

PLAN: East Boston

Demographics, Housing, Employment, and Transportation

Data Report

March 2019 Draft

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.

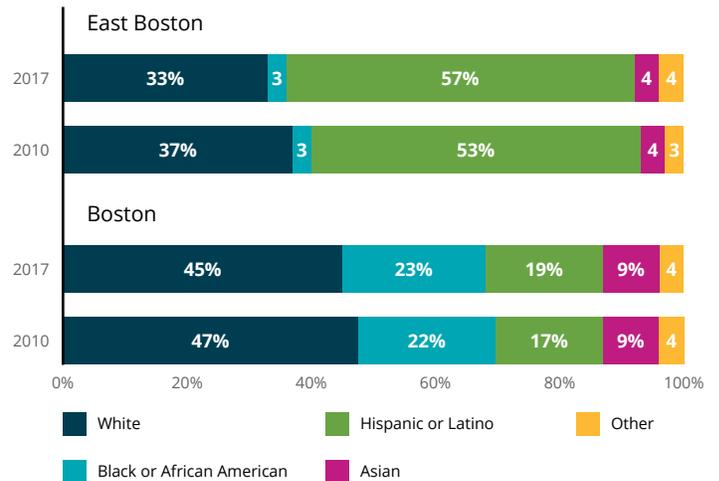
Age

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

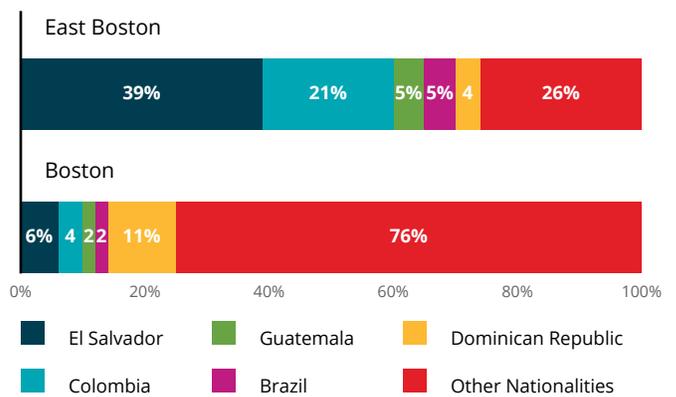
About a fifth of East Boston's residents are under the age of 18.

Race and Ethnicity 2010, 2017



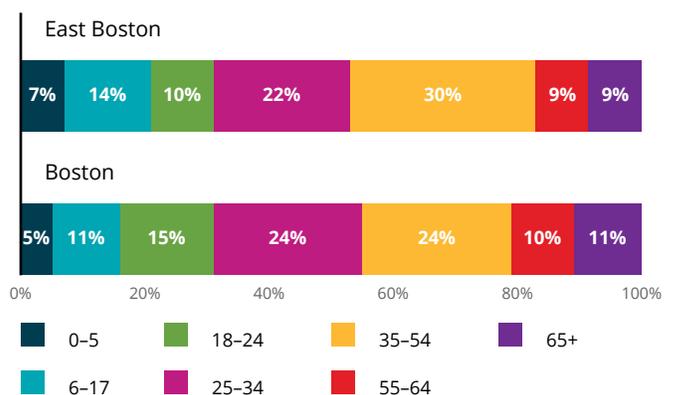
Source: US Census Bureau, 2010 Census, 2013–2017 American Community Survey, BPDA Research Division Analysis.

Top Birthplaces of Foreign-born Population 2017



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

Age Distribution 2017



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

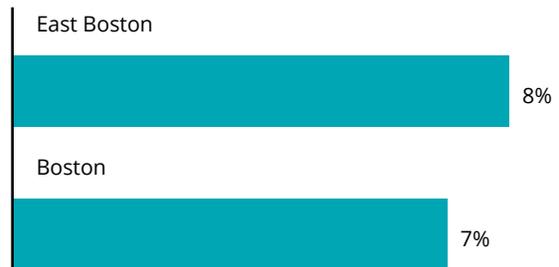
Disability Status

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.

Disability Status (Age 20–64) 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 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).

Median Household Income 2017



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

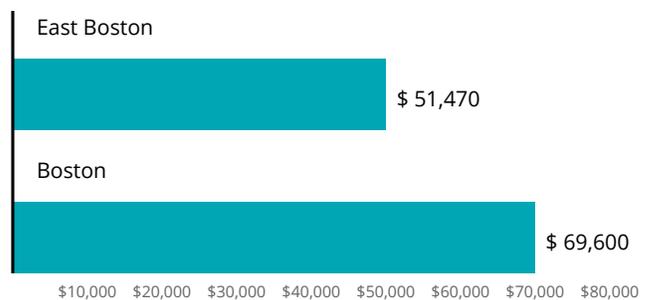
Family Income

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).

Median Family Income 2017



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

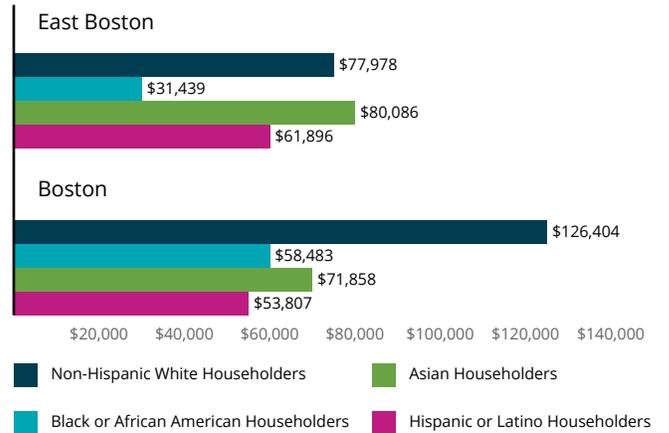
Household Income by Race

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.

Average Household Income by Race 2017



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

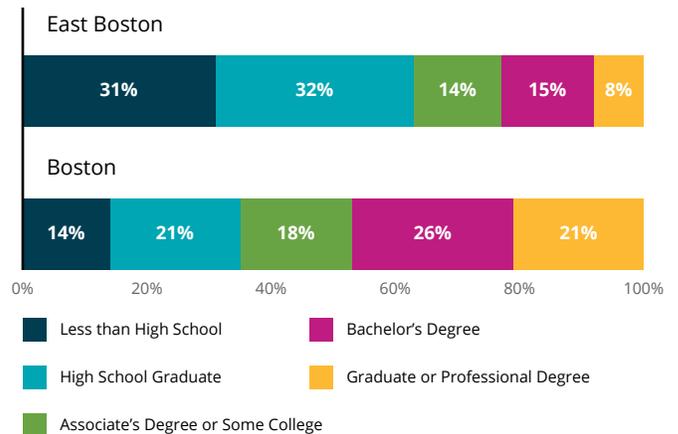
Educational Attainment

Higher levels of education often correspond with higher incomes and better economic 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.

Educational Attainment 2017



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

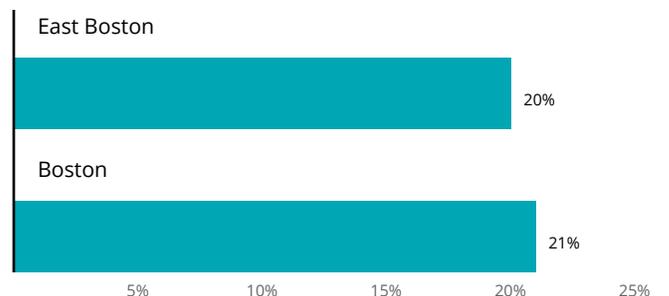
Poverty Status

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 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.

Share of Households in Poverty 2017



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

Housing

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

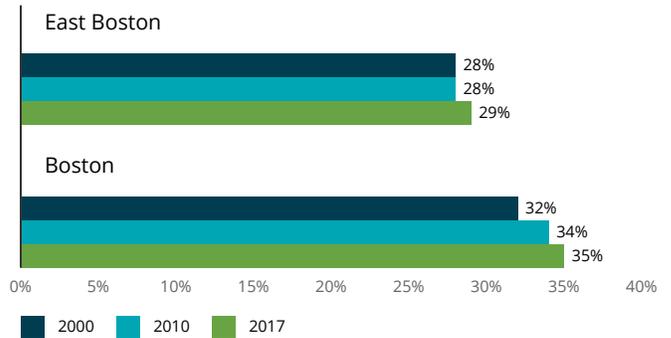
A household includes all the people who occupy a housing unit as their usual place of residence. Family households include members related by birth, marriage, or adoption. Understanding types of households informs the types of services needed to accommodate the area's population.

Fast Facts

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

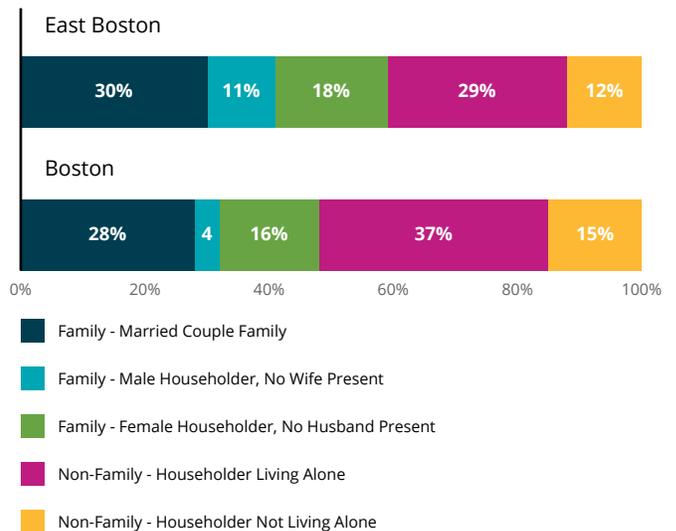
18% of households in East Boston are families headed by single women, in comparison to 16% in Boston.

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 (Family and Non-Family) 2017



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

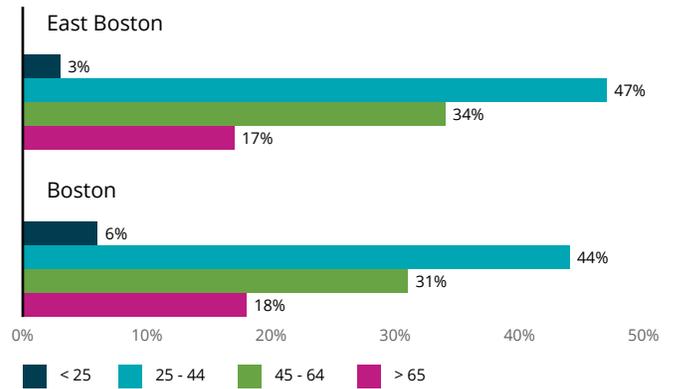
Householders by Age

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.

Householders by Age 2017



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

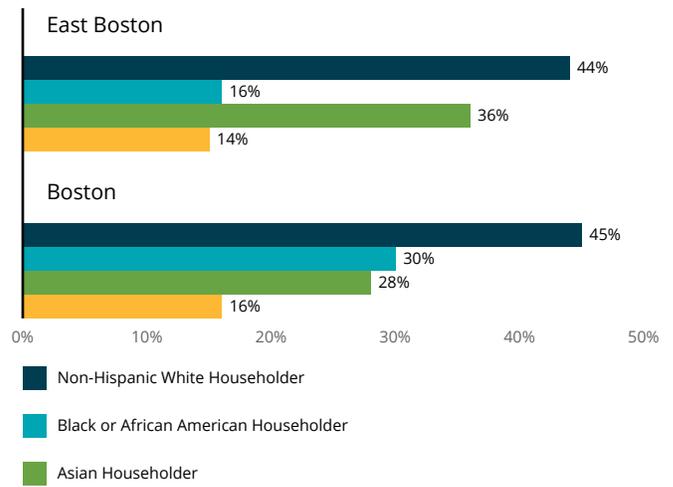
Owner Occupancy Rate by Race

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 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.

Owner Occupancy Rate by Race 2017



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

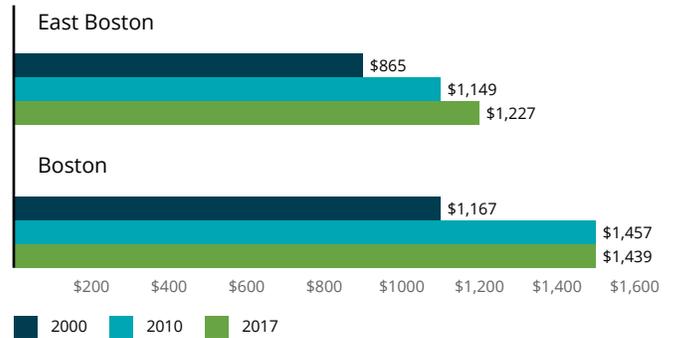
Average Gross Rents

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.

Average Gross Rent In 2017 Inflation-Adjusted Dollars



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

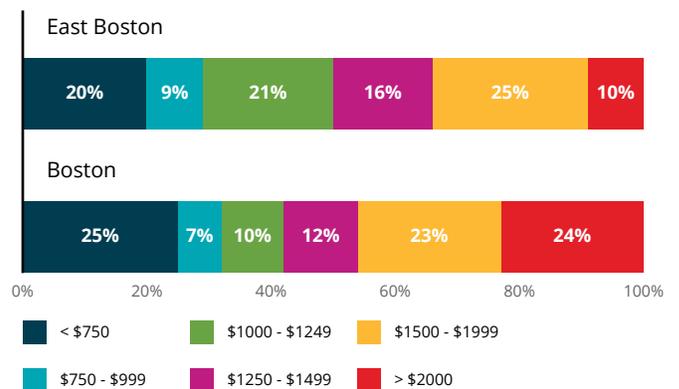
Gross Rents Distribution

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

Fast Fact

In 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.

Monthly Gross Rent Distribution 2017



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

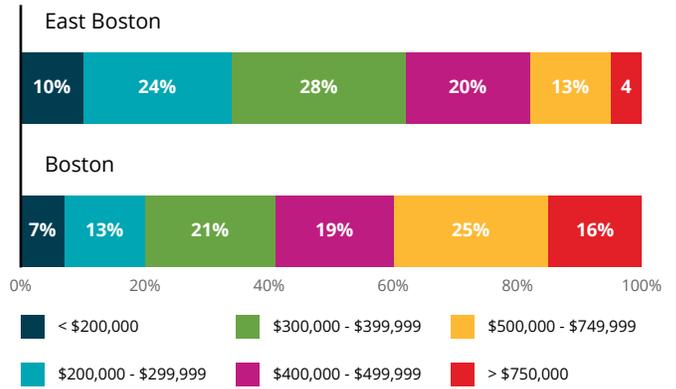
Home Prices and Values

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.

Home Values 2017



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

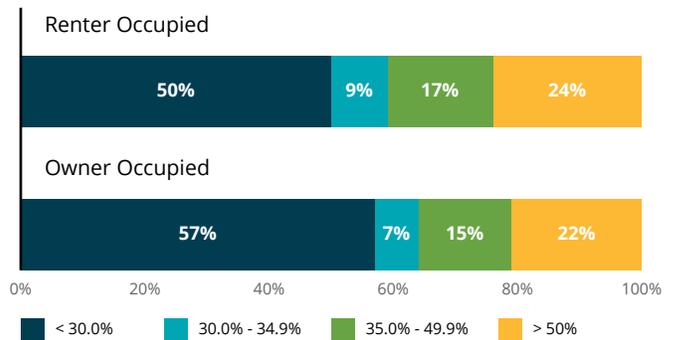
Housing Cost Burden

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 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.

Share of Income Going Towards Housing Costs 2017



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

Households categorized as “Not Computed” are not included.

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.

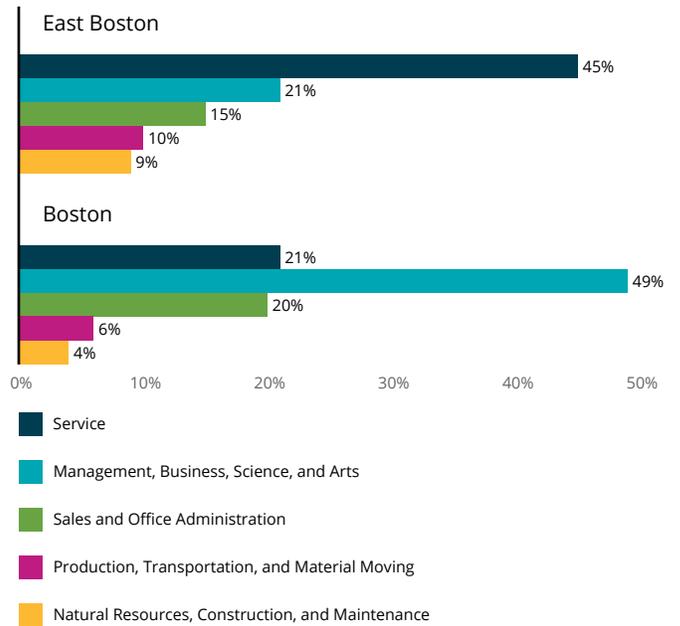
Resident Workers by Earnings

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

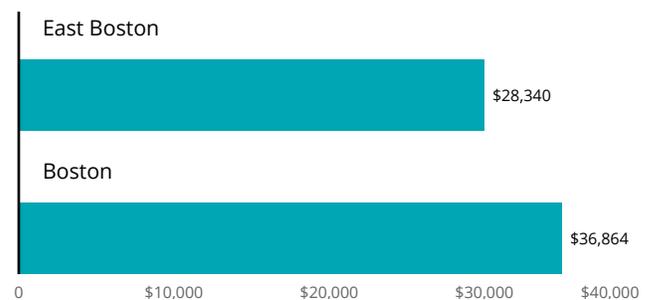
East Boston resident workers have median earnings of about \$28,000 per year.

Resident Worker Occupations 2017



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

Resident Workers by Median Earnings 2017



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

Labor Force Participation by Race

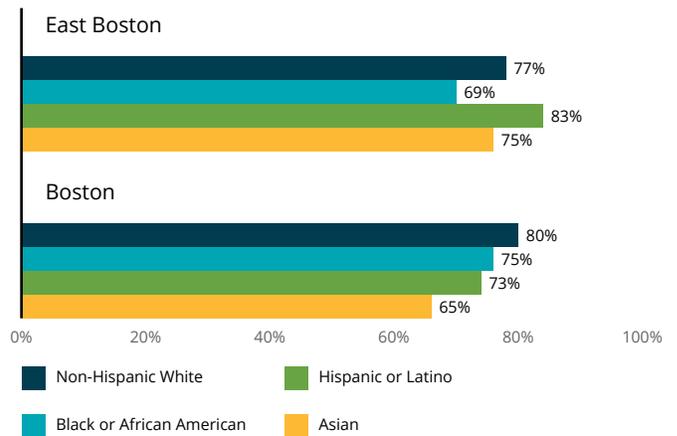
This category looks at the racial makeup of the workers who live in East Boston. The race data are based on self-identification. Hispanics can be of any race and are reported separately. These data present the share of residents ages 16 and older who are working or looking for work.

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.

Labor Force Participation Rate by Race 2017



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

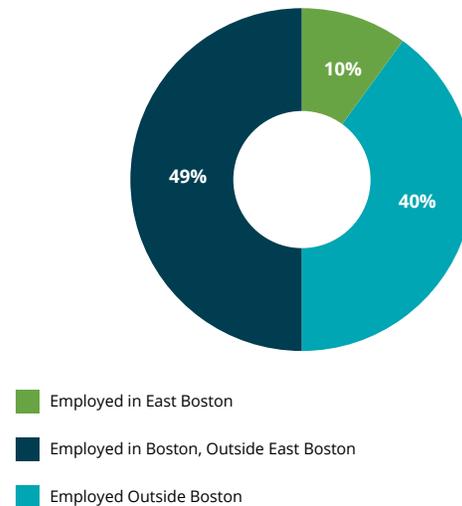
Where East Boston Residents Work

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.

Location of Work for Residents with Payroll Jobs 2015



Sources: US Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, BPDA Research Division Analysis (Beginning of Quarter Employment, 2nd Quarter of 2015); US Census Bureau, Center for Economic Studies, Longitudinal Employer-Household Dynamics, Primary Jobs, 2015.

Neighborhood of Work for East Boston Resident Workers		
NEIGHBORHOOD	RESIDENT WORKERS	PERCENT OF TOTAL
Downtown	2,154	13%
East Boston	1,786	10%
Back Bay	852	5%
Roxbury	712	4%
South Boston Waterfront	512	3%
<i>Boston (overall)</i>	<i>9,233</i>	<i>54%</i>

City or Town of Work for East Boston Resident Workers		
CITY OUTSIDE BOSTON	RESIDENT WORKERS	PERCENT OF TOTAL
Cambridge	896	5%
Newton	447	3%
Chelsea	425	2%
Somerville	393	2%
Waltham	347	2%
<i>All Cities outside Boston</i>	<i>7,970</i>	<i>46%</i>

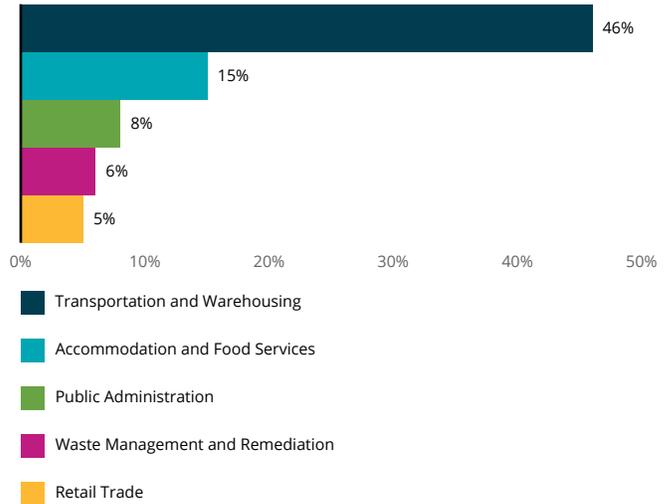
Jobs by Industry Sector

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.

Top Five Industries 2015



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

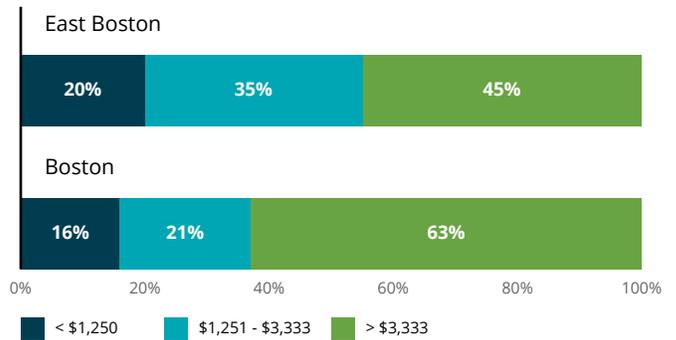
Jobs by Earnings

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.

Jobs by Monthly Earnings 2015



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

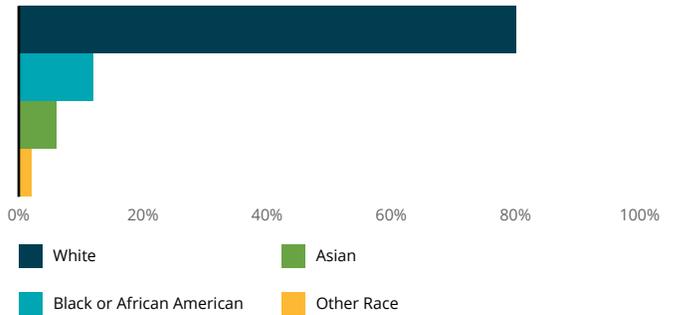
Jobs by Worker's Race

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.

Payroll Workers by Race 2015



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

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

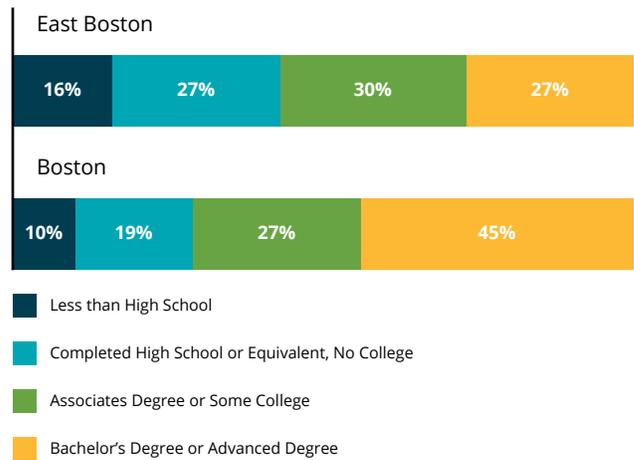
Jobs by Worker Educational Attainment

This category tells us about the level of education that workers employed in 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.

Jobs by Worker Educational Attainment 2015



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

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.

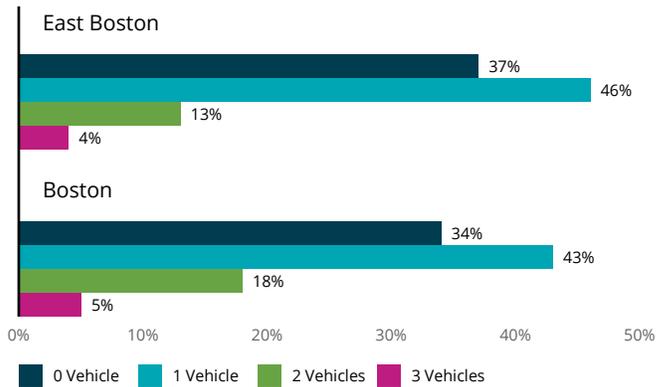
Commute Time

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

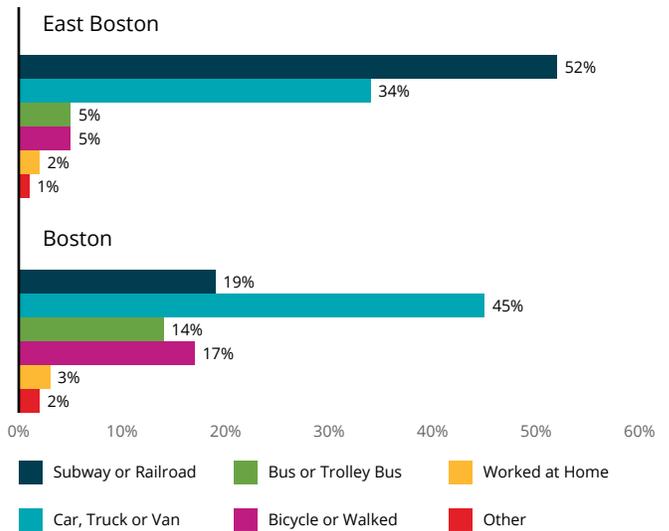
East Boston and Boston have similar shares of commute times among residents.

Household Access to Vehicles 2017



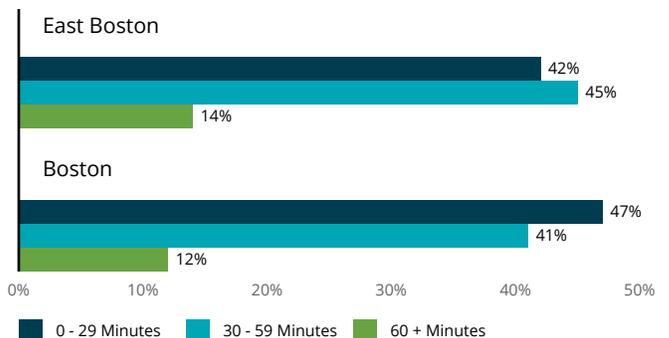
Source: US Census Bureau, 2013–2017 American Community Survey, BPDA Research Division Analysis.

Means of Transportation 2017



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

Commute Time 2017



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