Purpose
The data included here focus on existing conditions including demographics, housing, jobs, and transportation in East Boston. The data were prepared by the BPDA Planning and Research Division. Data from other public agencies will be incorporated as needed.

Together with the East Boston community, we will review this information to discover patterns and trends around planning topics, including but not limited to those established in this document.

Further Resources
To learn more about current zoning in the Study Area, use our Zoning Viewer at http://www.bostonplans.org/zoning.

Additional information can be found on our website at http://bit.ly/PlanEastBoston.

Fast Facts
16,286 Households in East Boston
46,655 People in East Boston
263,229 Households in Boston
669,158 People in Boston

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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 Census 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.

Median vs. Mean
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).

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 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.

Study Area and Census Tracts
The boundaries of PLAN: East Boston were determined by zoning subdistricts and other boundaries. The 2013–2017 ACS, 2000 Census, and 2010 Census 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 East Boston. While the Census Tract boundaries do not match up with the neighborhood boundary perfectly, the data from the Census Tracts show demographic patterns that are consistent with the diversity of East Boston as a whole.

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.

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 rent. The goal is that the tenant would pay no more than 30% of their income in rent, but they are allowed to pay up to 40% of their income in rent.
Demographics

Race and Ethnicity
The racial categories are self-identified and generally reflect a social definition of race recognized in this country. The 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
57% of East Boston’s population is Hispanic or Latino.

Foreign-born Population
The foreign-born population includes those who are not a U.S. citizens at birth and those who become U.S. citizens through naturalization.

Fast Facts
50% of East Boston’s population is foreign-born, in comparison to 28% of Boston’s population.

55% of households in East Boston speak Spanish at home.

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 a fifth of East Boston’s residents are under the age of 18.
**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**
8% of the working age population in East Boston has a disability, in comparison to 7% of the population in Boston.

**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 on Page 2). Median household income provides us a sense of the overall socioeconomic status of the neighborhood in comparison to the nearby neighborhoods and the greater city.

**Fast Fact**
East Boston has a lower median household income ($52,935) than Boston ($62,200).

**Family Income**
Comparing the median family income between the neighborhood and the greater city helps us understand the potential socioeconomic challenges and economic opportunities in the neighborhood. Family income excludes non-family households (see Glossary).

**Fast Fact**
East Boston has a lower median family income ($51,470) than Boston ($69,600).
**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**
Asian and Hispanic households earn more in East Boston than in the rest of Boston.

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

**Fast Fact**
23% of residents in East Boston have a Bachelor’s Degree or higher, in comparison to 47% of residents in Boston.

**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 Federal Poverty Threshold is $25,900 a year for a household of four people.

**Fast Fact**
20% of households in East Boston earn incomes below the poverty threshold, in comparison to 21% of households in Boston.
Data from the ACS include information regarding housing tenures, residential rents, home values, and housing cost burdens. This information is used to understand the current housing conditions and housing affordability, and to inform necessary housing policy, including funding housing assistance programs, in neighborhoods.

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.

**Tenure**

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

**Fast Fact**
The owner occupancy rate is lower in East Boston (29%) than in the rest of Boston (35%).

**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**

11% of households in East Boston are families headed by single men, in comparison to 4% in Boston.

18% of households in East Boston are families headed by single women, in comparison to 16% in Boston.
### 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**

East Boston and Boston householders have similar age distributions, with 17% to 18% of householders being 65 or older.

### 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 or ethnic groups are more likely to be displaced if rents increase too quickly.

**Fast Fact**

Only 16% of Black or African American households and 14% of Hispanic households own their homes in East Boston.

#### Householders by Age

<table>
<thead>
<tr>
<th>Age Group</th>
<th>East Boston</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 25</td>
<td>3%</td>
<td>6%</td>
</tr>
<tr>
<td>25 - 44</td>
<td>47%</td>
<td>34%</td>
</tr>
<tr>
<td>45 - 64</td>
<td>31%</td>
<td>18%</td>
</tr>
<tr>
<td>&gt; 65</td>
<td>4%</td>
<td>2%</td>
</tr>
</tbody>
</table>

#### Owner Occupancy Rate by Race

<table>
<thead>
<tr>
<th>Race</th>
<th>East Boston</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Hispanic White</td>
<td>44%</td>
<td>36%</td>
</tr>
<tr>
<td>Black or African</td>
<td>16%</td>
<td>14%</td>
</tr>
<tr>
<td>Asian</td>
<td>16%</td>
<td>28%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>10%</td>
<td>12%</td>
</tr>
</tbody>
</table>

**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 real terms, the average rent in East Boston has increased by 42% since 2000.

**Gross Rents Distribution**
Understanding the distribution of gross rents helps determine the overall vulnerability of renters in an area.

**Fast Fact**
In East Boston, 10% of renters have a self-reported gross monthly rent of $2,000 or more, in comparison to 24% of renters in Boston.
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
The median home value in Boston is $455,130, compared to East Boston, which is $353,680.

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 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
24% of renter-occupied households and 22% of owner-occupied households in East Boston are severely burdened by housing costs.
Employment

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

Resident Workers by Occupation
Understanding the diverse labor force that lives in East Boston informs us about the major economic opportunities in the neighborhood.

Fast Fact
45% of East Boston’s residents work in service-related occupations, compared to 21% of Boston’s residents.

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

Fast Fact
East Boston resident workers have median earnings of about $28,000 per year.
**Labor Force Participation by Race**
This category looks at the racial makeup of the workers who live in East Boston. 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 ages 16 and older who are working or looking for work.

**Fast Fact**
The labor force participation rate in East Boston is 71%, compared to 69% in Boston.

Hispanic residents in East Boston have a high labor force participation rate, 83% of residents are in the labor force.

**Where East Boston Residents Work**
These data show the commuting patterns of East Boston residents to understand where they find employment opportunities.

**Fast Fact**
10% of employed residents live and work in East Boston, and 40% work outside Boston. Throughout Boston, 49% of employed residents live and work in Boston, and 51% work in cities and neighborhoods outside Boston.

### Labor Force Participation Rate by Race 2017

<table>
<thead>
<tr>
<th>Race Group</th>
<th>East Boston</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Non-Hispanic White</td>
<td>69%</td>
<td>80%</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>77%</td>
<td>75%</td>
</tr>
<tr>
<td>Black or African</td>
<td>65%</td>
<td>73%</td>
</tr>
<tr>
<td>Asian</td>
<td>69%</td>
<td>75%</td>
</tr>
</tbody>
</table>

**Source:** US Census Bureau, 2013–2017 American Community Survey, BPDA Research Division Analysis.

### Location of Work for Residents with Payroll Jobs 2015

<table>
<thead>
<tr>
<th>City or Town</th>
<th>Resident Workers</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cambridge</td>
<td>896</td>
<td>5%</td>
</tr>
<tr>
<td>Newton</td>
<td>447</td>
<td>3%</td>
</tr>
<tr>
<td>Chelsea</td>
<td>425</td>
<td>2%</td>
</tr>
<tr>
<td>Somerville</td>
<td>393</td>
<td>2%</td>
</tr>
<tr>
<td>Waltham</td>
<td>347</td>
<td>2%</td>
</tr>
<tr>
<td>All Cities outside Boston</td>
<td>7,970</td>
<td>46%</td>
</tr>
</tbody>
</table>


### Neighborhood of Work for East Boston Resident Workers

<table>
<thead>
<tr>
<th>Neighborhood</th>
<th>Resident Workers</th>
<th>Percent of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown</td>
<td>2,154</td>
<td>13%</td>
</tr>
<tr>
<td>East Boston</td>
<td>1,786</td>
<td>10%</td>
</tr>
<tr>
<td>Back Bay</td>
<td>852</td>
<td>5%</td>
</tr>
<tr>
<td>Roxbury</td>
<td>712</td>
<td>4%</td>
</tr>
<tr>
<td>South Boston Waterfront</td>
<td>512</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Boston (overall)</strong></td>
<td><strong>9,233</strong></td>
<td><strong>54%</strong></td>
</tr>
</tbody>
</table>
Jobs by Industry Sector
Understanding what job industries are in East Boston helps us to better understand the existing strengths of the local economy.

Fast Fact
Transportation and Warehousing (46%) and Accommodation and Food Services (15%) make up more than half of the payroll jobs in East Boston.

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

Fast Fact
About 45% of payroll jobs in East Boston pay more than $3,333 per month.

Top Five Industries 2015

<table>
<thead>
<tr>
<th>Industry</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation and Warehousing</td>
<td>46%</td>
</tr>
<tr>
<td>Accommodation and Food Services</td>
<td>15%</td>
</tr>
<tr>
<td>Public Administration</td>
<td>8%</td>
</tr>
<tr>
<td>Waste Management and Remediation</td>
<td>6%</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>5%</td>
</tr>
</tbody>
</table>

Jobs by Monthly Earnings 2015

<table>
<thead>
<tr>
<th>Monthly Earnings</th>
<th>East Boston</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>$1,250 - $3,333</td>
<td>35%</td>
<td>21%</td>
</tr>
<tr>
<td>&gt; $3,333</td>
<td>45%</td>
<td>63%</td>
</tr>
</tbody>
</table>

**Jobs by Worker’s Race**  
This category informs us about the racial makeup of employees working in East Boston.

**Fast Fact**  
More than three-quarters of payroll workers in East Boston are White.

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**Jobs by Worker Educational Attainment**  
This category tells us about the level of education that workers employed in East Boston have attained. *Note that these data only include workers ages 30 or older.*

**Fast Fact**  
More than a quarter of payroll workers in East Boston have a Bachelor’s Degree or higher.

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**Payroll Workers by Race 2015**

<table>
<thead>
<tr>
<th>Race</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>85%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>15%</td>
</tr>
<tr>
<td>Asian</td>
<td></td>
</tr>
<tr>
<td>Other Race</td>
<td></td>
</tr>
</tbody>
</table>

*These data include those who identify as Hispanic within all categories.*


**Jobs by Worker Educational Attainment 2015**

<table>
<thead>
<tr>
<th>Education Level</th>
<th>East Boston</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High School</td>
<td>16%</td>
<td>10%</td>
</tr>
<tr>
<td>Completed High School or Equivalent, No College</td>
<td>27%</td>
<td>19%</td>
</tr>
<tr>
<td>Associates Degree or Some College</td>
<td>30%</td>
<td>27%</td>
</tr>
<tr>
<td>Bachelor's Degree or Advanced Degree</td>
<td>27%</td>
<td>45%</td>
</tr>
</tbody>
</table>

Transportation

Vehicle Ownership
Understanding vehicle ownership among households informs us about automobile dependency in neighborhoods.

Fast Fact
About 13% of households in East Boston own two vehicles, compared to 18% of households in Boston.

Means of Transportation
Means of transportation informs us about the most common commuting patterns among residents and thus, our priorities in transportation infrastructure.

Fast Fact
52% of resident workers in East Boston commute to work by train, compared to 19% of resident workers in Boston.

Commute Time
Understanding commute times demonstrates the differences in commuting patterns among residents. These commute times also help us understand where residents find employment opportunities, relevant to their residences.

Fast Fact
East Boston and Boston have similar shares of commute times among residents.