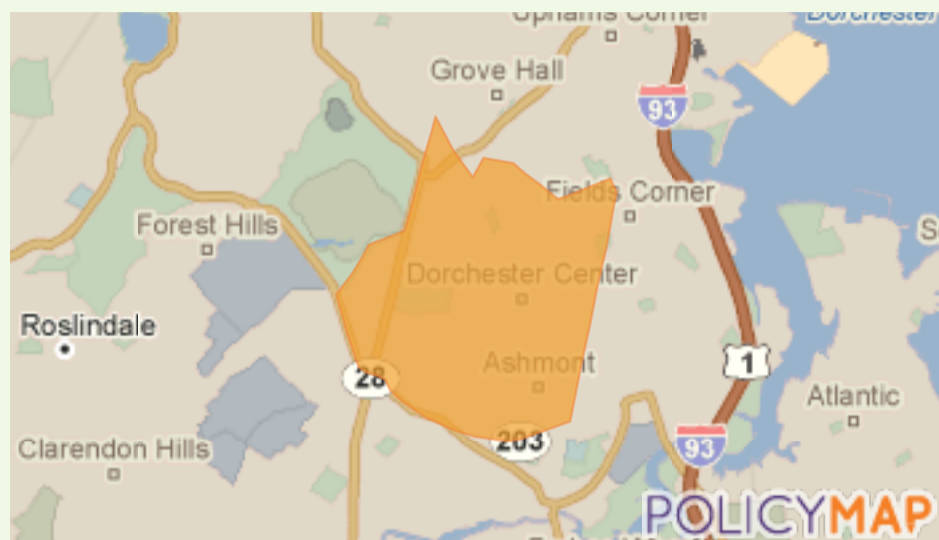


Current Report:

Community Profile Report of Custom Region: CODMAN SQUARE SERVICE AREA



Date: April 15, 2020

Proposed Area:

This area is located in **Suffolk** County, in the state of **Massachusetts**

It is located within or touches the following 2010 census tract(s):

25025981100, 25025980300, 25025100800, 25025092101, 25025101002, 25025100100, 25025100500, 25025100400, 25025092400, 25025092200, 25025101102, 25025100601, 25025100300, 25025092000, 25025091900, 25025090100, 25025091800, 25025101101, 25025082100, 25025100200, 25025092300, 25025091600, 25025091700, 25025090200.

Similarly, it is located within or touches the following zip code(s): **02124, 02131, 02126, 02122, 02121.**

Data presented in this report summarize the geographies specified in the citation information in each section.

This Area is Served by (or touches):

School District(s): Boston School District

Congressional District(s): Massachusetts's 7th District

Senators: Edward J. Markey (D-MA), Elizabeth Warren (D-MA)

State Senate District(s): First Suffolk District, Second Suffolk District

State House District(s): 5th Suffolk District, 6th Suffolk District, 11th Suffolk District, 12th Suffolk District, 13th Suffolk District

Population Trends:

As of the period 2014-2018, this area was home to an estimated **55,035** people.

Population	2000	2010	2014-2018	Change 2000 to 2014-2018 (%)
Area	50,466	47,349	55,035	9.05%
Counties (Suffolk)	689,807	722,023	791,766	14.78%
State (Massachusetts)	6,349,097	6,547,629	6,830,193	7.58%

Source: [Census](#)

Data aggregated by:

2000 Data Contains: 11 Census Tracts

2010 - 2014-2018 Data Contains: 11 Census Tracts

Racial Characteristics:

Of the people living in this area in between 2014-2018, **13.16%** are White, **71.56%** are African American, **22.85%** are Hispanic, **4.42%** are Asian, **0%** are either Native Hawaiian or Pacific Islander, **0.42%** are American Indian or Alaskan

Native, **7.05%** are of "some other race" and **3.38%** are of two or more races. In the table below, the percentage of the population that each segment represents in the report area is compared to the percent it represents in the state.

Between 2000 and 2014-2018, the White population changed by **51.42%**, the African American population by **9.99%**, and Asian population by **29.68%**. The number of Hispanics changed by **64.66%**.

Race	2000	2010	2014-2018	Percent of Total Population in 2014-2018	Percent of State Population in 2014-2018 (Massachusetts)
White	4,784	4,903	7,244	13.16%	78.48%
African American	35,808	32,879	39,384	71.56%	7.48%
Asian	1,877	2,034	2,434	4.42%	6.48%
Native Hawaiian or Pacific Islander	12	18	0	0%	0.03%
American Indian or Alaskan Native	310	276	233	0.42%	0.21%
Some Other Race	4,211	4,807	3,880	7.05%	4.17%
Two or More Races	3,464	2,432	1,860	3.38%	3.16%

Ethnicity	2000	2010	2014-2018	Percent of Total Population in 2014-2018	Percent of State Population in 2014-2018 (Massachusetts)
Hispanic	7,639	9,047	12,578	22.85%	11.55%

Source: [Census](#)

Data aggregated by:

2000 Data Contains: 11 Census Tracts

2010 - 2014-2018 Data Contains: 11 Census Tracts

Age Distribution:

In the report area in 2014-2018, **11.5%** of the population is over the age of 65. **62.3%** are of working age (18-64). **26.2%** are under 18, and **7.04%** are under 5 years old.

Age	Number of People in Age Group	Percent of People in Age Group	Percent of People in Age Group (Massachusetts)
Under 5	3,877	7.04%	5.31%
Under 18	14,418	26.2%	20.2%
Working Age (18-64)	34,286	62.3%	64.01%
Aging (65+)	6,331	11.5%	15.79%

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

Incomes:

The median household income for the study area **ranged from \$29,483 to \$64,526**, compared to the state of Massachusetts with a median of **\$77,378**, as estimated for 2014-2018 by the Census' American Community Survey.

The number of households divided by income categories is shown in the Annual Income Category table. In the period of 2014-2018, **53.71%** of households in the study area had an annual income of less than \$50,000, compared to **34.1%** of people in the state of Massachusetts.

2014-2018 Annual Income Category	Number of Households	Percent of Households
CODMAN SQUARE SERVICE AREA		
Less than \$25,000	5,853	33.12%
\$25,000 - \$34,999	1,648	9.32%
\$35,000 - \$49,999	1,992	11.27%
\$50,000 - \$74,999	2,759	15.61%
\$75,000 - \$99,999	1,738	9.83%
\$100,000 - \$124,999	1,330	7.53%
\$125,000 - \$149,999	813	4.6%
\$150,000 or more	1,540	8.71%
County (Suffolk)		
Less than \$25,000	77,746	25.25%
\$25,000 - \$34,999	21,709	7.05%
\$35,000 - \$49,999	28,397	9.22%
\$50,000 - \$74,999	43,194	14.03%
\$75,000 - \$99,999	31,484	10.23%
\$100,000 - \$124,999	27,488	8.93%
\$125,000 - \$149,999	19,974	6.49%

\$150,000 or more	57,878	18.8%
State (Massachusetts)		
Less than \$25,000	454,766	17.48%
\$25,000 - \$34,999	183,088	7.04%
\$35,000 - \$49,999	249,407	9.59%
\$50,000 - \$74,999	382,288	14.69%
\$75,000 - \$99,999	311,620	11.98%
\$100,000 - \$124,999	262,710	10.1%
\$125,000 - \$149,999	199,140	7.65%
\$150,000 or more	558,895	21.48%

According to the Census' American Community Survey estimates, the median income for a family in the period of 2014-2018 **ranged from \$33,511 to \$88,693**, compared to the state of Massachusetts with a median family income of **\$98,625**.

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

Immigration:

Data from the U.S. Census Bureau for 2014-2018 indicate that **18,161** people or **33%** of the population living in this area were "foreign born". Census defines foreign born as anyone who is not a U.S. citizen at birth. This area is located in Massachusetts, which, according to the Department of Homeland Security, was home to **37,010** people who were granted Legal Permanent Residence status in 2017. Those LPRs, or "green cards", represent **3.28%** of green cards issued in the nation that year.

Source: [Census](#), [Department of Homeland Security](#)

Data aggregated by:

2014-2018 Data for Census Contains: 11 Census Tracts

2017 Data for Department of Homeland Security Contains: 1 State

Families and Households:

The composition of the **12,207** families who reside in the study area is shown in the table below. Families are groups of related people who live together, whereas households refer to the person or group of people living in any one housing unit. Generally, households that do not contain a family are made up of unrelated people living together (eg, roommates) or people living alone. While it is possible for two families to share a household, the difference between the number of households and the number of families in an area shows, approximately, the number of non-family households in a place.

2014-2018 Family Composition	Number of Families	Percent of Families
CODMAN SQUARE SERVICE AREA		
Families	12,207	--
Married with Children	1,941	15.9%
Single with Children	4,025	32.97%
Single Female with Children	3,764	30.83%
Other Families	6,241	51.13%
County (Suffolk)		
Families	153,409	--
Married with Children	34,990	22.81%
Single with Children	29,746	19.39%
Single Female with Children	24,371	15.89%
Other Families	88,673	57.8%
State (Massachusetts)		
Families	1,651,808	--
Married with Children	487,856	29.53%
Single with Children	208,383	12.62%
Single Female with Children	164,735	9.97%
Other Families	955,569	57.85%

Note: The category "Single with Children" includes all families that are "Single Female with Children", so all categories do not add up to 100 percent.

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

2014-2018 Household Counts	Number of Households
CODMAN SQUARE SERVICE AREA	
Households	17,673
County (Suffolk)	
Households	307,870
State (Massachusetts)	
Households	2,601,914

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

Housing Type:

The type of housing available in this area is described in the table below. Single family homes include all one-unit structures, both attached and detached. Townhouses or duplexes include one-unit attached homes, as well as housing units with two units. Units in small apartment building are buildings with 3 to 49 units; large apartment buildings include buildings with 50 units or more. Other types of housing include vans, boats, recreational vehicles, or other units.

2014-2018 Housing Stock	Number of Units	Percent of Units
CODMAN SQUARE SERVICE AREA		
Single family detached homes	2,264	11.82%
Single family attached homes	1,532	8%
2-unit homes and duplexes	3,949	20.61%
Units in small apartment buildings	11,018	57.51%
Units in large apartment buildings	385	2.01%
Mobile homes or manufactured housing	10	0.05%
Other types	0	0%
County (Suffolk)		
Single family detached homes	44,548	13.37%
Single family attached homes	20,646	6.2%
2-unit homes and duplexes	49,673	14.91%
Units in small apartment buildings	165,328	49.61%
Units in large apartment buildings	52,320	15.7%
Mobile homes or manufactured housing	573	0.17%
Other types	150	0.05%
State (Massachusetts)		
Single family detached homes	1,501,300	52.08%
Single family attached homes	154,655	5.36%
2-unit homes and duplexes	287,360	9.97%
Units in small apartment buildings	727,630	25.24%
Units in large apartment buildings	187,367	6.5%
Mobile homes or manufactured housing	23,508	0.82%
Other types	919	0.03%

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

Tenure:

Across the area, an estimated **33.49%** or **5,919** households owned their home between 2014-2018. The average size of a household in this area **ranged from 2.74 to 3.53** between 2014-2018, as compared to the average household size for the county and the state, **2.41 (Suffolk)** and **2.53 (Massachusetts)** respectively.

Vacancy:

There were an estimated **19,158** housing units in the study area in 2014-2018, according to the Census' American Community Survey. For 2014-2018, the Census showed an estimated **7.75%** of housing units to be vacant, compared to **9.74%** in the state of Massachusetts.

Source: [Census](#)
Data aggregated by:
2014-2018 Data Contains: 11 Census Tracts

Postal vacancy shows short-term vacancy trends based on addresses where mail has not been collected for over 90 days. Data from Valassis Lists tracks vacancy on a quarterly basis. In the 4th quarter of 2019, the overall vacancy rate in this area was **3.69%**.

Postal Address Vacancy	2018Q3	2018Q4	2019Q1	2019Q2	2019Q3	2019Q4
CODMAN SQUARE SERVICE AREA						
Number Vacant - Residential	677	678	677	675	674	678
Percent Vacant - Residential	3.67%	3.67%	3.65%	3.63%	3.62%	3.64%
Number Vacant - Business	37	37	37	38	38	40
Percent Vacant - Business	4.63%	4.63%	4.65%	4.77%	4.76%	5.01%
Overall Vacancy Rate	3.71%	3.71%	3.69%	3.67%	3.67%	3.69%
County (Suffolk)						
Number Vacant - Residential	4,952	5,003	5,094	5,081	5,035	5,030
Percent Vacant - Residential	1.45%	1.46%	1.48%	1.47%	1.45%	1.44%
Number Vacant - Business	2,536	2,544	2,547	2,513	2,506	2,531
Percent Vacant - Business	8.37%	8.39%	8.37%	8.24%	8.18%	8.27%
Overall Vacancy Rate	2.01%	2.02%	2.04%	2.01%	2%	1.99%
State (Massachusetts)						
Number Vacant - Residential	53,546	52,346	50,594	50,098	49,566	49,658
Percent Vacant - Residential	1.85%	1.81%	1.74%	1.72%	1.7%	1.7%
Number Vacant - Business	27,112	26,823	26,984	27,262	27,138	27,090
Percent Vacant - Business	11.13%	11%	11.06%	11.15%	11.08%	11.05%
Overall Vacancy Rate	2.57%	2.52%	2.47%	2.45%	2.43%	2.42%

Source: [Valassis Lists](#)

Data aggregated by:

2018q3 - 2019q4 Data Contains: 11 Census Tracts

Employment:

The following table shows the number of people who were employed, unemployed, in the labor force, and the unemployment rate for the market in which the report area is located, according to the Bureau of Labor Statistics.

Unemployment rate	August 2019	September 2019	October 2019	November 2019	December 2019	January 2020
City (Boston)						
Employed	392,536	385,445	390,983	391,531	392,118	388,218
Unemployed	10,827	10,963	9,263	8,402	7,932	10,916
In Labor Force	403,363	396,408	400,246	399,933	400,050	399,134
Unemployment Rate	2.7	2.8	2.3	2.1	2	2.7
County (Suffolk)						
Employed	454,101	445,899	452,304	452,939	453,618	448,185

Unemployed	12,518	12,696	10,787	9,865	9,425	12,989
In Labor Force	466,619	458,595	463,091	462,804	463,043	461,174
Unemployment Rate	2.7	2.8	2.3	2.1	2	2.8
State (Massachusetts)						
Employed	3,747,413	3,697,139	3,729,925	3,737,716	3,732,555	3,680,533
Unemployed	108,391	101,529	90,037	87,801	90,442	128,228
In Labor Force	3,855,804	3,798,668	3,819,962	3,825,517	3,822,997	3,808,761
Unemployment Rate	2.8	2.7	2.4	2.3	2.4	3.4

The following Metro Areas that are within or contain the report area have no data available: **Boston-Cambridge-Newton, MA-NH Metro Area**

Source: [BLS](#)

In this area in 2014-2018, the Census estimates that people were employed in the following industries:

Employment by Industry	People Employed	Percent Employed in this Industry	Percent Employed in this Industry in Massachusetts
Accommodation and Food Services Industry Employment	2,159	8.6%	6.75%
Administrative and Support and Waste Management Services Industries Employment	1,593	6.34%	3.68%
Agriculture, Forestry, Fishing and Hunting Industry Employment	24	0.1%	0.37%
Arts, Entertainment, and Recreation Industries Employment	364	1.45%	1.98%
Educational Service Industry Employment	2,047	8.15%	11.7%
Finance, Insurance, Real Estate and Rental and Leasing Industries Employment	1,669	6.65%	7.4%
Health Care and Social Assistance Industry Employment	6,567	26.15%	16.51%
Information Industry Employment	439	1.75%	2.33%
Manufacturing Industry Employment	691	2.75%	8.88%
Management of Companies and Enterprises Industry Employment	0	0%	0.12%
Other Services Industry Employment	1,529	6.09%	4.47%
Professional, Scientific, and Technical Services Industry Employment	954	3.8%	9.96%
Public Administration Employment	944	3.76%	3.87%
Retail Trade Industry Employment	2,765	11.01%	10.32%
Construction Industry Employment	1,255	5%	5.63%
Transportation and Warehousing, and Utilities Industries Employment	1,779	7.08%	3.75%
Wholesale Trade Industry Employment	335	1.33%	2.22%
All Other Industries Employment	0	0%	0.04%

Source: [Census](#)
 Data aggregated by:
 2014-2018 Data Contains: 11 Census Tracts

Crime:

The crime rates per 100,000 persons in the Census Place and county in which the study area is located, as reported

by the FBI's Uniform Crime Reports, are as follows. Data was reported by the FBI for selected Census Places and counties, so data may be unavailable for your study area.

Crime Rates per 100,000 persons	2013	2014	2015	2016	2017
City (Boston)					
Aggravated Assault	442.84	418.08	431.86	431.98	412.8
Burglary or Larceny	2,531.38	2,416.06	2,131.65	1,972.61	1,919.31
Motor Vehicle Thefts	250.08	231.05	192.26	181.49	176.45
Murder	6.06	8.1	5.71	7.27	8.35
Rape	43.34	42.79	36.08	41.25	42.47
Robbery	290.31	256.72	233.14	227.04	205.59
County (Suffolk)					
Aggravated Assault	464.44	446.23	438.72	446.48	425.07
Burglary or Larceny	2,631.71	2,536.69	2,241.37	2,088.57	1,995.7
Motor Vehicle Thefts	258.78	233.7	199.77	187.09	179.59
Murder	6.11	7.45	5.27	6.36	7.8
Rape	46.21	47.42	42.01	44.42	45.65
Robbery	306.97	268.7	232.14	236.48	210.65

Source: [FBI UCR & DOJ](#)

Endnotes:

Calculations presented here were performed by staff at PolicyMap and are based on public and proprietary data sources.

Depending on the type of size of the area selected for this report, the above values capture data for the block groups, tracts, counties, etc, in which at least 50% of their areas are contained. If this report is run for a zip code, some data will be unavailable, as zip code values for some topics are not available.

For custom areas, such as radii, custom regions, school districts, and political districts, Census ACS data was calculated by summing the following component Census Tract in 2000: **25025100500, 25025100100, 25025100400, 25025092400, 25025092200, 25025092000, 25025100300, 25025091900, 25025090100, 25025100200, 25025092300**, and the following component Census Tract in 2014-2018: **25025100100, 25025100500, 25025100400, 25025092400, 25025092200, 25025100300, 25025092000, 25025091900, 25025090100, 25025100200, 25025092300**.

Any change calculations included in this report reflect PolicyMap's translation of boundary changes from 2000 to 2010. Therefore, they may not match a calculation done using the 2000 and 2013-2017 values shown in the report.

Estimates of tenure, incomes, and housing stock are provided by the ACS for 2013-2017. Data on legal permanent residents is from the Department of Homeland Security, and, for all areas, describes the state in which that area is located. For more information on demographic data in PolicyMap, see the related entry for [Census: Decennial Census and ACS](#) and for more information on immigration data in PolicyMap, see the entry for the [Department of Homeland Security Immigration Yearbook](#) in our Data Directory.

Postal vacancy data in this report is from a resident and business list compiled by Valassis Lists. This data shows a point-in-time snapshot of vacant addresses. For more information on Valassis Lists vacancy data, see our [Data Directory](#).

The source of crime data in the tables presented here is Federal Bureau of Investigation's Uniform Crime Reporting (UCR) Program, which compiles standardized incident reports from local law enforcement agencies in order to produce reliable, uniform, and national crime data. The UCR Program collects data on known offenses and persons arrested by law enforcement agencies. For details on this dataset, see the related entry for [FBI Uniform Crime Reports](#) in the Data Directory. Crime data in this report is not summed or aggregated, but rather listed for each of the complete areas within the study area for which crime is reported.

For the separate Employment and Crime Sections in this report, only locations for which data are available are included in the tables. If the section does not include information, no data was available for any of the locations or component parts of the area you requested for this report.

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Community Profile Report by Custom Region: CODMAN SQUARE SERVICE AREA for area in **Suffolk** County
04/15/2020

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