

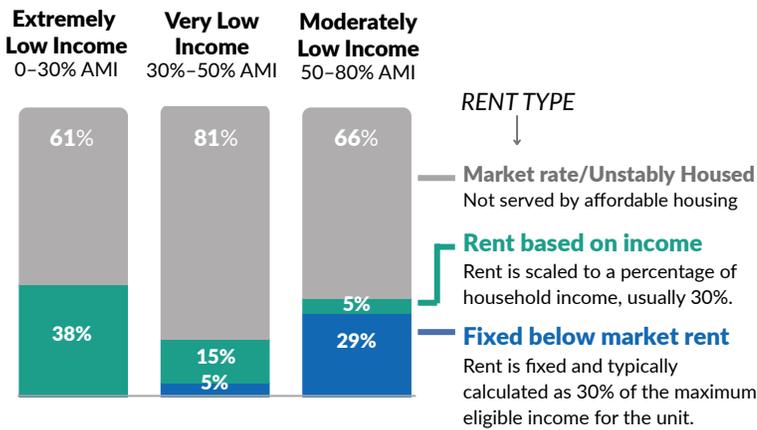
What Types of Low-income Rental Housing Do We Need to Build Most?

FOR PLANNERS AND POLICY MAKERS

The Housing Navigator MA and Metropolitan Area Planning Council (MAPC) joint report *Data Opens Doors: Measuring the Affordable Housing Gap* highlights that **Massachusetts only has enough affordable rental housing for 32% of its low-income households**. Across age, income, unit size, and municipality, **we need 441,000 more affordable units**. Help developers build the right units!

WHAT PLANNERS AND POLICY MAKERS NEED TO KNOW

Low-income renter households by unit type



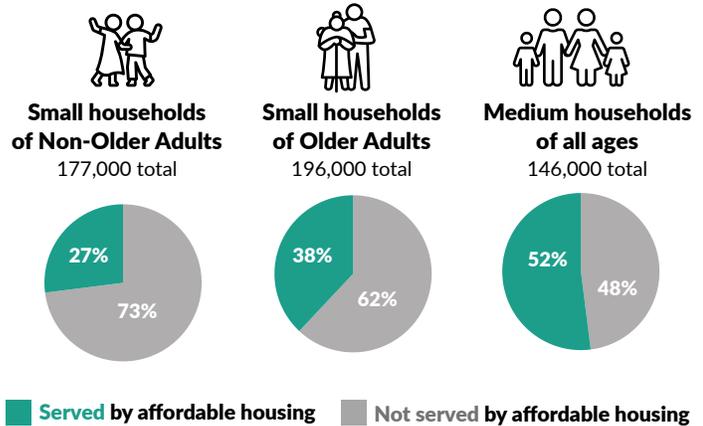
Data source: ACS PUMS, Housing Navigator MA, MAPC

KEY TAKEAWAYS

Extremely low income households are the largest group unserved by affordable housing, with 194,000 households unstably housed.

Households making 30-50% AMI are most likely to be unstably housed, with 81% of those households unstably housed.

Low-income housing gap by household type



KEY TAKEAWAYS

There is a growing need for small units (SROs, Studios, 1BR), though units of all sizes are in demand.

Occupancy standards and age restrictions matter



14% of low-income households do not fit current affordable housing occupancy standards



25% of municipalities in MA have age restrictions on 75% of their affordable rental stock, making them inaccessible to all households.



Most small units are age-restricted and rent based on income; we need more small rent based on income units that all ages can access.

POLICY IDEAS

- Deepen affordability of existing affordable housing stock** by layering subsidies.
- Create more affordable 1-bedroom units** for small households, particularly for households under age 60.
- Address geographic disparity** between age-restricted and non-age restricted units.
- Expand the flexibility of occupancy standards** to accommodate how people now live.

Use this QR code to see a visualization of your region's gap.

[View Visualization](#)
(preferably on laptop)

