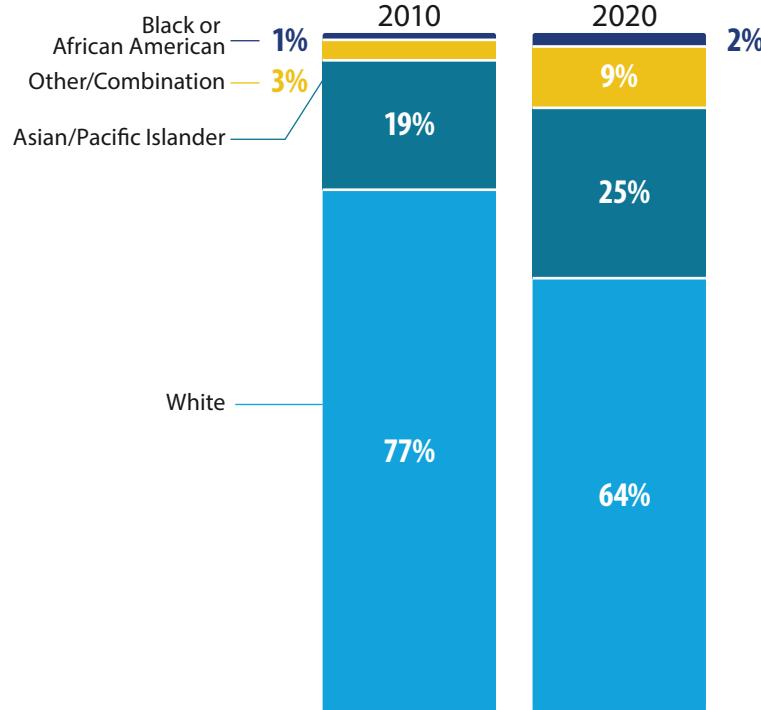


ACTON HAS DIVERSE HOUSING NEEDS

ACTON HAS GROWN MORE DIVERSE



Source: Decennial Census 2010 & 2020 (Table P1)

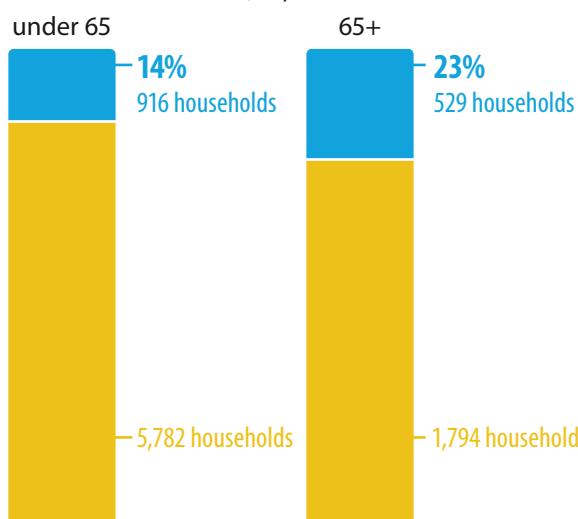
ACTON INDUSTRIES PAY A WIDE RANGE OF WAGES

	annual earnings
3 highest-paying	
Professional & Technical Services	\$160.7K
Manufacturing	\$138.3K
Finance & Insurance	\$128.0K
Average	\$87.5K
3 lowest-paying	
Retail Trade	\$44.9K
Accommodation & Food Services	\$33.2K
Arts, Entertainment, & Recreation	\$29.2K

Source: MA Department of Economic Research for 2022

A HIGHER PROPORTION OF SENIOR HOUSEHOLDS HAVE LOW INCOMES

Percent of households with an income under \$50,000:

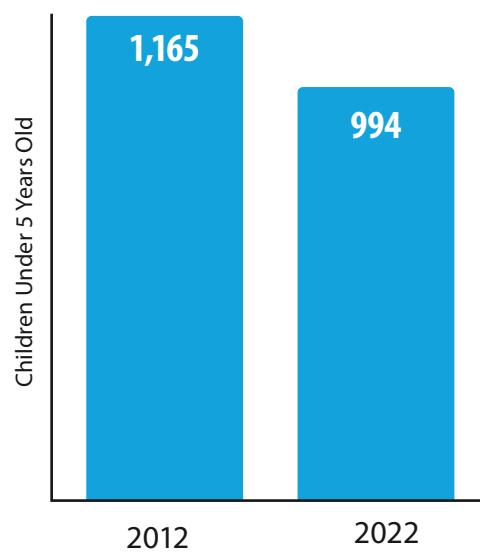


Senior households (headed by someone 65 years or older) make up about **1/4** of Acton's total households, but make up over **1/3** of Acton's households with an income under \$50,000.

Source: American Community Survey, Table B19037, Year 2022

THERE ARE FEWER YOUNG CHILDREN

Acton is mirroring the state's downward trend in numbers of children under age 5.



Source: American Community Survey, Table S0101

ACTON HOUSING COSTS ARE INCREASINGLY OUT OF REACH

MANY HOUSEHOLDS ARE COST-BURDENED BY HOUSING



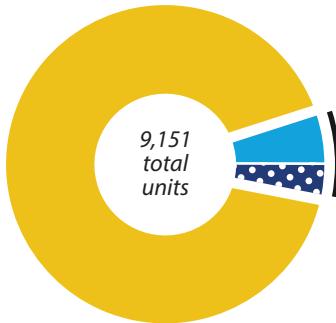
Almost 2 in 5 (39%) households that **rent** their home spend over 30% of their income on housing.



More than 1 in 5 (21%) households that **own** their home spend over 30% of their income on housing.

Source: HUD CHAS Data, 2016-2020

ACTON DOES NOT MEET THE STATE MINIMUM FOR AFFORDABLE HOUSING



8% of Acton's housing units are on the Subsidized Housing Inventory. Of the 738 restricted units, **300** charge market rents but are in developments that include affordable units.

All municipalities in Massachusetts need to have at least 10% of their housing considered affordable as defined by the state.

Source: EOHL

HOUSING COSTS ARE VERY HIGH

Acton Median Income **\$150,482**

Income Needed to...

Rent a One-Bedroom Home **\$72,000**

Median Monthly Rent: \$1,800

Rent a Two-Bedroom Home **\$88,000**

Median Monthly Rent: \$2,200

Rent a Three-Bedroom Home **\$144,000**

Median Monthly Rent: \$3,600

Buy a Condo **\$110,974**

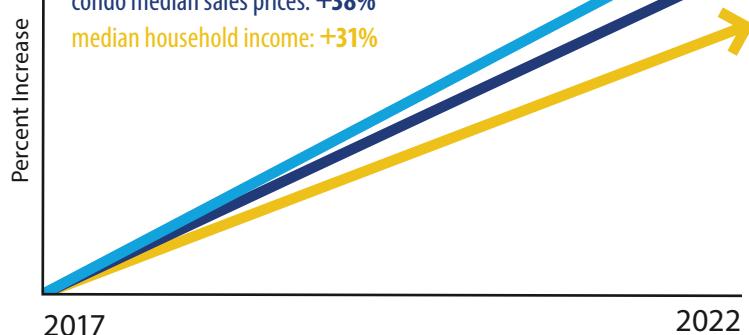
2022 Median Price: \$365,000 (20% down, \$300 condo fee, 6.5% interest)

Buy a Single-Family Home **\$234,555**

2022 Median Price: \$865,000 (20% down, 6.5% interest)

Sources: Median income from 2022 ACS (Table S1901), Median Rents (July 2023) from Zillow Observed Rent Index, Sales prices from Warren Group, Affordability Calculator from EOHL

HOME SALE PRICES ARE RISING FASTER THAN INCOME



Sources: Median Household Income: American Community Survey, Table S1901
Median Prices: Warren Group