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-OCUPIED UNITS ARE LESS LIKELY TO INCLUDE CHILDREN

OWNER-OCUPIED

44% households that include children under 18 years old

RENTER-OCUPIED

27%

Source: 2011-2015 American Community Survey

HALF OF RENTER-OCUPIED HOUSEHOLDS LIVE ALONE

OWNER-OCUPIED

16% households that contain only one person

RENTER-OCUPIED

51%

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

<table>
<thead>
<tr>
<th>2010</th>
<th>2030</th>
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<td>2,411 seniors</td>
<td>5,578 seniors</td>
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The senior population will more than double from 2010 to 2030.

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:

$125,635

Senior Median Income:

$60,000

Source: 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

Sales price increase: 56% higher
Income increase: 37% higher


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

Source: 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

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 LP rent for a 2bd unit minus the Town of Acton utility allowance

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

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24% 2,086 rental units
3% 235 affordable rental units (rent restricted, only occupied by income eligible households, and inspected annually)
76% owner-occupied units

8720 housing units

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

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