

ACTON VALUES DIVERSITY

ALMOST ONE IN FOUR HOUSEHOLDS QUALIFY AS LOW-INCOME



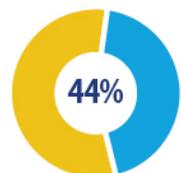
24% of all households have low incomes

Low income varies by household size.
For a household of 2, low income is \$62,550.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS) 2010-2014

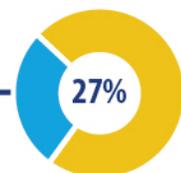
RENTER-OCCUPIED UNITS ARE LESS LIKELY TO INCLUDE CHILDREN

OWNER-OCCUPIED



households that include children under 18 years old

RENTER-OCCUPIED



Source: 2011-2015 American Community Survey

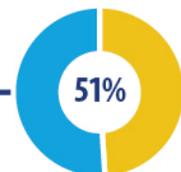
HALF OF RENTER-OCCUPIED HOUSEHOLDS LIVE ALONE

OWNER-OCCUPIED



households that contain only one person

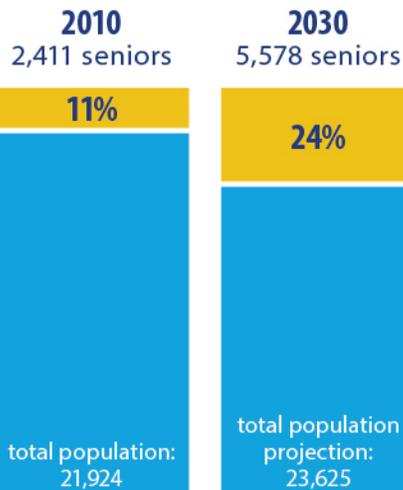
RENTER-OCCUPIED



Source: 2011-2015 American Community Survey

THE SENIOR POPULATION IS INCREASING. SENIORS ARE MORE LIKELY TO HAVE LOW INCOMES

The senior population (65+) will more than double



Source: 2010 U.S. Census and MAPC projections

Although Acton's median household income is \$125,635, almost half of senior households have incomes less than \$60,000

Acton's Median Household Income:



Senior Median Income:



Sources: 2011-2015 American Community Survey

There are currently 79 local seniors on the wait list for senior public housing in Acton. The resident at the top of the list has been waiting since May 2011.

Source: Acton Housing Authority

HOUSING COSTS IN ACTON ARE INCREASINGLY OUT OF REACH

27% OF HOUSEHOLDS ARE COST-BURDENED BY HOUSING



More than one in four households spend over 30% of their income on housing

Sources: HUD Comprehensive Housing Affordability Strategy (CHAS) 2010-2014.

SALE PRICES ARE RISING FASTER THAN INCOME



Source: The Warren Group, Town Stats; Income information from 2000 US Census and 2011-2015 ACS

The median monthly rent for market rate apartments in Acton is \$2,475. An affordable two-bedroom rent is restricted to \$1,550.

Sources: Trulia.com (data from 7/24/17-8/24/17), 2017 LIP rent for a 2bd unit minus the Town of Acton utility allowance

BUYING A HOUSE IS TOO EXPENSIVE FOR CURRENT RESIDENTS

The median income in Acton is \$125,635.

Sales Price of What a Median-Income Household Can Afford:

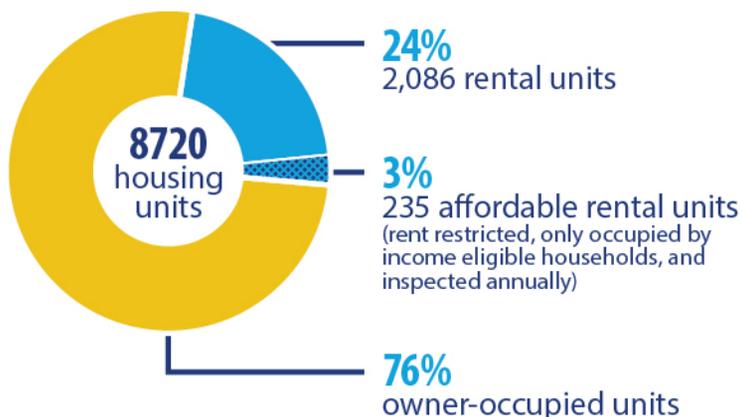
\$440,000

Median Sales Price of a House in 2017:

\$608,000

Sources: The Warren Group, Town Stats (2017 sales data through July); standard DHCD calculator (assuming 5% down payment, 4.1% interest rate, and Acton's 2017 tax rate)

A SMALL PERCENTAGE OF THE HOUSING STOCK IS AFFORDABLE RENTALS



Sources: 2011-2015 American Community Survey, DHCD Subsidized Housing Inventory (SHI)

People who work in Acton cannot afford to live here. The median annual income of people working in the town is \$60,996.

There are 10,061 employees working for 866 businesses in Acton, covering all industries.

Sources: 2016 Data from the Massachusetts Department of Labor and Workforce Development (http://lmi2.detma.org/lmi/lmi_town.asp)

