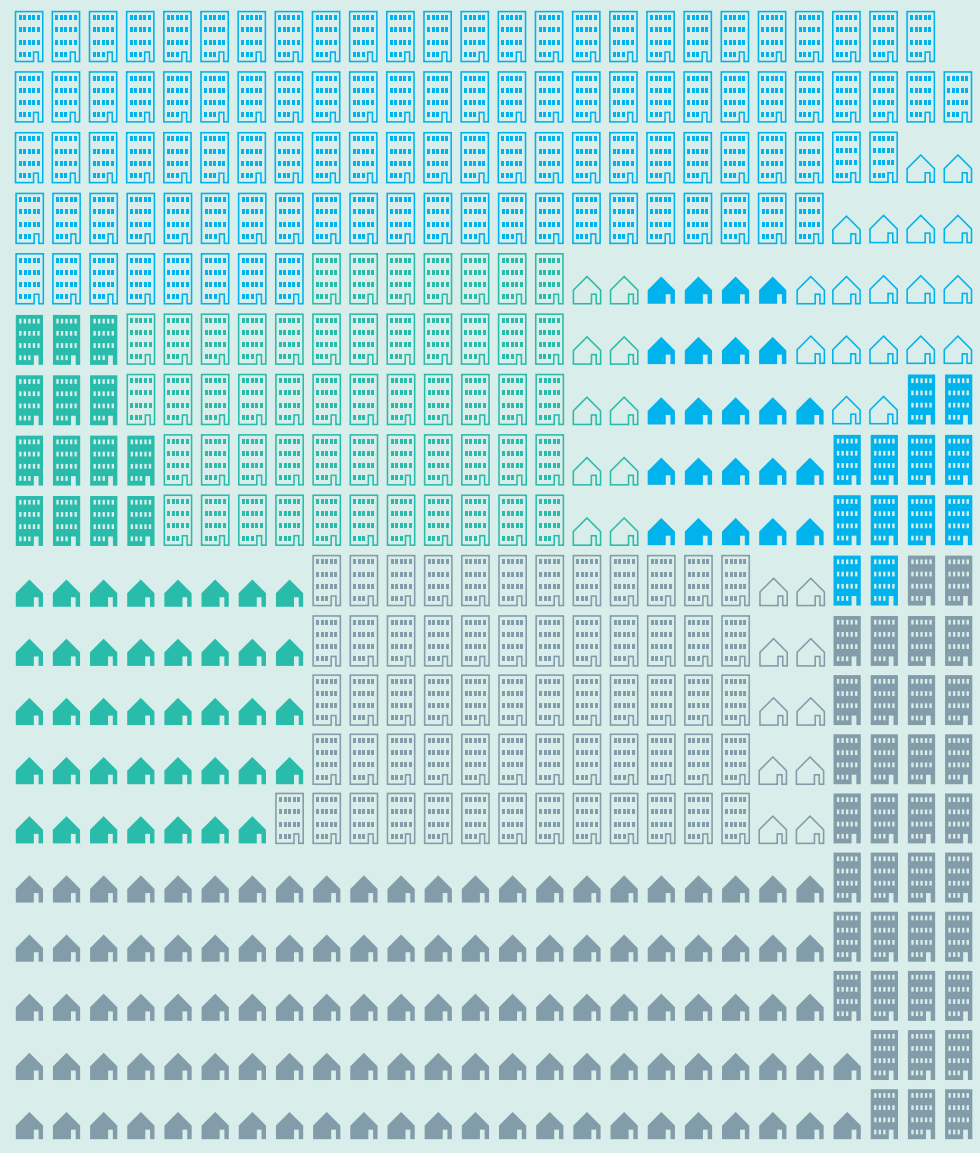MAPC estimates that new workers will form 493,000 new households in Metro Boston between 2015 and 2030. This image shows the projected income levels and housing preferences of those households.

🏠 = 1,000 households in single-family homes

🏢 = 1,000 households in multi-family homes

○ ○ ○ Renter
● ● ● Owner

Low-income Middle-income High-income

Data Source: U.S. Census Bureau Public Use
Microdata Sample (PUMS) 2010-14, MAPC Analysis

HOUSING OUR FUTURE WORKFORCE 2015 TO 2030

Workforce housing needs are as diverse as the workforce itself. Metro Boston has one of the most innovative and competitive economies in the nation, thanks largely to the diversity and skill of our workforce. To keep the economy growing over the next 15 years, the region will need at least 717,000 new workers just to fill positions left vacant by retirees, and even more to staff new jobs that are created.

MAPC estimates that new entrants to the workforce—those taking a job for the first time—will form 493,000 new households by 2030. Each household will need a place to live, and their needs, preferences, and incomes will vary, as reflected in the graphic here. If the region continues to add large numbers of low-wage jobs, about one-third of new working households will qualify as low income, according to housing subsidy eligibility guidelines. About one quarter of new working households will be middle income (around

$60k to $120K per year), and nearly half are likely to be high income. While many single family houses may be freed up by downsizing Baby Boomers, this turnover may satisfy only 60% of the expected demand. As a result, it is essential for communities to encourage the diverse new housing—especially multifamily, rental, and affordable units—needed to accommodate the workforce of the future.

To learn more about the region's workforce housing needs, visit MAPC.ORG/ULI-WORKFORCE-HOUSING.