



Renting an Apartment in Greater Boston

Finding an apartment to rent in Greater Boston is stressful. Prices are high, available units are scarce, and getting a lease is often competitive. For lower-income households the process is even harder, with few naturally affordable apartments and lottery waiting lists in the hundreds for deed-restricted affordable units. For those low-income households able to get a rental assistance voucher, the monthly pressure of making rent is somewhat reduced—that is, if they can find an apartment listed under Fair Market Rent (FMR) with a landlord who accepts vouchers.

As seen in the map above, this isn't so simple. Through an analysis of MAPC's Rental Listings Database, we find that only 6% of two-bedroom

apartments in Greater Boston available for rent through online sources are listed at or below FMR, and only 2% in the inner core. The data also confirm that even for households making up to \$96,000, finding an affordable apartment in the inner core can be hard, with only 36% of two-bedroom units listed at \$2,400 or less. Advocates, local officials, and legislators must push for action to make housing affordable and available to all.

Fair Market Rent (FMR) is the maximum rent for an apartment to be eligible for federal housing voucher programs. FMR is used as a standard for many other housing programs.