Across Massachusetts, there is a shortage of rental homes affordable and available to extremely low income households (ELI), whose incomes are at or below the poverty guideline or 30% of their area median income (AMI). Many of these households are severely cost burdened, spending more than half of their income on housing. Severely cost burdened poor households are more likely than other renters to sacrifice other necessities like healthy food and healthcare to pay the rent, and to experience unstable housing situations like evictions.

**SENATORS:** Edward J. Markey and Elizabeth Warren

### KEY FACTS

<table>
<thead>
<tr>
<th>Category</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter Households that are extremely low income</td>
<td>299,505 or 31%</td>
</tr>
<tr>
<td>Maximum income of 4-person extremely low income households (state level)</td>
<td>$28,410</td>
</tr>
<tr>
<td>Shortage of rental homes affordable and available for extremely low income renters</td>
<td>-162,286</td>
</tr>
<tr>
<td>Annual household income needed to afford a two-bedroom rental home at HUD’s Fair Market Rent</td>
<td>$59,571</td>
</tr>
<tr>
<td>Percent of extremely low income renter households with severe cost burden</td>
<td>60%</td>
</tr>
</tbody>
</table>

### EXTREMELY LOW INCOME RENTER HOUSEHOLDS

- In Labor Force: 26%
- Disabled: 36%
- Senior: 28%
- School: 5%
- Single caregiver: 3%
- Other: 2%

Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, 1-adult caregiver of a child under 7 or a person with a disability, and other. Nationally, 10.5% of extremely low income renter households are a non-disabled/non-senior adult caregiver of a young child or disabled person, more than three-quarters of whom are in the labor force and 2% of whom are in school.

Source: 2016 ACS PUMS.

### AFFORDABLE AND AVAILABLE HOMES PER 100 RENTER HOUSEHOLDS

- At ELI: 46
- At 50% of AMI: 63
- At 80% of AMI: 92
- At 100% of AMI: 99

Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened. Source: NLIHC tabulations of 2016 ACS PUMS.

### HOUSING COST BURDEN BY INCOME GROUP

- Extremely Low Income: 79% Cost Burdened, 60% Severely Cost Burdened
- Very Low Income: 72% Cost Burdened, 31% Severely Cost Burdened
- Low Income: 46% Cost Burdened, 8% Severely Cost Burdened
- Middle Income: 19% Cost Burdened, 2% Severely Cost Burdened

Extremely Low Income = 0-30%* of AMI
Very Low Income = 31%-50% of AMI
Low Income = 51-80% of AMI
Middle Income = 81%-100% of AMI

Note:*Or poverty guideline, if higher.

### EXTREMELY LOW INCOME HOUSEHOLDS

Note: Mutually exclusive categories applied in the following order: senior, disabled, in labor force, enrolled in school, 1-adult caregiver of a child under 7 or a person with a disability, and other. Nationally, 10.5% of extremely low income renter householders are a non-disabled/non-senior adult caregiver of a young child or disabled person, more than three-quarters of whom are in the labor force and 2% of whom are in school.

Source: 2016 ACS PUMS.