

PLAN: Mattapan Data Packet

Updated January 2019

Content and Purpose of the Packet

In preparation for upcoming workshops, the BPDA Planning and Research teams compiled an initial data packet on existing conditions of the neighborhood's demographic, housing, and jobs.

The data included here focus on existing conditions of **demographics, housing, and jobs** in Mattapan. At the upcoming workshops, we will collectively review this information to discover patterns and trends around housing and jobs in the Mattapan community. We will then use what we discover to begin drafting shared values for PLAN: Mattapan.

This document is meant to provide a snapshot of the Mattapan community and is not exhaustive. As other relevant data become available, the BPDA Planning and Research teams will update this packet.

Further Resources

Information regarding the PLAN: Mattapan process can be found on our website at <http://bit.ly/PlanMattapan>

To learn more about current zoning and current owners in the Study Area, use our Zoning Viewer (<http://www.bostonplans.org/zoning>). Owners are reported through Boston's Assessing Department.

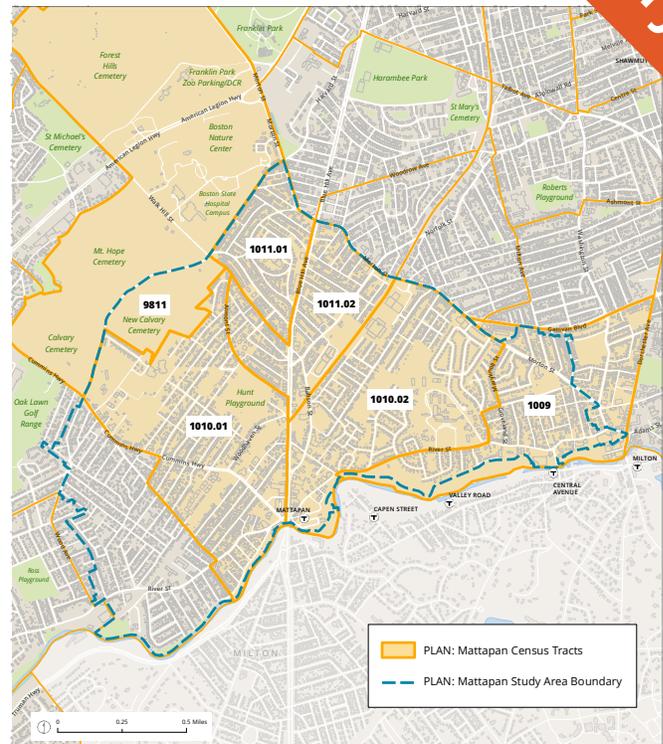


Figure 1: Map of the selected Census Tracts, outlined and shaded in orange, which overlap the Study Area (outlined in blue) in Mattapan. Please see "Study Area and Census Block Groups" in Glossary for Census Tract rationale.

Source: U.S. Census Bureau, 2013-2017 American Community Survey estimates, BPDA Research Division Analysis

Fast Facts

- 8,870 households in Mattapan
- 25,590 people in Mattapan
- 669,160 people in Boston

Glossary of Terms

American Community Survey (ACS)

Most of the demographic information in this packet is drawn from the American Community Survey (ACS). The ACS only collects information from a sample, or a subset of the total population. Statistics are calculated from the samples to make estimates or inferences about the whole population. Thus, the data have margins of error that are sometimes quite large, and are not exact.

Census Block Group

A Census Block Group is a geographical unit used by the U.S. Census Bureau that is between the Census Tract and the Census Block. It is the smallest geographical unit for which the bureau publishes sampled data from the ACS. Typically, Block Groups have populations of 600 to 3,000 people. The boundaries of Census Block Groups are determined in a partnership between local governments and the Census Bureau.

Demographics

Demographics are statistical data relating to the population and particular groups within it.

Household vs. Family

Households and families are basic units of analysis in demography. They are not the same thing. A **household** is composed of one or more people who occupy a housing unit. Not all households contain families. Under the U.S. Census Bureau definition, **family households** consist of two or more individuals who are related by birth, marriage, or adoption, although they also may include other unrelated people. **Non-family households** consist of people who live alone or who share their residence with unrelated individuals. Sometimes, data are better representations of the neighborhood when sampled from family households rather than all households.

Housing Voucher

Housing Vouchers also help tenants with affordability. A voucher (with funds from the State or Federal government) pays the difference between what the tenant can pay, and what the landlord is asking for in rent. The goal is that the tenant would pay no more than 30% of their income in rent, but rent payments may not exceed 40% of the tenant's income.

Income-Restricted Housing

Income-restricted housing refers to any properties where rents or sales prices are limited through public ownership and/or legal agreements with local, state, or federal authorities. In some rental properties, the tenant pays a percentage (usually 30%) of their income towards housing, and the State or Federal government pays the difference between what the tenant pays and a maximum allowed rent. In other properties, the owner of the building, in return for public funds or zoning variances, agrees to keep the rents below market. In these properties, the tenant pays a set rent, which may be higher than 30% of their income.

Median vs. Mean / Average

The **median** is the middle value in a given set of data arranged from smallest to largest. The **mean or average** is the sum of all the values divided by the number of values in a set of data.

4 is the median of 1, 3, 4, 8, 9; 5 is the average (25 / 5).

Study Area and Census Tracts

The boundaries of the PLAN: Mattapan were determined by following the United State Postal Service's Zone Improvement Plan (ZIP) code for Mattapan (02126). The 2013-2017 American Community Survey and 2000/2010 Census data in this packet are summaries of the selected Census Tracts that overlap the boundaries of the neighborhood. In this packet, these Census Tracts will be referred to as Mattapan. While the Census Tract boundaries do not match up with the study area boundary perfectly, the data from the Census Tracts show demographic patterns that are consistent with the diversity of Mattapan as a whole.

Workers' Earnings vs. Household Income

Workers' earnings are how much income residents earn from their wages or self-employment. Worker earnings are different from household income; households can include multiple workers therefore multiple workers' earnings.

Demographics

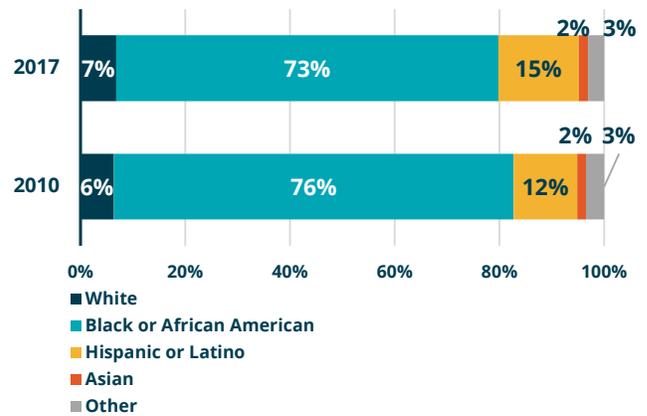
Race and Ethnicity

The racial categories are self-identified and generally reflect a social definition of race recognized in this country. The U.S. Census Bureau divides ethnicity into two primary categories, Hispanic and non-Hispanic. Hispanics can be of any race, and are not included in the other racial categories in this analysis.

Fast Fact

- Mattapan's Hispanic population has grown dramatically since 2010, to 15% of the entire population in 2017.

Race and Ethnicity 2010, 2017



Source: US Census Bureau, 2010 Census, 2013-2017 American Community Survey, BPDA Research Division Analysis

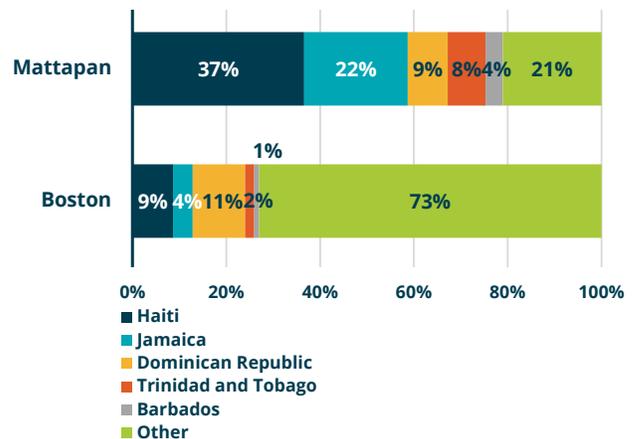
Foreign-Born Population

The foreign-born population includes anyone who is not a U.S. citizen at birth, including those who become U.S. citizens through naturalization.

Fast Fact

- One in three (33%) of Mattapan's population is foreign-born, a higher share than Boston at 28%.
- In 2017, 37% of the foreign-born in Mattapan were born in Haiti.

Foreign-Born Population 2017



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

Age

Understanding a population's age distribution helps us analyze changing phenomena of the neighborhood and highlights potential social and economic challenges for certain age groups.

Fast Fact

- About one in four (25%) of Mattapan's residents are under the age of 18.

Age 2017



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

Demographics

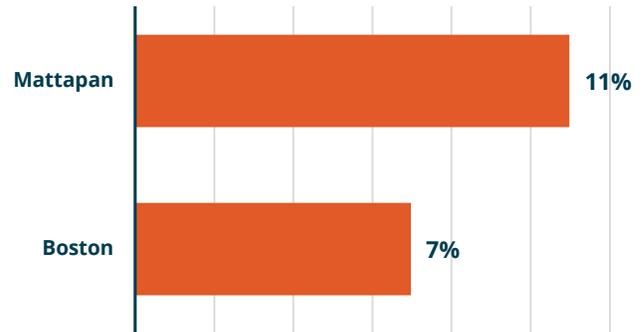
Disability Status

Disability status helps us understand the number of people who are faced with additional hurdles in everyday life. Disability status informs a person's vulnerability to change in the built environment and accessibility to services.

Fast Fact

- One in ten adults (11%) in Mattapan have a disability, in comparison to 7% of the population in Boston.

Population Disability Status (age 20-64)
2017



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

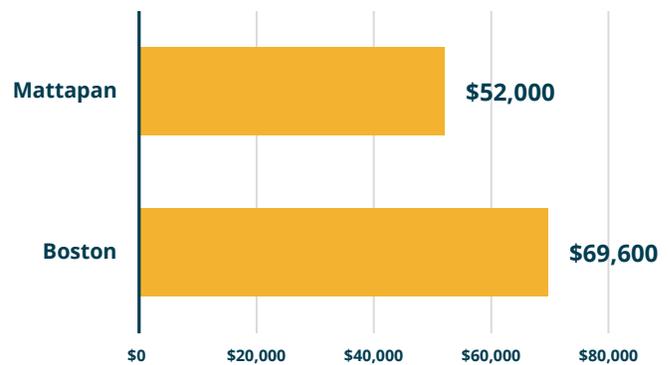
Family Income

Comparing the median family income between the neighborhood and the City helps us understand the potential socioeconomic challenges and economic opportunities in the neighborhood. Family income does not include non-family households (see definition in Glossary).

Fast Fact

- In 2017, the median family in Mattapan made \$18,000 less than the median family in Boston.

Median Family Income
2017



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

Household Income

Median household income refers to the income where half of the homes in the area earn more and half earn less; this includes family and non-family households (see Glossary). Looking into median household income could give us a sense of the overall socioeconomic status of the neighborhood in comparison to the nearby neighborhoods and the City.

Fast Fact

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

Median Household Income
2017



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

Demographics

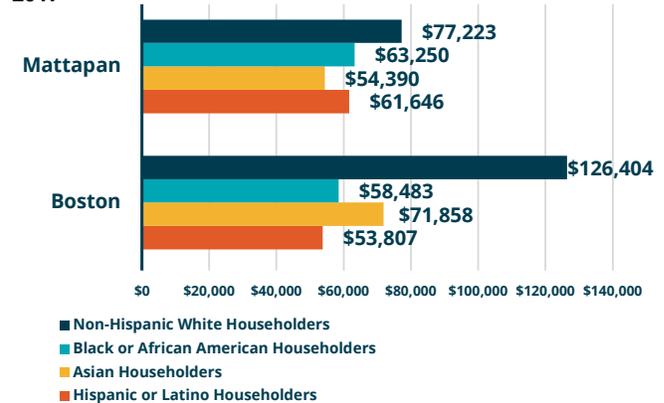
Household Income by Race

The data for Average Household Income allow us to compare average incomes based on the race or ethnicity of the primary householder.

Fast Fact

- Black/African American and Hispanic households in Mattapan earn more on average in Mattapan than in the rest of the city.

Average Household Income by Race 2017



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

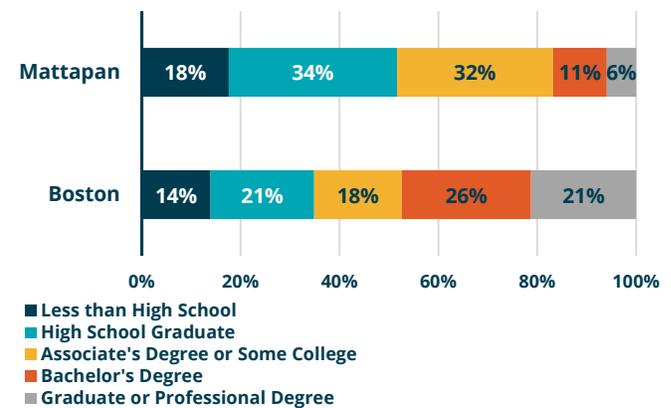
Educational Attainment

Higher levels of education often correspond with higher incomes and better economic opportunity. Comparing the different levels of education attainment of different populations helps us understand how potential socioeconomic challenges of the neighborhood are related to educational attainment. Educational attainment is measured for people 25 and older.

Fast Fact

- 17% of residents in Mattapan have a Bachelor's Degree or higher, compared to 47% in Boston.

Educational Attainment 2017



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

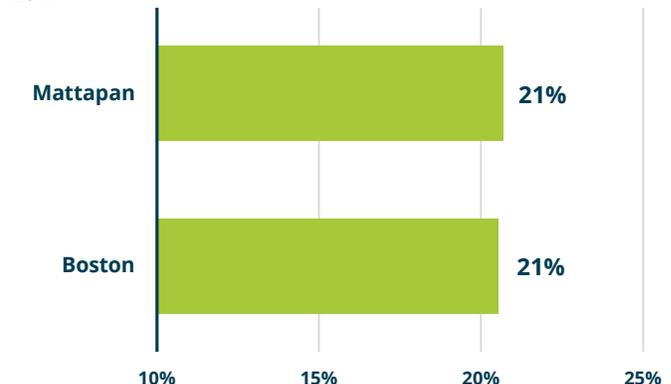
Poverty Status

Understanding poverty status helps us better understand the most vulnerable populations in the neighborhood. If the total income for a household falls below the poverty threshold, all individuals in the household are considered in poverty. The poverty threshold is \$19,000 per year for a family of three.

Fast Fact

- One in five (21%) households in both Mattapan and Boston earn incomes below the poverty threshold.

Poverty Status 2017



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

Housing

Data on housing in the neighborhood are used to understand the current housing conditions, to understand whether or not housing is currently affordable to residents, and to inform housing policy, such as funding housing assistance programs. ACS data include **tenure, residential rents, home values, and housing cost burden.**

Tenure

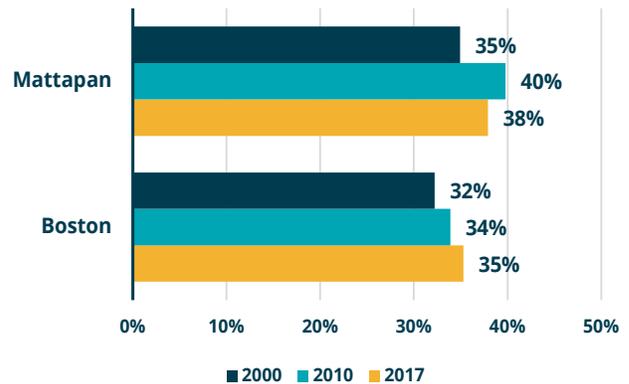
Tenure defines whether a household **rents** or **owns** their house, condo, or apartment.

Fast Facts

- The owner occupancy rate in Mattapan is 38%, higher than in the city as a whole.
- Over the last 17 years, homeownership rates have remained relatively stable in Mattapan and Boston.

Additional data include an inventory of **existing affordable housing** and **recent residential developments.** From these data, we can better understand residents' risks of displacement from rising rental and homeownership costs.

Owner Occupancy Rate
2000, 2010, 2017



Source: US Census Bureau, 2000 Census, 2010 Census, 2013-2017 American Community Survey, BPDA Research Division Analysis

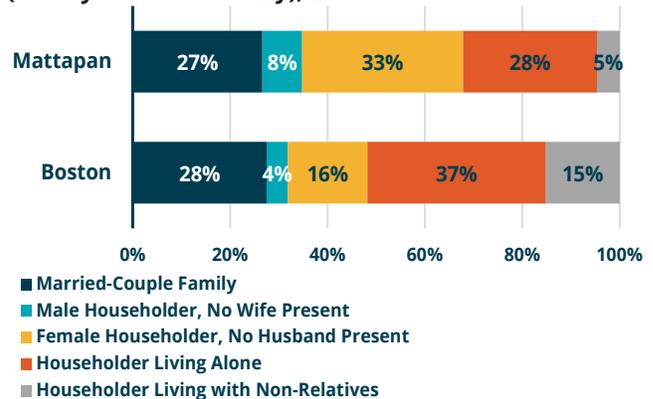
Households by Type

A household includes all the people who occupy a housing unit as their usual place of residence. Family households include members related by birth, marriage, or adoption. Understanding types of households informs the types of services needed to accommodate the area's population.

Fast Facts

- 68% of Mattapan households are families, compared to 48% of Boston households.
- One third of Mattapan households are families headed by single women.

Households by Type
(Family and Non-Family), 2017



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

Housing

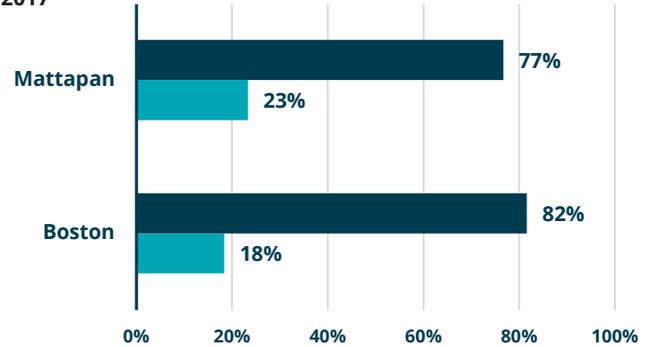
Householders by Age

One person in each household is designated as the householder. Most often, this is the person, or one of the persons, in whose name the house is owned, being bought, or rented.

Fast Fact

- Mattapan has a higher population of seniors as householders (23%) compared to Boston at 18%.

Householders by Age
2017



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

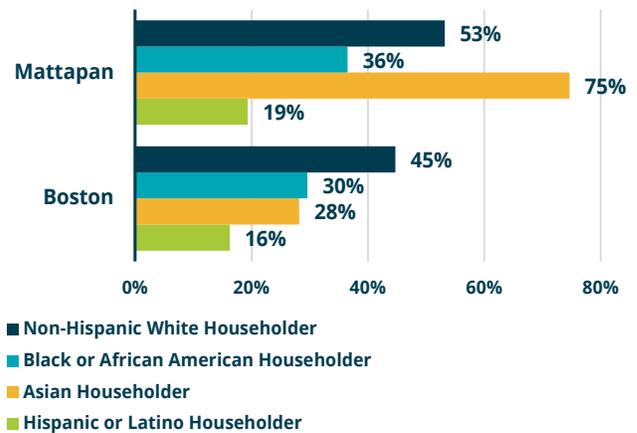
Owner Occupancy Rate by Race

Owner-occupied housing units are housing units where the owner or co-owners live in the unit, regardless of mortgage status. Looking into owner occupancy rate by race helps us understand which racial/ethnic groups are more likely to be displaced if rents increase too quickly.

Fast Fact

- Householders of all races are more likely to be homeowners in Mattapan, than in Boston as a whole.
- Only 19% of Hispanic householders are homeowners in Mattapan.

Owner Occupancy Rate by Race
2017



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

Housing

Average Gross Rents

Gross rent data are collected from the ACS and are reported by tenants responding to the survey. Gross rent includes both rent and utilities and covers all existing rental units, including income-restricted units. Advertised rents for available market-rate units will likely be higher.

Fast Fact

- In 2017, average rents in Mattapan were \$1,200, 17% cheaper than for the city as a whole.
- Average gross rents in Mattapan have increased 15% in real terms since 2000.

Average Gross Rent
2000, 2010, 2017



Source: US Census Bureau, 2000 Census, 2006-2010 American Community Survey, 2013-2017 American Community Survey, BPDA Research Division Analysis

Gross Rents Distribution

Understanding the distribution of gross rents helps determine the overall vulnerability of renters in an area.

Fast Fact

- In Mattapan, three out of ten renters self reported gross monthly rent of less than \$1,000, which is on par with renters in the City as a whole.

Monthly Gross Rent Distribution
2017



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

Housing

Home Prices and Values

Two ways of understanding the cost of homeownership are **actual sales prices** and **self-reported, estimated home values** from ACS. Sales prices data come from reported sales of houses and condos and do not include all homes. Home values are self-reported by respondents of the ACS and include all owner-occupied homes of survey respondents.

Fast Fact

- 71% of homes in Mattapan are valued less than \$400,000 compared to 40% for the City of Boston.
- About 1% of homes are valued greater than \$750,000 in Mattapan.

Home Values
2017



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

Housing Cost Burden

Housing cost burden measures how much of a household's income is used to pay housing costs, such as rent or mortgage. According to the U.S. Department of Housing and Urban Development (HUD), a household is considered **housing cost burdened** when it is paying more than 30% of their income to housing costs. It is considered **severely burdened** if it is paying more than 50% of its income to housing costs.

Fast Fact

- 36% of renting households in Mattapan are considered severely burdened compared to 24% in Boston.

Percent of Income Going Towards Housing Costs
2017



Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis
Some households categorized as "Not Computed" and are not included in this chart.

Housing

Existing Income-Restricted Housing

Existing income-restricted housing provides significant stability for households who currently live in them, since rents cannot rise rapidly. Making an inventory of existing affordable housing in Mattapan and nearby will help inform future neighborhood housing needs. (See definition of income-restricted housing in the Glossary for more information). See map on page 11 for locations of income-restricted housing.

In 2017, 1,285 housing units in Mattapan were income-restricted, making up 13% of all housing units in the study area. That number is expected to grow as new developments are completed.

New Housing Development

Within the Mattapan area, there are three projects that have been completed, under construction, or approved with a substantial number of units: the Cote Ford development (76 units, approved), Mattapan Station (135 units, approved), and 150 River Street (30 units, under review). These projects will create 167 additional income-restricted units. See map on page 12 for locations.

After the completion of these projects and a number of very small projects, the number of housing units will have increased 9%, and 15% of new housing units will be income-restricted.

New Housing Development in Mattapan

	Existing (2017)	New: Completed or In Construction	New: Under Review or Approved	Total Projected Units (Existing + New)	Percent Change from Existing
Income-Restricted	1,285	68	230	1,583	23%
Market Rate	8,353	172	390	8,915	7%
Total Units	9,638	240	620	10,498	9%
Percent Income-Restricted	13%	28%	37%	15%	

Source: Income-Restricted Housing Inventory (as of 12/31/18), Department of Neighborhood Development; American Community Survey 2017 5-Year Estimates (Table B25118); HUD Housing Choice Voucher data (updated Dec 2017)

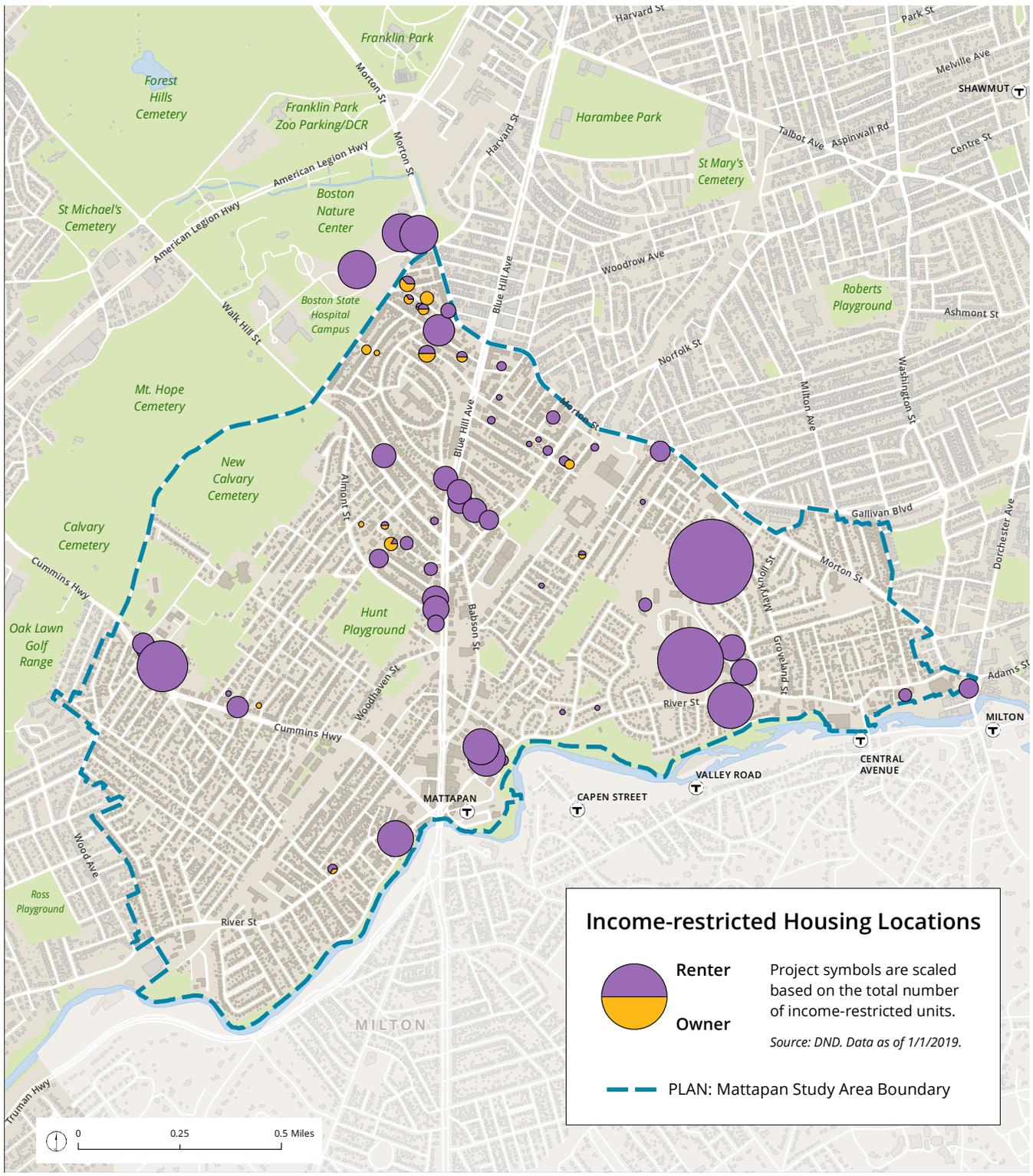


Figure 2: Map of Existing Income-Restricted Units in and around Mattapan.
 Map Created by: BPDA Office of GIS and Digital Cartography

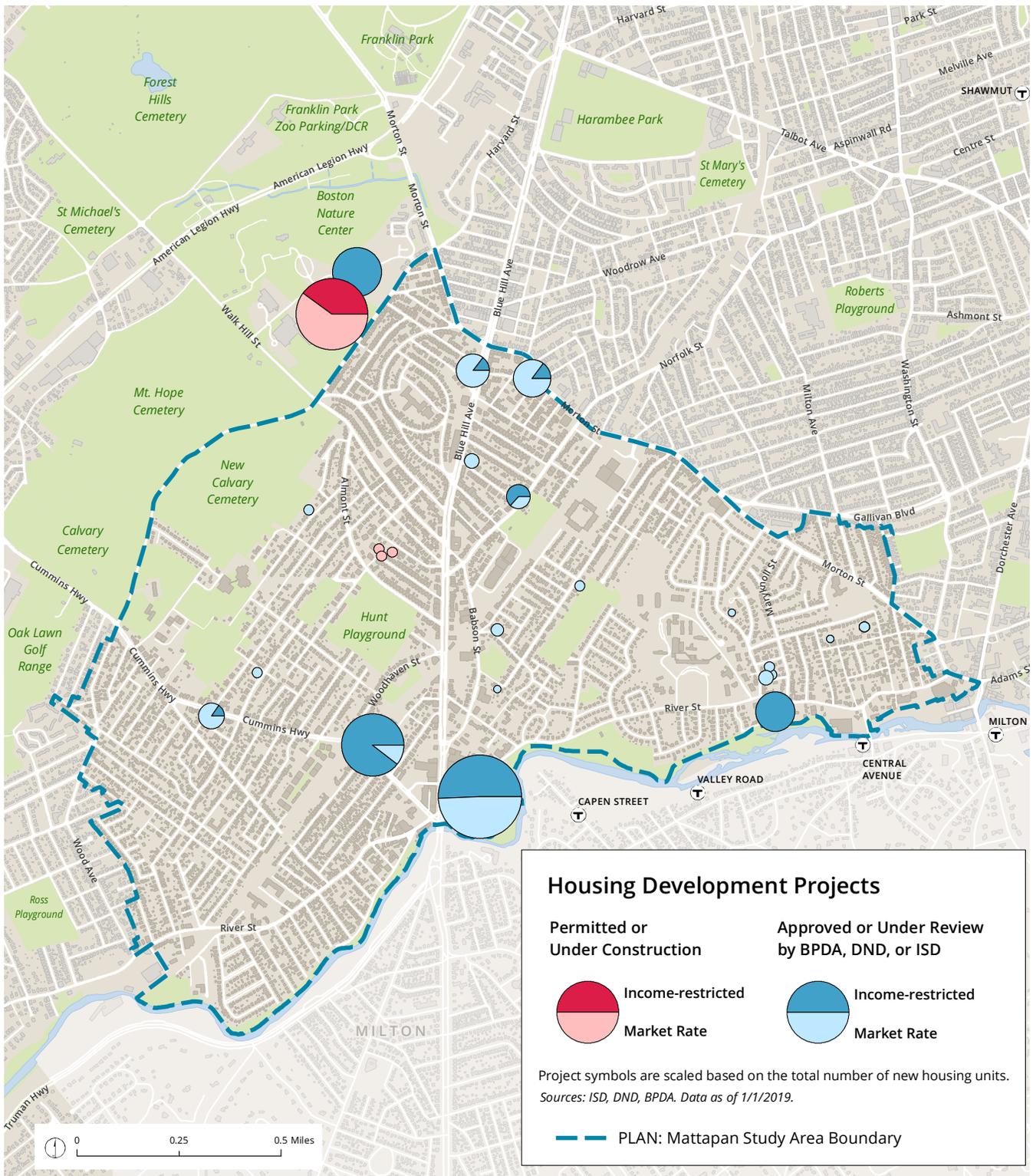


Figure 3: Map of New and Proposed Housing Development since 2010, including Article 80 Projects and smaller projects (under 15 units). Map Created by: BPDA Office of GIS and Digital Cartography

Risk of Displacement

Due to Rising Rents and Risk of Foreclosure

Without assessing the circumstances of individual households, it is difficult to say exactly how many households are at risk of displacement if rents or housing costs increase. We can instead look at a few key metrics: data on households that are currently housing cost burdened, data on incomes, and an assessment of how many households are homeowners, are voucher-holders, or are living in income-restricted housing.

Levels of Risk of Displacement

The three categories of risk of displacement due to rising rents and risk of foreclosure are:

- Low Risk
- Moderate Risk
- Elevated Risk

Homeowners

While owning a home provides more stability for households because they do not pay rent, homeowners making less than \$50,000 are at higher risk for foreclosure. One out of three (33%) homeowners fall in this elevated risk category (12% of all households).

Renters in Market-rate Housing

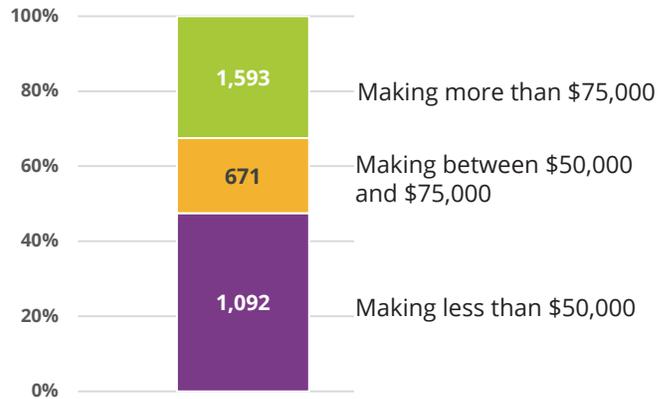
55% of renters live in market-rate housing and are at moderate or elevated risk of displacement due to rising rents. Renters who make less than \$75,000 and live in a market-rate unit are at elevated risk for being displaced if rent increases too much. About four out of ten (39%) renters in Mattapan are in this elevated risk category.

Renters living in income-restricted housing and voucher holders

Voucher-holders are somewhat protected but because their rents can also rise, they are considered at moderate risk of displacement. About two out of ten (22%) renters have housing vouchers. Renters in income-restricted housing are least at risk of displacement due to rising housing costs because their rents are set either by a percentage of their income or a fixed amount. Nearly one out of four (23%) renters live in income-restricted housing.

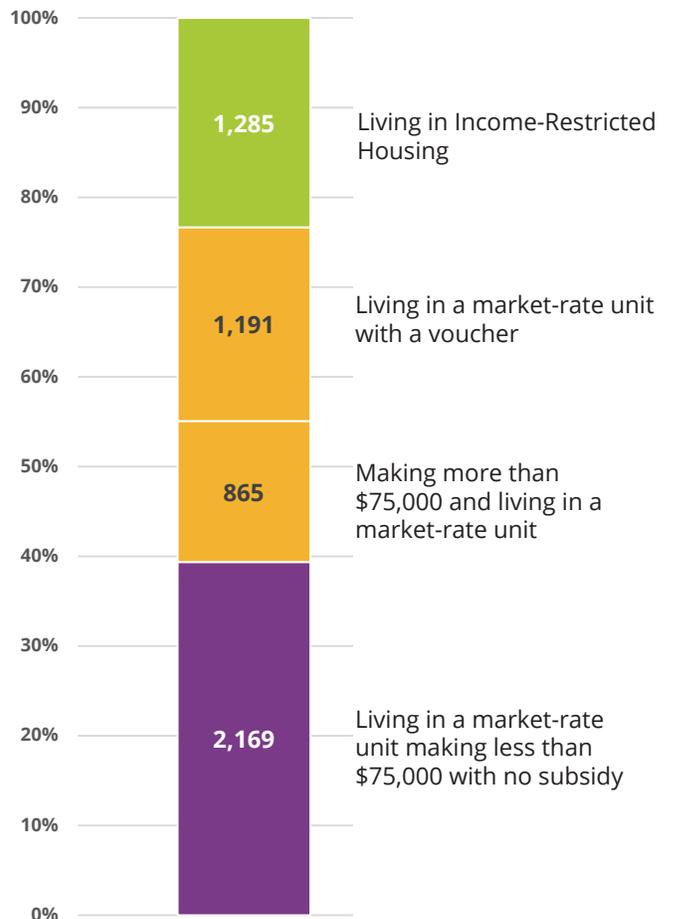
Homeowners - 3,356

Estimates Organized by Key Indicators of Risk of Displacement



Renters - 5,510

Estimates Organized by Key Indicators of Risk of Displacement



Source: Income-Restricted Housing Inventory (as of 12/31/18), Department of Neighborhood Development; American Community Survey 2017 5-Year Estimates (Table B25118); HUD Housing Choice Voucher data (updated Dec 2017)

Employment

In this section, employment will be divided into two categories. The first category will discuss the employment characteristics of the residents, people who live in Mattapan but may not work in the same area. The second part of this section will discuss the different jobs in Mattapan and the people who work those jobs.

The Standard Occupation Classification system identifies broad categories of the type of work that people do. For instance, the occupational category "Service" would include anyone working in Healthcare Support, Protective Service, Food Preparation and Serving, Building and Grounds Cleaning, and Personal Care.

Workers Who Live in Mattapan

The following data only represent those living in Mattapan but work elsewhere.

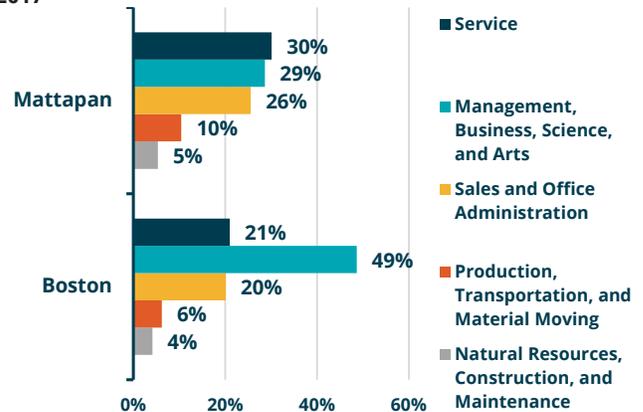
Resident Workers by Occupation

Understanding the diverse labor force who live in Mattapan informs us about the major economic drivers of the neighborhood. The American Community Survey classifies occupations of residents.

Fast Fact

- In 2017, 30% of residents who worked in Mattapan were employed in the Service sectors, compared to 21% in Boston.

Top 5 Resident Worker Occupations 2017



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

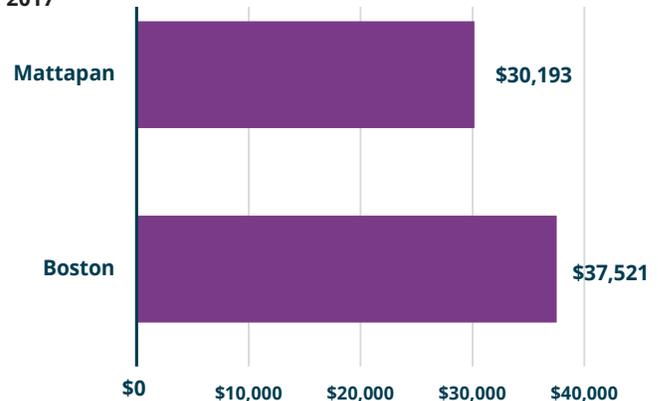
Resident Workers by Earnings

Workers' earnings tell us approximately how much income residents earn from their wages or self-employment. Worker earnings are different from household income; households can include multiple workers.

Fast Fact

- Mattapan residents who work have median earnings of about \$30,000 per year.

Resident Workers by Earnings 2017



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

Employment

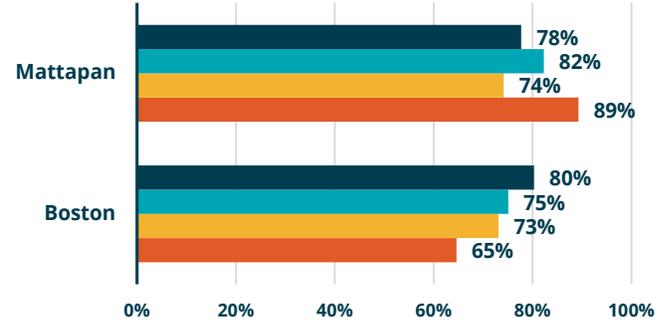
Labor Force Participation by Race/Ethnicity

This category looks at the racial makeup of the workers who live in Mattapan. The race data are based on self-identification. Hispanics can be of any race and are reported separately. These data present the share of residents age 16 and older who are working or looking for work.

Fast Fact

- Mattapan residents have high labor force participation rates compared to the city as a whole.

Labor Force Participation Rate by Race
2013-2017



■ White ■ Black or African American ■ Hispanic or Latino ■ Asian
Source: US Census Bureau, 2013-2017 American Community Survey, BPDA Research Division Analysis

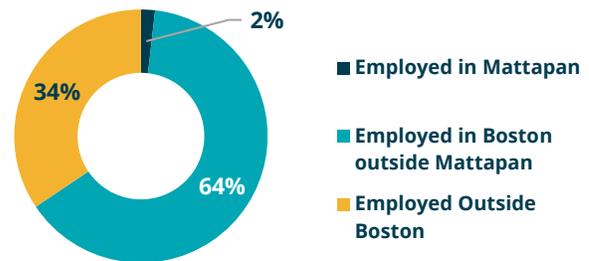
Where Mattapan Residents Work

These data show the commuting patterns of Mattapan residents to understand where they find employment opportunities.

Fast Fact

- Only 2% of Mattapan resident workers work in the neighborhood, and 34% of employed Mattapan residents work outside of Boston.

Location of Work for Mattapan Residents with Payroll Jobs
2017



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, BPDA Research Division Analysis (Beginning of Quarter Employment, 2nd Quarter of 2015)

Employment

Jobs in Mattapan

The following data only represent those who work in Mattapan but may live elsewhere.

The North American Industry Classification System broadly categorizes businesses into industries for data purposes. For instance,

Jobs by Industry Sector

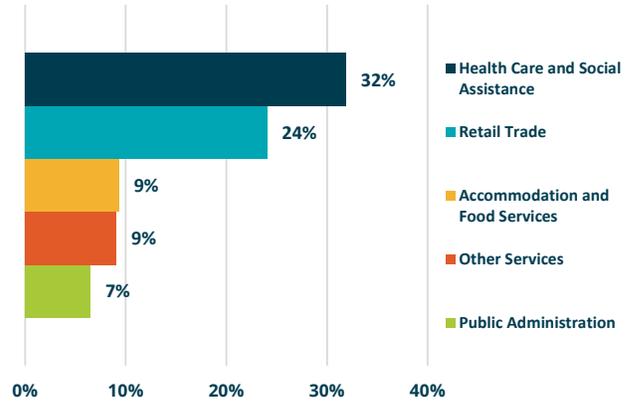
Understanding what job sectors are in Mattapan helps us to better understand the existing strengths of the local economy.

Fast Fact

- There are 2,548 payroll jobs located in Mattapan.
- More than half of the payroll jobs in Mattapan are in Health Care and Social Assistance (32%) and Retail Trade (24%).

“Health Care and Social Assistance” industry includes Hospitals, Dentist Offices, Medical Labs, Child Day Care Services, and Relief Services, among others. This information provides some insight to the type of work currently available in Mattapan.

Top Five Industries in Mattapan 2015



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, BPDA Research Division Analysis (Beginning of Quarter Employment, 2nd Quarter of 2015)

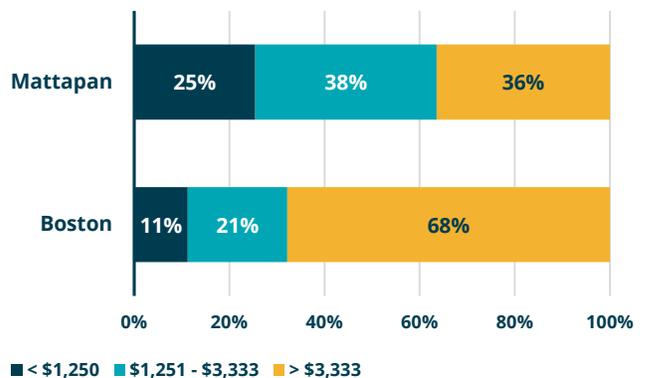
Jobs by Monthly Earnings

Jobs by earnings tells us how much jobs in Mattapan pay their workers. Note that these data include both full-time and part-time jobs.

Fast Fact

- About 36% of the jobs in Mattapan pay more than \$3,333 per month, compared to 68% of jobs in Boston.

Jobs by Monthly Earnings 2015



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, BPDA Research Division Analysis (Beginning of Quarter Employment, 2nd Quarter of 2015)

Employment

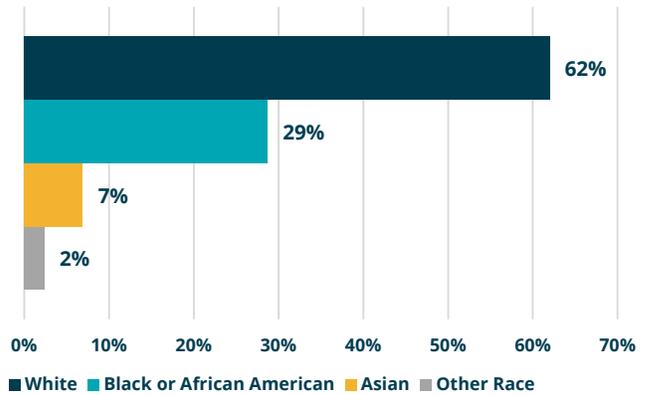
Jobs by Worker's Race

Jobs by Worker's Race informs us about the racial makeup of employees working in Mattapan.

Fast Fact

- 62% of payroll workers in Mattapan are White and 29% are Black/African American.

Payroll Workers by Race in Mattapan 2015



These data include the 13% of those who identify as Hispanic.
 Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, BPDA Research Division Analysis (Beginning of Quarter Employment, 2nd Quarter of 2015)

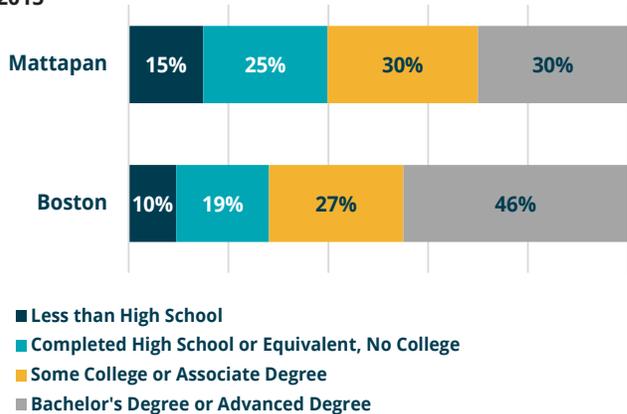
Jobs by Worker Educational Attainment

This category tells us about the level of education that workers employed in Mattapan have attained. Note that these data only include workers aged 30 or older.

Fast Fact

- About one in three (30%) of payroll workers in Mattapan have a Bachelor's degree or higher.

Jobs by Worker Educational Attainment 2015



Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, BPDA Research Division Analysis (Beginning of Quarter Employment, 2nd Quarter of 2015)

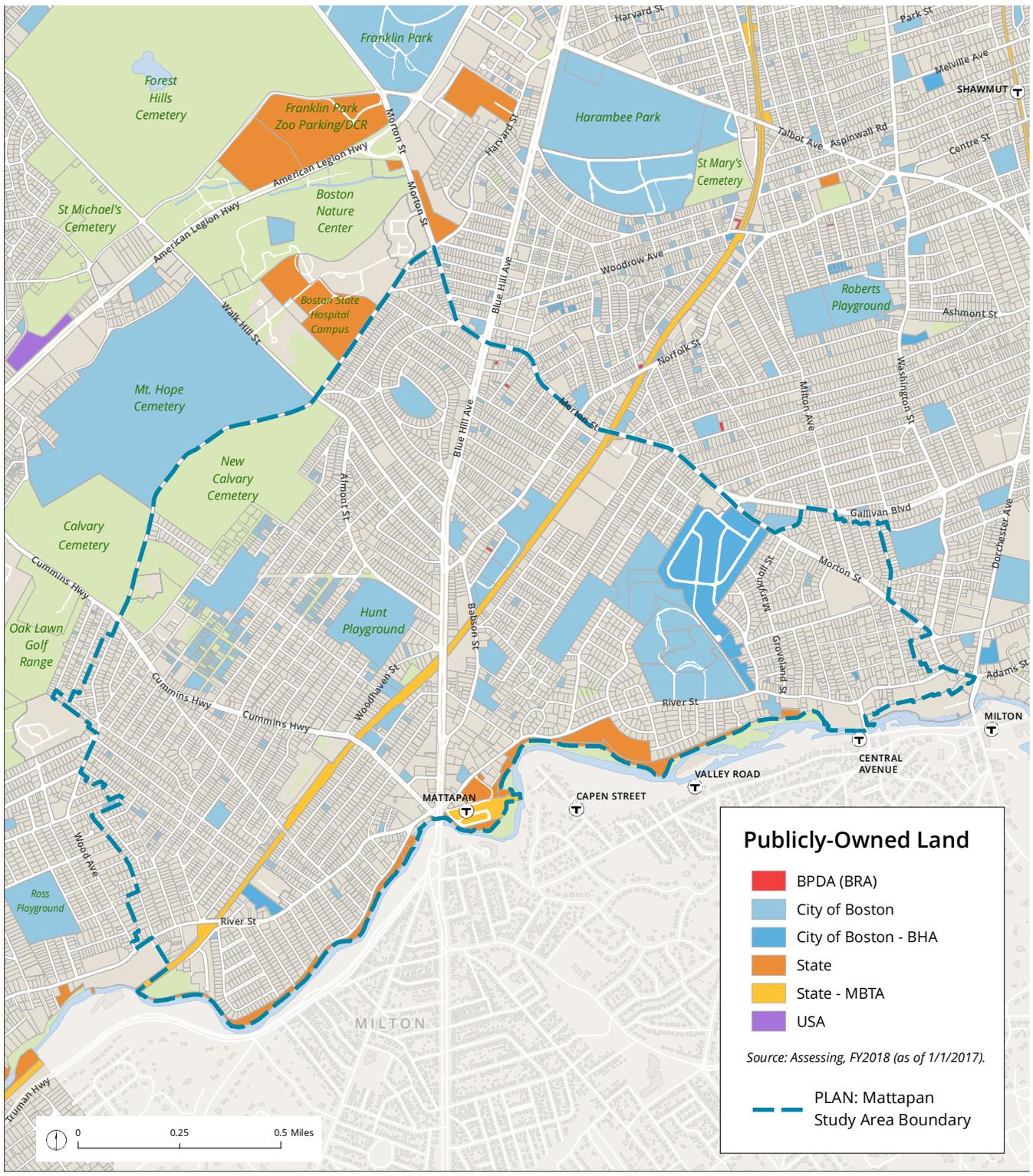


Figure 4: Map of publicly-owned land
 Map Created by: BPDA Office of GIS and Digital Cartography Source: Boston Assessing Department