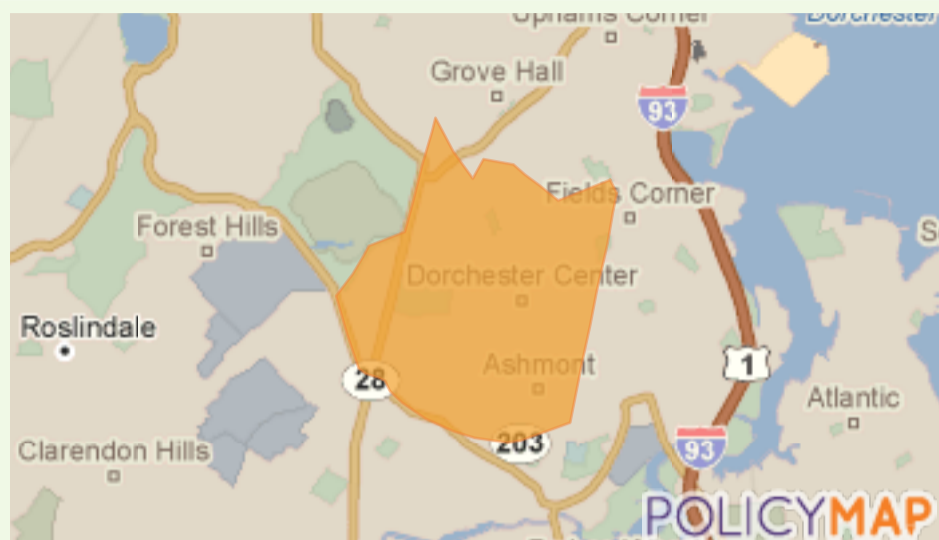


Current Report:

Rental Housing 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

Rents:

Across the area, an estimated **66.51%** or **11,754** households rented their home between 2014-2018. According to the U.S. Census Bureau, the area had rental units with cash rent of the following sizes between 2014-2018:

Rental Units by Size	Number of Units	Percent of All Rental Units
CODMAN SQUARE SERVICE AREA		
0 or 1 Bedroom	1,795	15.73%
2 Bedrooms	4,014	35.17%
3 or more Bedrooms	5,605	49.11%
All	11,414	100%
County (Suffolk)		
0 or 1 Bedroom	78,063	40.57%
2 Bedrooms	66,988	34.82%
3 or more Bedroom	47,352	24.61%
All	192,403	100%

State (Massachusetts)		
0 or 1 Bedroom	347,281	36.67%
2 Bedrooms	366,255	38.68%
3 or more Bedroom	233,409	24.65%
All	946,945	100%

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

For 2014-2018, typical (median) gross rent for rental units with cash rent in this area was **ranged from \$737 to \$1,574**. According to the U.S. Census Bureau, the number of rental units with cash rent by average gross rent and by bedroom size were as follows:

Gross Rent in 2014-2018	Number of Units		
	0 or 1 Bedroom Units	2 Bedroom Units	3 or more Bedroom Units
CODMAN SQUARE SERVICE AREA			
< \$300 / month	463	324	258
< \$500 / month	917	734	642
< \$750 / month	1,050	1,381	1,238
< \$1,000 / month	1,223	1,621	1,523
> \$1,000 / month	572	2,393	4,082
County (Suffolk)			
< \$300 / month	11,259	4,301	2,290
< \$500 / month	19,140	8,517	5,041
< \$750 / month	23,435	13,234	8,285
< \$1000 / month	28,467	16,830	11,189
> \$1000 / month	49,596	50,158	36,163
State (Massachusetts)			
< \$300 / month	45,540	13,186	6,283
< \$500 / month	86,826	29,814	16,666
< \$750 / month	127,327	55,159	33,633
< \$1000 / month	179,816	104,217	59,054
> \$1000 / month	167,465	262,038	174,355

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

Incomes:

According to the Census' American Community Survey (ACS), the median household income here **ranged from \$29,483 to \$64,526** between 2014-2018. The range of household incomes in this area is as follows:

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%

Source: [Census](#)

Data aggregated by:

2014-2018 Data Contains: 11 Census Tracts

Rental Affordability:

According to the U.S. Census' ACS, **6,702** renters in this area were cost burdened (paying more than 30% of their income towards rent) between 2014-2018.

Of those renters, **15.56%** were over the age of 65. Additionally, **49.15%** of cost burdened renters earned less than \$20,000 between 2014-2018.

Burdens by Age	Cost Burdened Renters between 2014-2018	
	#	% of all cost burdened renters
CODMAN SQUARE SERVICE AREA		
Under 65	5,659	84.44%
65 or older	1,043	15.56%
County (Suffolk)		
Under 65	78,639	81.46%

65 or older	17,901	18.54%
State (Massachusetts)		
Under 65	362,062	78.39%
65 or older	99,838	21.61%

Burdens by Annual Income	Cost Burdened Renters between 2014-2018	
	#	% of all cost burdened renters
CODMAN SQUARE SERVICE AREA		
Less than \$20,000	3,294	49.15%
Less than \$50,000	5,910	88.18%
Less than \$75,000	6,589	98.31%
County (Suffolk)		
Less than \$20,000	39,916	41.35%
Less than \$50,000	74,495	77.16%
Less than \$75,000	89,104	92.3%
State (Massachusetts)		
Less than \$20,000	188,860	40.89%
Less than \$50,000	382,951	82.91%
Less than \$75,000	438,084	94.84%

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

Endnotes:

¹ Gross rent is defined by the U.S. Census Bureau to be the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid by the renter for someone else). Gross rent is intended to eliminate differentials that result from varying practices with respect to the inclusion of utilities and fuels as part of the rental payment.

Gross rent in 2000 (Census) differs from what is referred to as gross rent between 2013-2017 (Census' American Community Survey) because the universe of renters in the Census' American Community Survey is "renter occupied", whereas in Census 2000 the universe was "specified renter-occupied housing units." Due to this difference in universe, the 2000 (Census) count of cost-burdened renters is likewise incomparable to the 2013-2017 (Census' American Community Survey) count of cost-burdened renters.

Calculations presented here were performed by staff at PolicyMap and are based on estimates from the U.S. Census' American Community Survey for 2013-2017. Reports at a zip code level will be substantially incomplete as Census does not capture data for these indicators at a zip code.

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 2014-2018: **25025100100, 25025100500, 25025100400, 25025092400, 25025092200, 25025100300, 25025092000, 25025091900, 25025090100, 25025100200, 25025092300.**

Depending on the size of the area selected, numbers presented in this report capture data within block groups, census

tracts, zip codes, counties or states that are either within or touch the area selected. Sometimes these geographies extend beyond the exact area selected for the report. As a result, numbers in this report may be reflective of a slightly larger geography. For example, if you have an area that touches part of a block group, data for that entire block group will be included in this report.

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Rental Housing Report by Custom Region: CODMAN SQUARE SERVICE AREA for area in **Suffolk** County

04/15/2020

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