

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

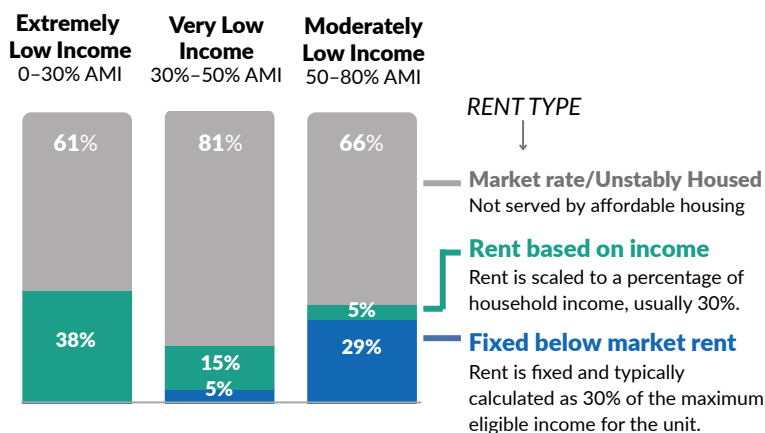
The Housing Navigator MA and Metropolitan Area Planning Council (MAPC) joint report *Data Opens Doors: Measuring the Affordable Housing Gap* highlights that **Massachusetts only has enough affordable rental housing for 32% of its low-income households**. Across age, income, unit size, and municipality,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

**FOR DEVELOPERS**

## WHAT WE NEED BY INCOME AND HOUSEHOLD SIZE

These graphics match low income household need to the Housing Navigator MA income-restricted dataset

### Low-income housing gap by household income & unit type

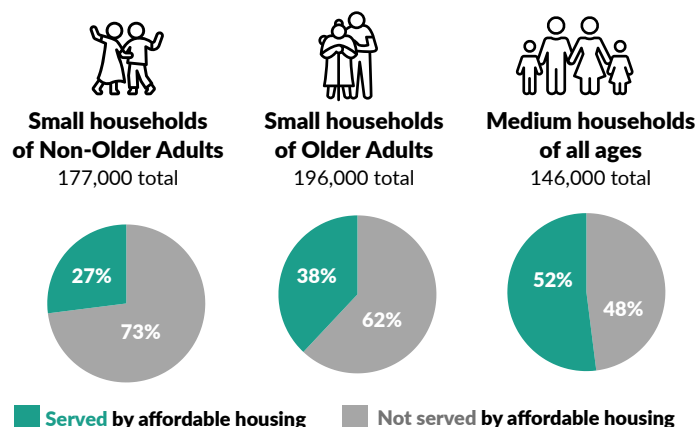


#### KEY TAKEAWAYS

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.

### Low-income housing gap by household type



#### KEY TAKEAWAYS

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

## Occupancy standards and age restrictions leave some households out



**14% of low-income households do not live in an eligible configuration** for affordable housing based on current 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.

## Use this QR code to see a visualization of your region's age restricted housing



**View Visualization**  
(preferably on laptop)

We need rental housing that is more deeply affordable and available to all ages. Developers can proactively seek project-based vouchers, prioritize mobile voucher holders for fixed below market units to leverage subsidies, and/or seek partnerships with housing authorities.

[housingnavigatorma.org](https://housingnavigatorma.org) | [mapc.org](https://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.