



Mattapan's Households

Facts



8,870 total households make up Mattapan



The median household income in Mattapan is \$48,000 per year.



68% of Mattapan households are families, compared to 48% of Boston households.

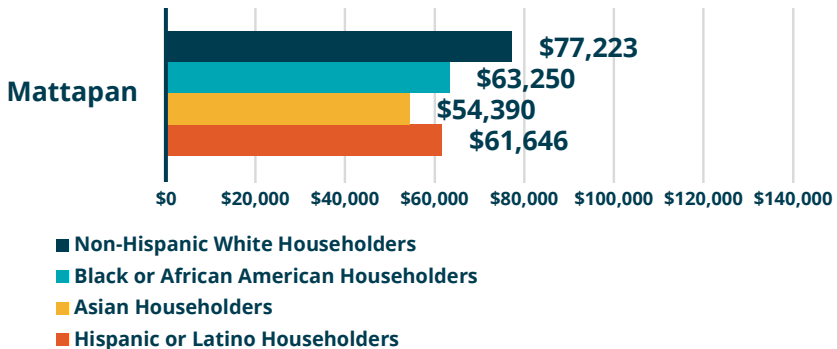


One third of Mattapan households are families headed by a single woman.



The owner occupancy rate in Mattapan is 38%, which is higher than in the city as a whole.

Average Household Income by race in Mattapan:



Source: US Census Bureau, 2013- 2017 American Community Survey, BPDA Research Division Analysis

For information about resources please refer to page 26 of the Boston Housing Toolkit or contact the Boston Home Center (617-635-4663)



Senior Households

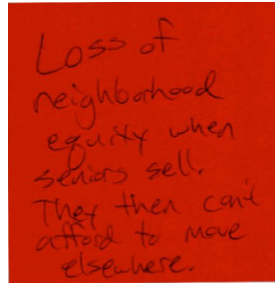
Feedback

Citizens 65 years or older that live alone

What we heard:



“Need senior housing”



“Loss of neighborhood equity when seniors sell. They then cannot afford to move elsewhere.”

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?

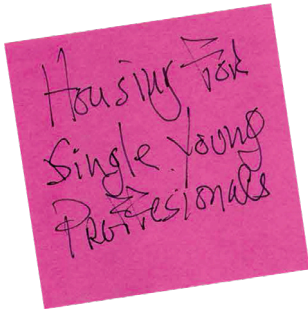


Single-Person Households

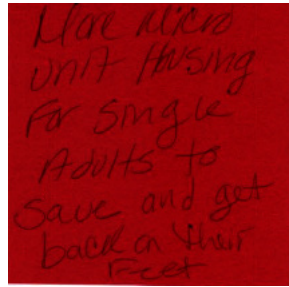
Feedback

Household that contains one person who lives alone.

What we heard:



“Housing for single young professionals”



“More micro unit housing for single adults to save and get back on their feet”

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Single Parent Households

Feedback

Person who lives with a child or children and who does not have a spouse.

What we know:

The prevalence of single parent households raises questions of affordability, housing preference, and service needs.

Almost half of all households in Mattapan are single parent households; the overwhelming majority are led by single mothers.

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Multi-Generational Households

Feedback

Those consisting of more than two adult generations living under the same roof. Many researchers also include households with a grandparent and at least one other generation.

What we know:

Multi-generational households are both culturally significant and provide opportunities to afford housing.

Many multi-generational households in Mattapan are comprised of single mothers living with their parents or relatives.

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Married Couple Households

Feedback

Married couples are any two persons that are married and members of the same household. The married couple may or may not have children living with them.

What we know:

Married couple households in Mattapan have higher incomes than other household types in the neighborhood, and are less likely to be in poverty.

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Write another household type here:

Feedback

What do you think is essential for this household type?

Consider location, community space, privacy, transit access, etc.

What housing challenges do you think this household type faces?



Households types and Affordability

Median household income in Mattapan: **\$48,000** per year.



Senior Households

Average Household Size: 2



Single Parent Households

Average Household Size: 3



Multi-Generational Households

Average Household Size: 5



Married Couple Households

Average Household Size: 4



Single-Person Households

Average Household Size: 1

Data source: American Community Survey (ACS) 2017

Which household type do you know the most about?

What would you consider to be affordable for this household type in terms of monthly rent or housing costs?

Using the Area Median Income (AMI) chart on the back, identify what is affordable for this household type.



Households types and Affordability

1) Using Household Size and Household Income, you can find your example Area Median Income's (AMI) bracket:

HH Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
1	\$23,800	\$39,700	\$47,600	\$55,550	\$63,500	\$79,350	\$95,200
2	\$27,200	\$45,350	\$54,400	\$63,450	\$72,550	\$90,650	\$108,800
3	\$30,600	\$51,000	\$61,200	\$71,400	\$81,600	\$102,000	\$122,400
4	\$34,400	\$56,650	\$68,000	\$79,300	\$90,650	\$113,300	\$135,950
5	\$36,750	\$61,200	\$73,450	\$85,650	\$97,950	\$122,400	\$146,850
6	\$39,450	\$65,750	\$78,900	\$92,000	\$105,200	\$131,450	\$157,750

2) Based on that % AMI, find the Income Restricted Units' rent and sales price:

Maximum Affordable Rent:

Unit Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
SRO	\$334	\$589	\$716	\$844	\$971	\$1,226	\$1,481
Stu.	\$445	\$785	\$955	\$1,125	\$1,295	\$1,635	\$1,975
1 bed	\$525	\$922	\$1,120	\$1,318	\$1,517	\$1,913	\$2,310
2 bed	\$586	\$1,039	\$1,266	\$1,492	\$1,719	\$2,172	\$2,626
3 bed	\$652	\$1,162	\$1,417	\$1,672	\$1,927	\$2,437	\$2,947
4 bed	\$718	\$1,284	\$1,568	\$1,850	\$2,134	\$2,700	\$3,266

Maximum Affordable Sales Price:

Unit Size	30% AMI	50% AMI	60% AMI	70% AMI	80% AMI	100% AMI	120% AMI
Stu.	-	-	-	\$124,000	\$150,700	\$204,100	\$257,500
1 bed	-	-	-	\$155,200	\$186,400	\$248,600	\$304,400
2 bed	-	-	-	\$186,200	\$221,900	\$288,700	\$351,400
3 bed	-	-	-	\$217,400	\$257,500	\$327,900	\$398,300
4 bed	-	-	-	\$248,400	\$288,700	\$366,900	\$445,000