

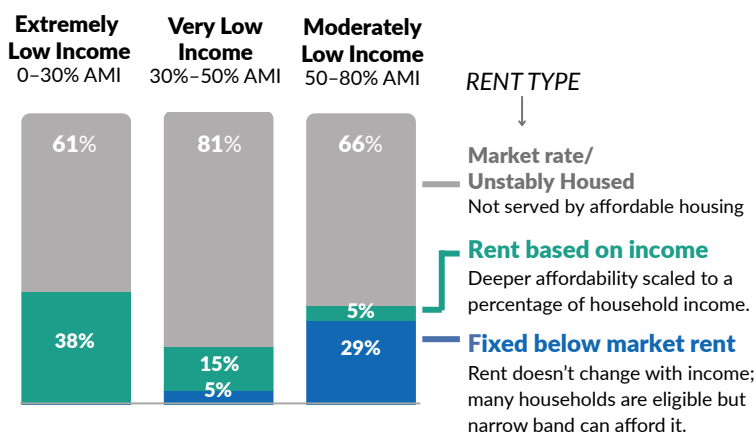
What Types of Low-income Rental Housing Do We Need to Build Most?

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**. Use this data to bolster your advocacy.

FOR COMMUNITY ADVOCATES

WHAT COMMUNITY ADVOCATES NEED TO KNOW

Low-income housing gap by household income & unit type






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.

It's about eligibility and affordability

Imagine a family of two—a parent and child—with an income of \$31,500/year, looking for a 2-bedroom apartment. For apts. 1 and 2, with income restrictions, the family is eligible in terms of income. However, the resulting rent varies considerably, and this family could not afford apt. 2 or 3.

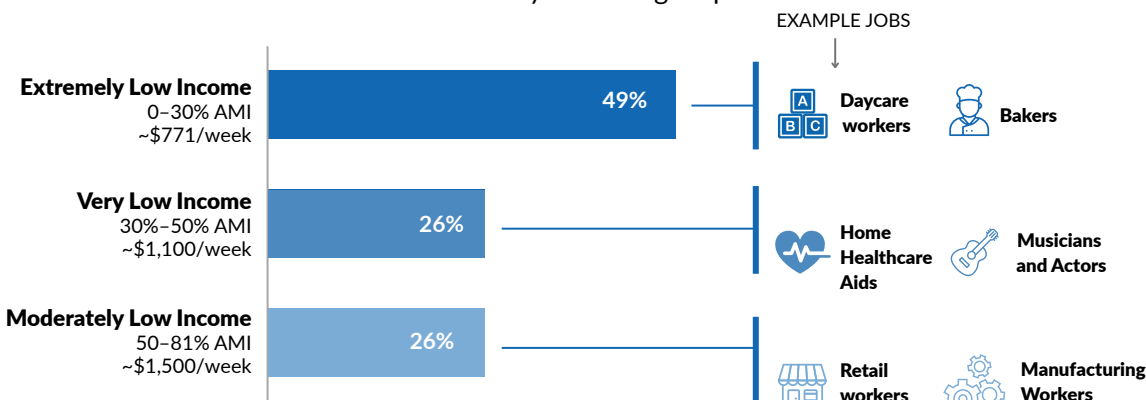
			
	Apt 1	Apt 2	Apt 3
ELIGIBILITY	Below 80% AMI	Below 60% AMI	Not income restricted
AFFORDABILITY	Rent Based on Income	Fixed Below Market Rent	Market Rent
RENT PAID	\$780	\$1,479	\$2,915

KEY TAKEAWAYS

Rent based on income units are a critical resource because rent can scale to a household's income. Mobile vouchers are an additional tool that supplements a household's income to make units more affordable. Fixed below market rent units are often filled by voucher holders.

Note: Example derived from a market rate units and area AMIs in Amherst, MA.
Data source: Housing Navigator MA

Low-income renter households by income group



KEY TAKEAWAYS

Low-income working households perform critical jobs in Massachusetts. Without providing them affordable homes, we risk losing them to more affordable places.



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

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

We need more rent based on income units and mobile vouchers to create housing stability for our most vulnerable households, particularly those earning 30-50% AMI, and prevent further displacement.

housingnavigatorma.org | mapc.org

These findings are based on statewide numbers. We encourage you to [read the report for regional information](#). These figures do not include use of mobile vouchers.