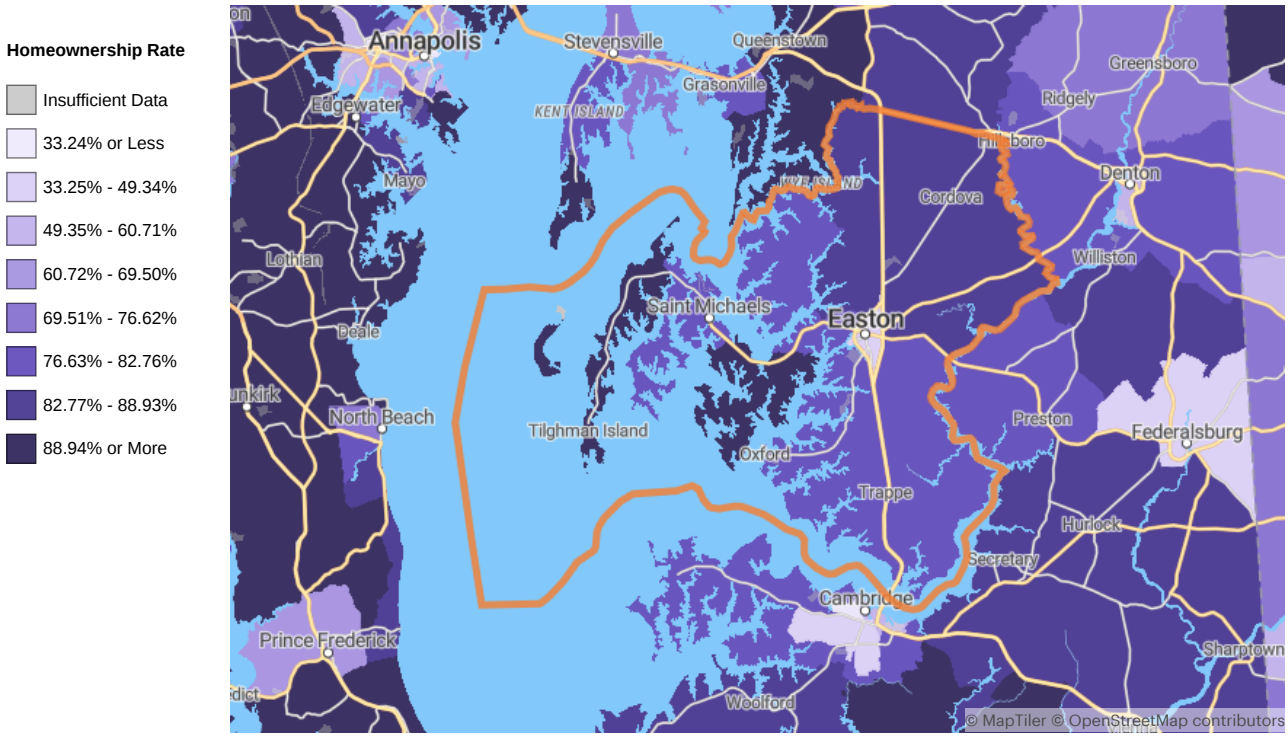
Neighborhood-level data can illuminate patterns of poverty, segregation, and access to resources that are important to consider and address as part of an overall community development strategy and in order to affirmatively further fair housing. Learn more about the importance of analyzing neighborhood disparities and how to address them. Also, read about how to affirmatively further fair housing by, for example, increasing affordable housing in resource-rich areas and boosting investments in low-income neighborhoods.

Homeownership Rate by Neighborhood 2022

Variations across neighborhoods in the relative shares of homeownership and rentals can help you design and target your mix of affordable housing programs and policies. It can also be instructive to review the data on this map in conjunction with recent trends in median home prices across neighborhoods.

The map below illustrates variation in the homeownership rate in **Talbot** in 2022 (note that the share of rental households is simply the difference between 100% and the homeownership rate.) Explore this map on PolicyMap

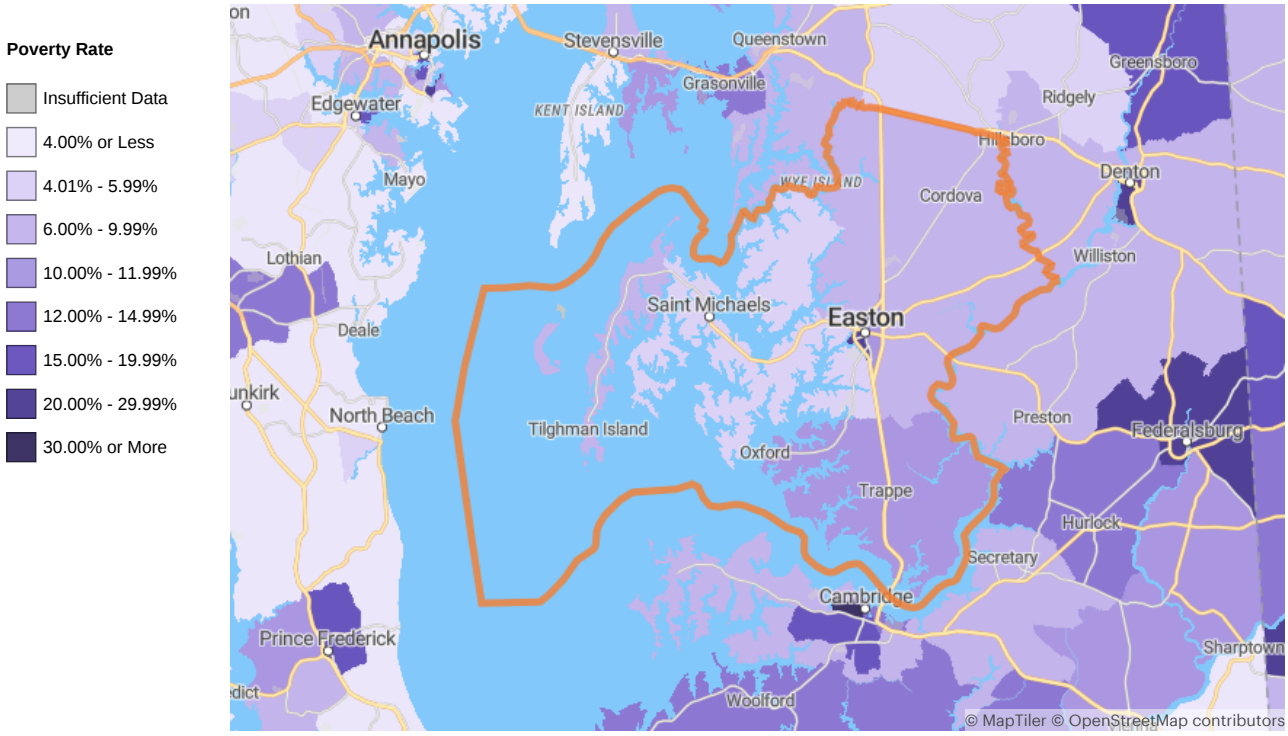
Learn more about using and customizing the map on PolicyMap.



Poverty Rate by Neighborhood 2022

Neighborhoods with high rates of poverty often face a range of challenges. The overall poverty rate for **Talbot** in 2022 was **9.3%**. The map below illustrates the concentration of poverty in this jurisdiction by displaying the percent of people in poverty in **Talbot** by census tract in 2022. Explore this map on PolicyMap

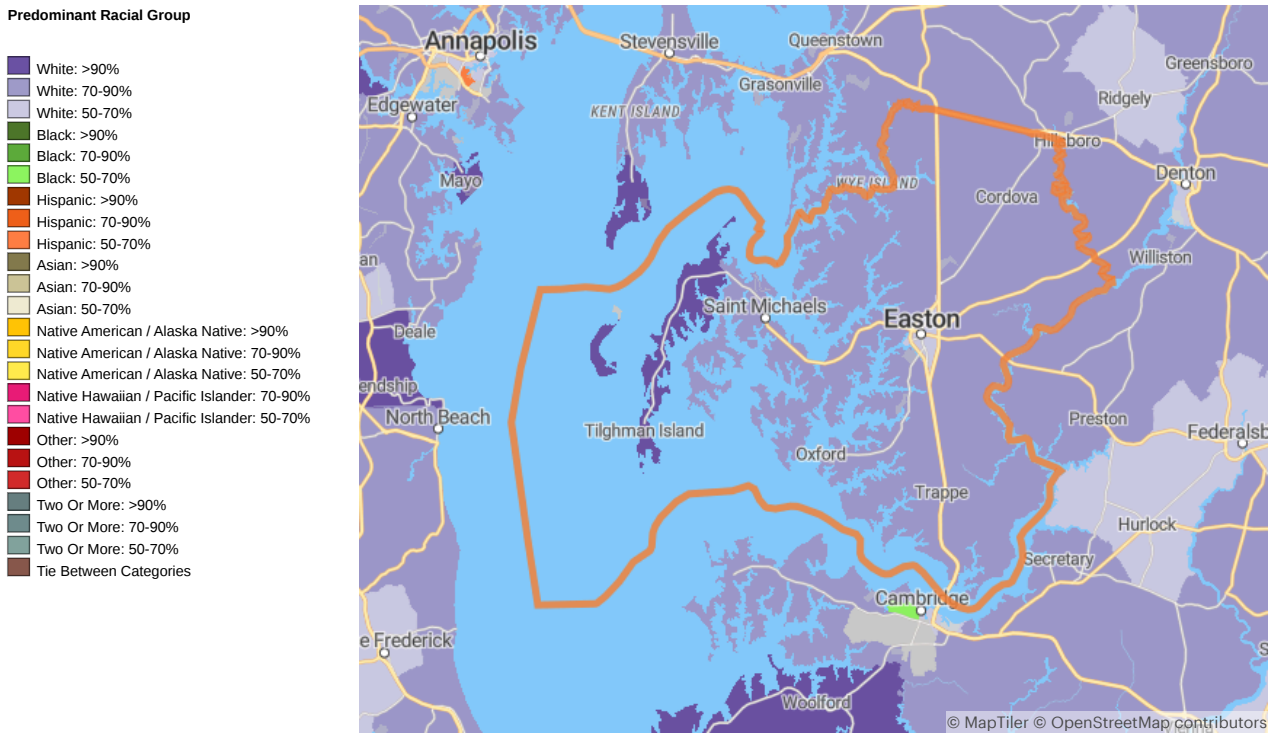
Learn more about using and customizing the map on PolicyMap.



Race and Ethnicity by Neighborhood 2022

The map below shows how the predominant racial or ethnic group varies across neighborhoods in **Talbot** as of 2022. Explore this map in more detail on PolicyMap.

Learn more about using and customizing the map on PolicyMap.



Dissimilarity Index 2020

The dissimilarity index compares the residential locations of two groups within a jurisdiction to measure the degree to which group members are segregated or geographically separate from one another. Learn more about the dissimilarity index.

The index value is presented as a number between 0 and 100, which represents the share of one group that would need to move to new neighborhoods (approximated as census tracts) in order to have the same distribution across neighborhoods as the comparison group. For example, a dissimilarity index of 0 for black households relative to white households in a jurisdiction would indicate total integration, with both groups living in the same proportions

across all jurisdiction neighborhoods. Alternatively, an index score of 100 would indicate complete residential segregation. In this scenario, 100% of households in one or the other group would need to move to new neighborhoods to achieve a balanced distribution across the jurisdiction. Learn more about the causes and consequences of segregation by race, ethnicity and income and how some cities are taking steps to acknowledge and address them.

Index values between 0 and 30 are generally assumed to indicate more integrated communities and low levels of segregation, while values between 31 and 60 indicate moderate segregation and values between 61 and 100 indicate high levels of segregation. Learn more about how the Dissimiliarity Index is calculated in this tool.

The index is calculated at the Core-Based Statistical Area (CBSA) level (also referred to informally as “metro area"), when white residents and Black, Latino, and/or Asian residents represent at least 5% of total CBSA population.

In **Talbot** the dissimilarity index value was **23.5** for Non-Hispanic Black and Non-Hispanic White residents, **N/A** for Non-Hispanic Asian and Non-Hispanic White residents, and **45** for Hispanic and Non-Hispanic White residents.

Source: Census ACS
2016-2020 Data Contains: 1 County

Average Neighborhood Poverty Rate by Race/Ethnicity 2020

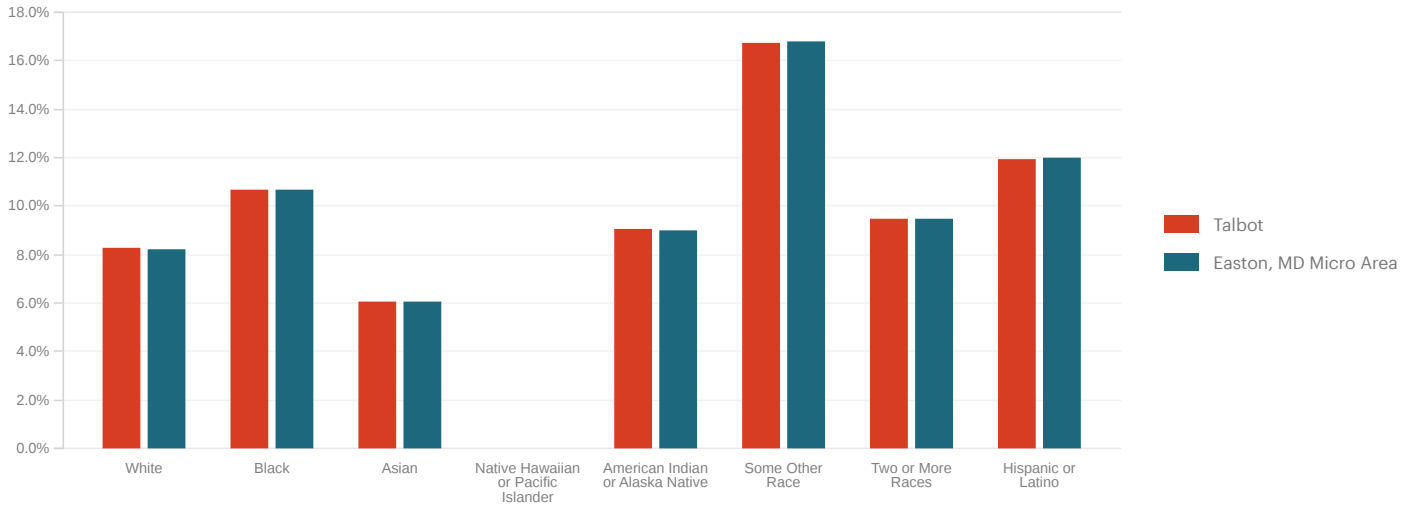
A neighborhood's poverty rate—calculated as the share of a given census tract's residents that have incomes at or below the federal poverty level—is a commonly used proxy for overall neighborhood quality and access to educational or economic mobility opportunities. Neighborhood poverty rates of 30 to 40 percent or higher are typically considered high and potentially detrimental to individual and family health and well-being, while neighborhood poverty rates at or below ten percent are associated with a range of positive long-term outcomes for adults and children.

Learn more about the research, and ways to strengthen resources in high-poverty neighborhoods.

The neighborhood poverty rates provided for each race and ethnic group are weighted averages for the neighborhoods where members of each group live. High average neighborhood poverty rates for a certain group, or wide variations in average neighborhood poverty rates across groups, can indicate disparities in access to housing and neighborhoods that offer educational and economic mobility opportunities.

In **Talbot** the average neighborhood poverty rate was highest for households who are **Some Other Race**. Households in this group, on average, lived in neighborhoods where **16.7%** of the population was below the poverty line.

The average neighborhood poverty rate was lowest for households who are **Asian**. Households in this group, on average, lived in neighborhoods where **6.0%** of the population was below the federal poverty line.



Source: Census ACS
2016-2020 Data Contains: 1 County

Median Home Values By Neighborhood 2022

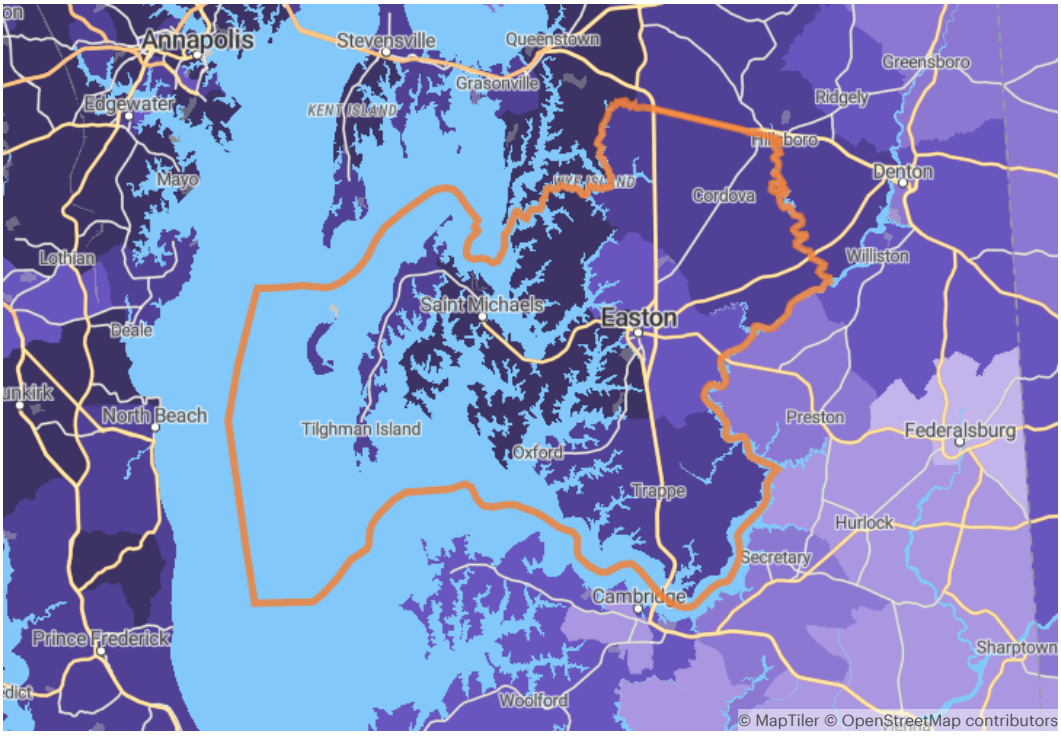
Variations in median housing prices across neighborhoods provides a window on where the most opportunity for affordable homeownership opportunities exist and where, for example, it might make sense to focus programs to promote homeownership. It can also be instructive to review the data on this map with neighborhood trends in median home prices.

As of 2022, the median home price in **Talbot** was **$382,000**. The map below illustrates variation in median home prices by census tract in **Talbot** as of 2022. Explore this map in more detail on PolicyMap.

Learn more about using and customizing the map on PolicyMap.

Median Home Values

- Insufficient Data
- $93,900 or less
- $93,901 - $130,300
- $130,301 - $164,500
- $164,501 - $207,000
- $207,001 - $264,100
- $264,101 - $349,500
- $349,501 - $505,500
- $505,501 or more



Change in Median Home Value by Neighborhood 2022

Recent trends in home prices can help you design and target your programs and policies to those neighborhoods subjected to the greatest upward (or downward) pressure on housing prices.

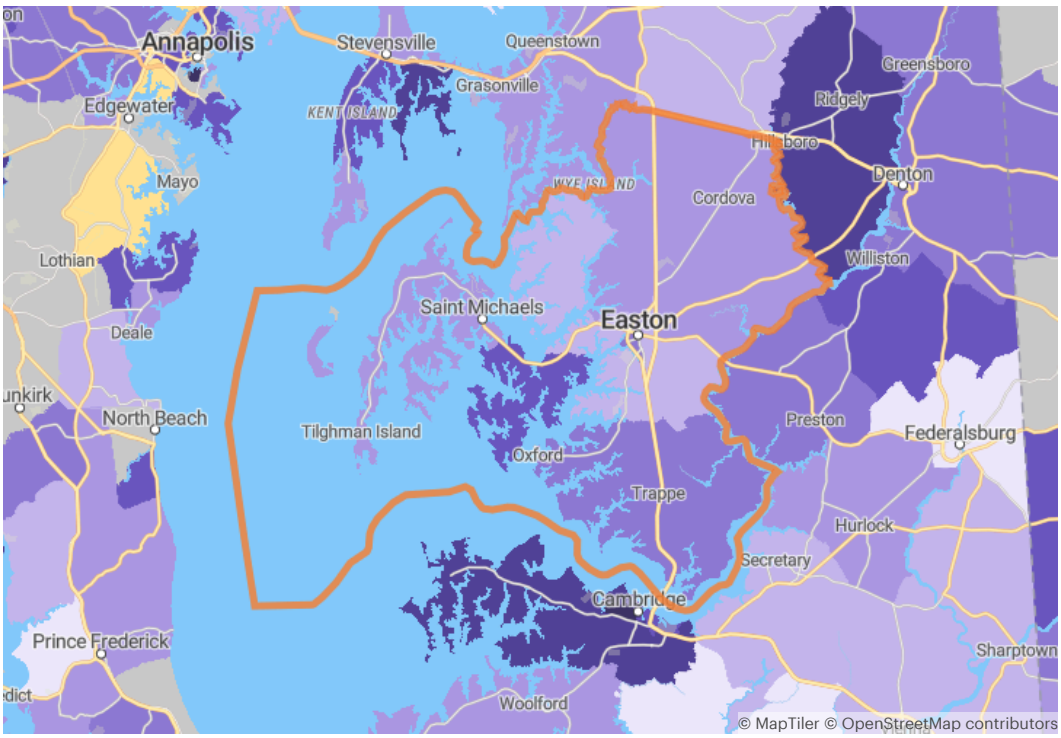
The map below illustrates the change in median home prices in **Talbot** between 2017 and 2022 by census tract. Use the map to determine how home prices within each census tract in **Talbot** compared to the **17.1%** overall change.

Explore this map in more detail on PolicyMap.

Learn more about using and customizing the map on PolicyMap.

Percent Change in Median Home Value

- Insufficient Data
- 0.13% or Less
- 0.14% - 7.87%
- 7.88% - 14.14%
- 14.15% - 20.73%
- 20.74% - 28.51%
- 28.52% - 38.69%
- 38.70% - 54.47%
- 54.48% or More

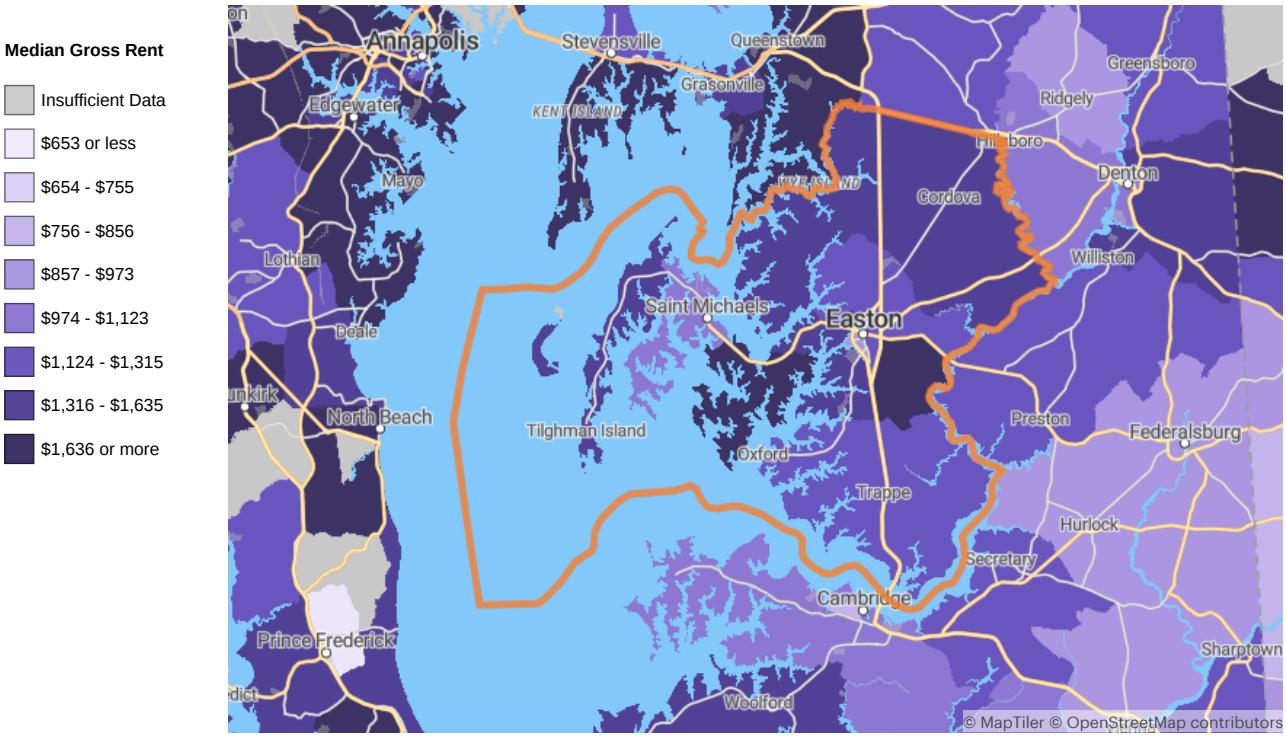


Median Rent By Neighborhood 2022

Understanding how rents vary by neighborhood can be important for a variety of purposes. For example, jurisdictions seeking to help Housing Choice Voucher holders access resource-rich neighborhoods will need to set the rental payment standards at a high enough level to provide access to rental

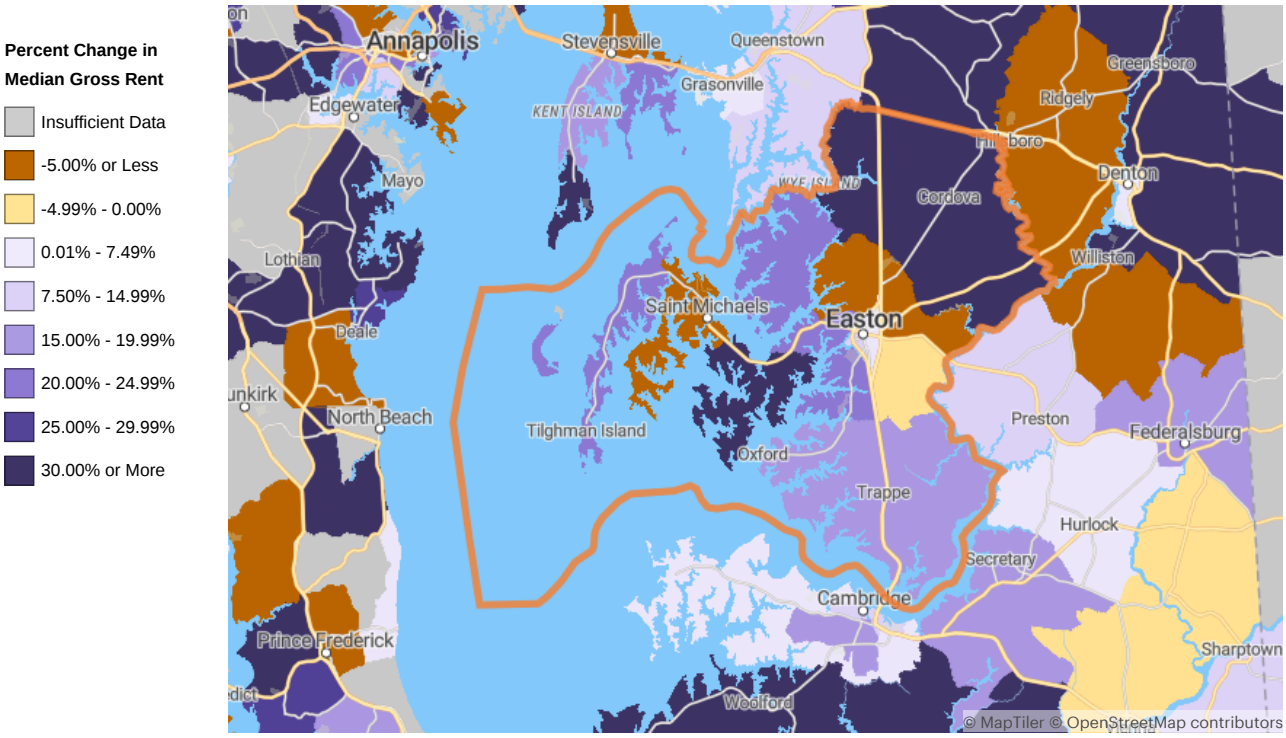
housing in these neighborhoods. Neighborhoods with comparatively high median rents may also be important locations to consider for the development of new dedicated affordable rental units. By contrast, it may be important to closely monitor and address any deterioration of housing quality in areas with very low rents. As of 2022, the median gross rent in **Talbot** was **$1,204** monthly. The map below illustrates variation in median gross rent (without regard to unit size) by census tract in **Talbot** as of 2022. Explore this map in more detail on PolicyMap.

Learn more about using and customizing the map on PolicyMap.



Change in Median Rent by Neighborhood 2022

Neighborhood-level data on rent trends can help jurisdictions spot large rent increases that could lead to (or be markers of) displacement in certain neighborhood as well as decreases in other neighborhoods that could be signs of continued or growing distress. The map below illustrates the change in median gross rent in **Talbot** between 2017 and 2022 by census tract. Use the map to determine how rents within each census tract compared to the **+11.1%** overall change. Explore this map in more detail on PolicyMap.

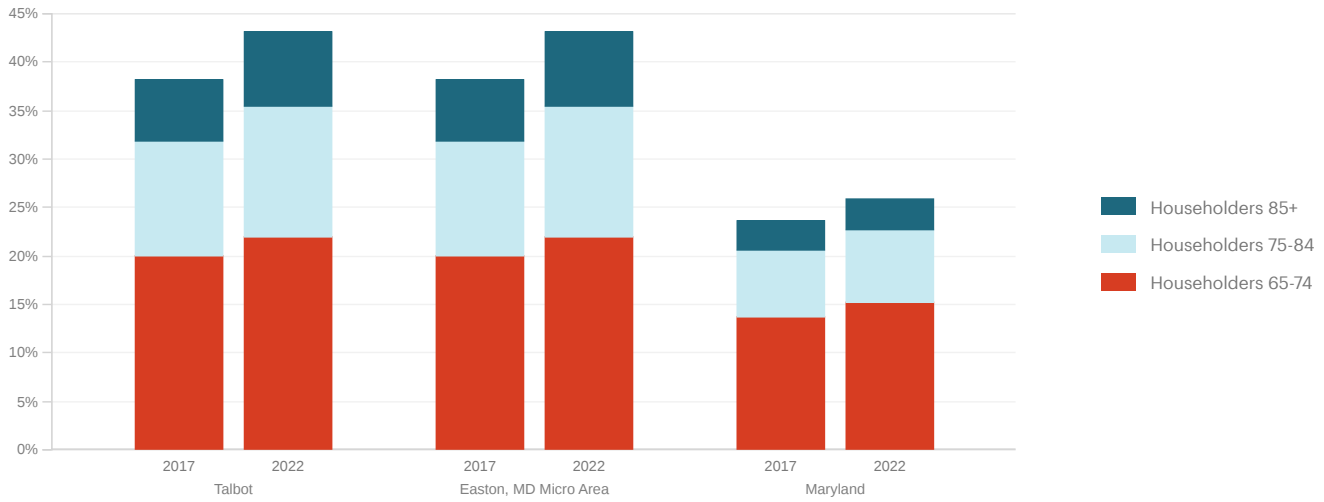


Housing Stock for Older Adults

The data profiled in this section are designed to help jurisdictions understand the housing needs of older adults and the availability of small housing units that might meet the needs of older adults and others in one- and two-person households. Similar analyses can be done for other subgroups. Learn how to meet the housing needs of older adults and people with disabilities.

Share of Households Headed by a Senior 2017 to 2022

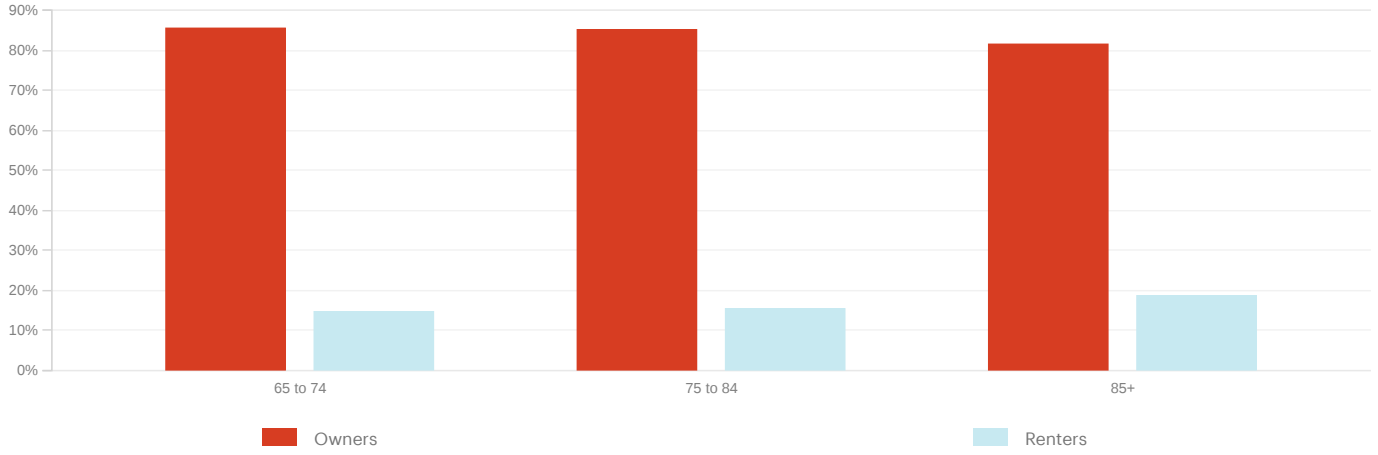
The share of households by senior status (over age 65) **rose** in **Talbot** between 2017 and 2022. The total share of households in 2022 headed by an individual aged 65 or older in **Talbot** is **equal** to **Easton, MD Micro Area** (**43.1%**) and **greater** than in **Maryland** (**25.9%**). The chart also shows changes over time in the population of sub-groups of older adults. Monitoring this trend can be helpful for identifying the potential need for new services or housing types for older adults.



Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Housing Tenure by Age, 65+ 2022

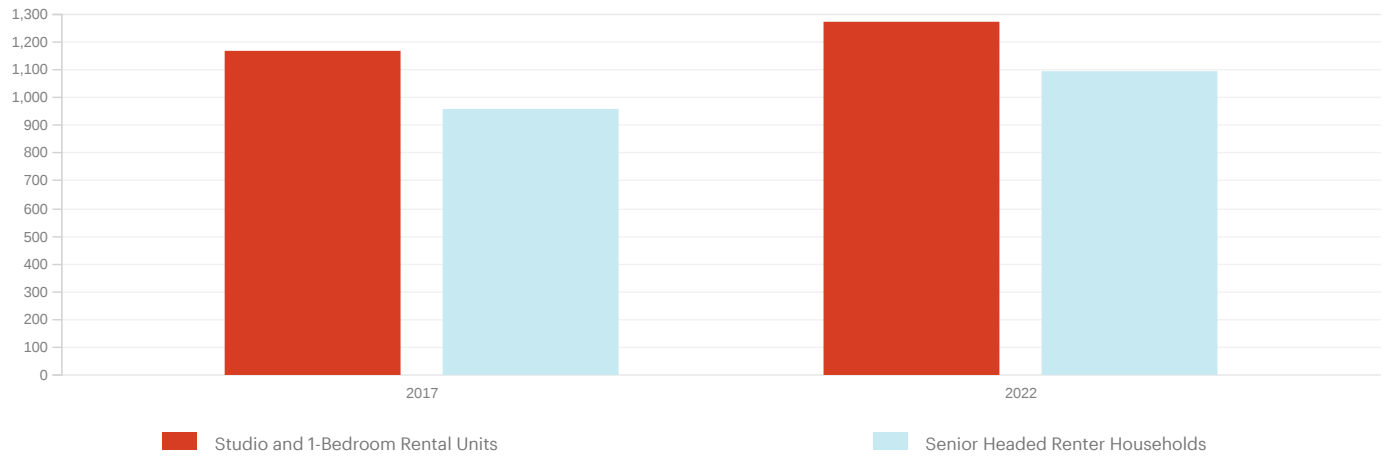
This chart shows the tenure of older adults, broken down by age group. In 2022, in **Talbot**, there were **5,923** homeowners aged 65 or older, with **1,012** of these having a homeowner aged 85 or older. In **Talbot**, the share of senior headed households who are homeowners (**84.5%**) is **higher** than the share that are renters (**15.5%**). Among other issues to consider is the ability of the oldest homeowners as they age to maintain their properties in good working order without assistance.



Source: Census
2018-2022 Data Contains: 1 County

The Population of Older Renters and the Supply of Smaller Rental Units 2017 to 2022

An overall shortage of housing stock can be a particular problem for specific demographic subgroups such as older adults. One way to check is to compare the number of studio and single-family units to the number of households in that subgroup and examine how that relationship is changing over time. In 2022, there were **1,271** studio and 1-bedroom housing units in **Talbot**, and **1,088** renter households headed by an adult aged 65 or older. This indicates an **increase** of suitable housing units for seniors living alone since 2017, when there were **1,166** studio and 1-bedroom rental units and **956** senior-headed renter households.



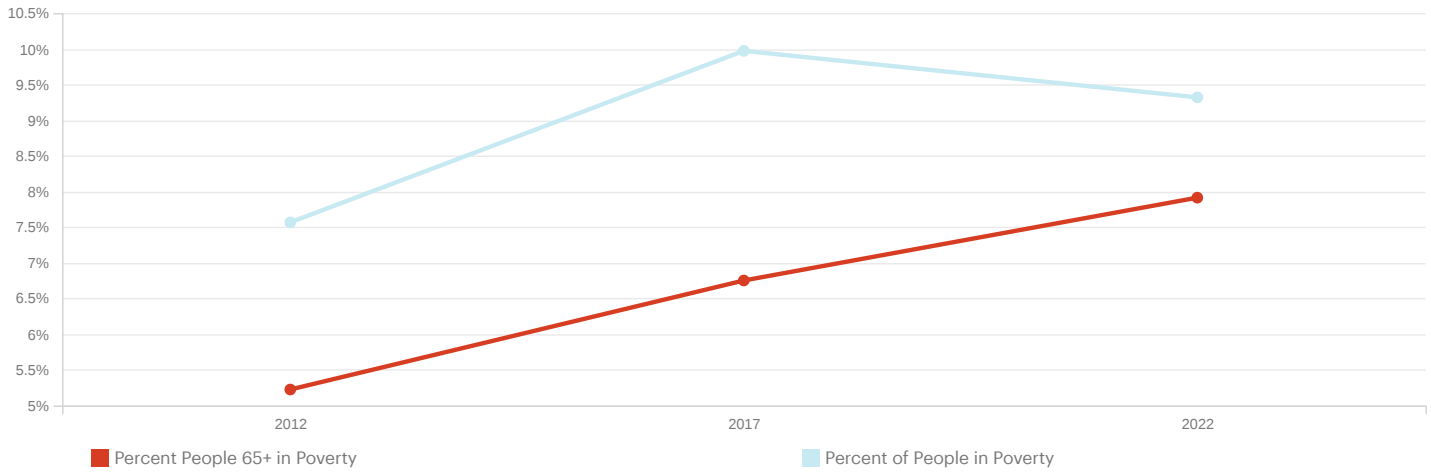
Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Older Adults Living in Poverty 2012 to 2022

This chart can help jurisdictions determine whether older adults are more or less likely to be in poverty than the general population in the jurisdiction, which can be helpful for determining how to target anti-poverty resources. As shown below, the share of individuals aged 65 or older living in poverty in **Talbot grew** from **5.2%** to **7.9%** in 2022.

In 2022, the poverty rate among older adults was **lower** than the overall **9.3%** poverty rate.

Senior Poverty Over Time 2012 to 2022

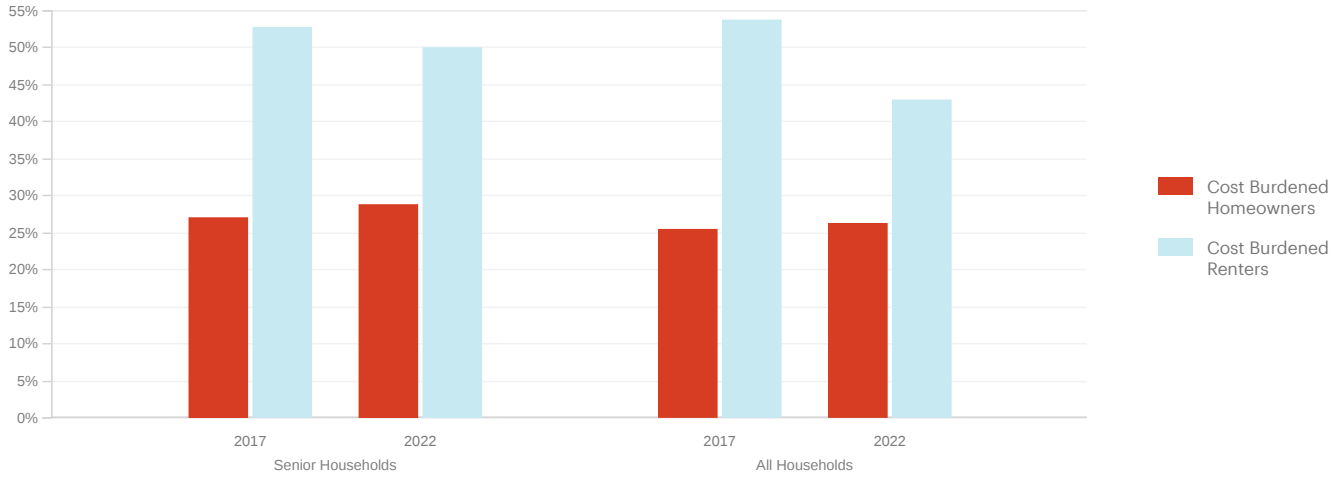


Note: Large variations over time may be due to small population groups.

Source: Census
2008-2012 - 2018-2022 Data Contains: 1 County

Cost Burdened Senior Households 2017 to 2022

This chart examines whether cost burdens are greater among senior households than the general population in the jurisdiction. In **Talbot**, as of 2022, a **larger** share of senior renter households are burdened (**49.8%**) than are renter households overall (**42.7%**). For senior homeowners, the **same** relationship exists. To determine whether the trends in cost-burden for senior households are similar to or different from the trends for all households, compare the left set of bars to the right set of bars.



Source: Census
2013-2017 - 2018-2022 Data Contains: 1 County

Racial Disparities in Housing

Many cities across the United States share a history of exclusionary and discriminatory housing policies. There is growing recognition of the continuing effects of these policies and practices, and of ways to counter resulting housing disparities. Disaggregating housing data by race and ethnicity can help policymakers and practitioners identify housing disparities in their communities and begin to design policies to address them.

Several measures of racial and ethnic disparities in housing are included in this report. This section highlights and consolidates these measures–which include variations in rental and homeowner affordability by race and ethnicity, and common measures of spatial disparities such as average neighborhood poverty rates and the dissimilarity index, which measures residential segregation. Learn more about the causes and consequences of segregation by race, ethnicity and income, and how some cities are taking steps to acknowledge and address them.

The following measures related to racial and ethnic disparities in housing are included in this report.

- Poverty Level and Trend by Race and Ethnicity 2012 - 2022
- Share of Renter Households Moderately or Severely Cost Burdened by Race and Ethnicity, 2020
- Homeownership Rate by Race and Ethnicity, 2022
- Homeownership Rate Trend by Race and Ethnicity, 2012 - 2022
- Average Neighborhood Poverty Rate for Federally Subsidized Housing by Subsidized Housing Type, 2020
- Race and Ethnicity by Neighborhood, 2022
- Dissimilarity Index, 2020
- Average Neighborhood Poverty Rate by Race/Ethnicity, 2020

End Notes

Share of Households Who Rent – Estimated percent of households (occupied housing units) that are renter occupied, between 2018-2022. A household includes all the people who occupy a housing unit as their usual place of residence.

Predominant Race/Ethnicity – This data displays predominant racial or ethnic group, by percentage of the population in the group. Only predominant groups making up over 50% of a geography's population are displayed. Data were obtained from the Census' American Community Survey 2018-2022 estimates. Geographies for which no data were provided or for which the population was less than 10 are represented as having "Insufficient Data."

Indexed charts are built using a baseline year of 2012; each subsequent point-in-time estimate is calculated as a percentage change over the year 2012.

Dollar amounts referenced in this report are nominal amounts at the year of data release, and are not adjusted for inflation.

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