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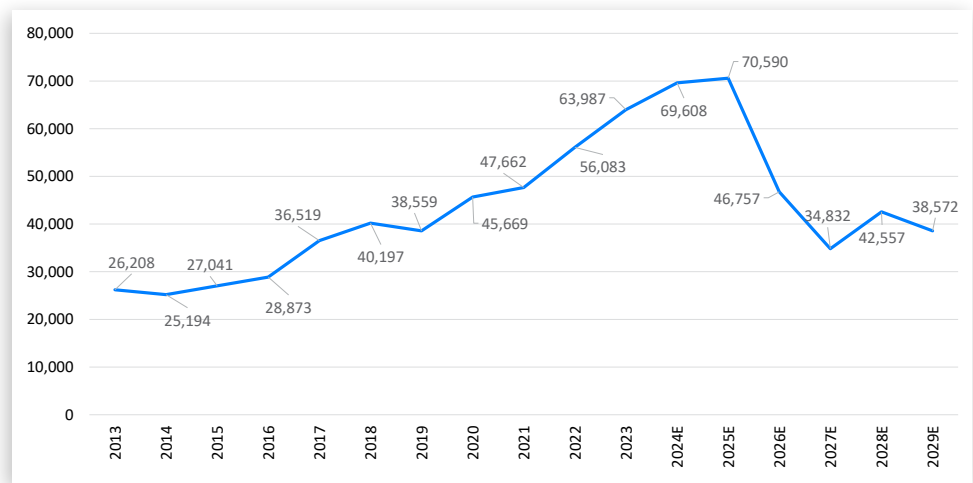
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Interplay Between Market-Rate and Affordable Multifamily Rents Varies Greatly by Market

A growing number of renter households in the U.S. are cost burdened, meaning they pay more than 30% of income on rent. The Harvard Joint Center for Housing Studies estimates the cost burdened designation applies to 80% of renter households with incomes up to 60% of the area median income (AMI), 47% of renters with incomes up to 80% of AMI and 28% of renters with incomes up to 100% of AMI. Consequently, the need for affordable housing has never been greater.

Recognizing the need for affordable housing to low- and moderate-income families, policymakers at all levels of government are trying to increase supply. Yardi Matrix forecasts deliveries of fully affordable housing to reach 69,600 units in 2024 and then hit a multi-year peak in 2025 at 70,500 units before dropping in future years. Starts have declined sharply in 2024 due to a variety of factors, including the cost of capital, land and construction materials.

Fully Affordable Deliveries in the U.S. to Peak in 2025 Before Dropping



Source: Yardi Matrix