



Envision Braintree: Demographic Profile &
Demographic Projections

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Introduction

Braintree is a dynamic municipality undergoing significant changes amidst enormous demographic and economic pressures, not unlike many of the Commonwealth's communities. Like most suburbs throughout the nation, Braintree experienced a population boom after World War II. Between 1930 and 1960, its population nearly doubled to more than 31,000 residents from less than 16,000 and would continue to expand through the 1980 Census to more than 36,000 according to the latest U.S. Census counts (See **Figure 1**).¹

Indeed, between 1930 and 1950, Braintree grew nearly *five times* as fast as the rest of the Commonwealth and two-thirds faster than Norfolk County. (See **Figure 2** and **Figure 3**).

Yet for two decades after 1980, Braintree's population ceased to grow and indeed it would shrink between 1980 and 2000 by nearly 2,700 – a drop of more than 7 percent.² Meanwhile, both the Massachusetts' population and Norfolk County's population continued to grow right through 2000.

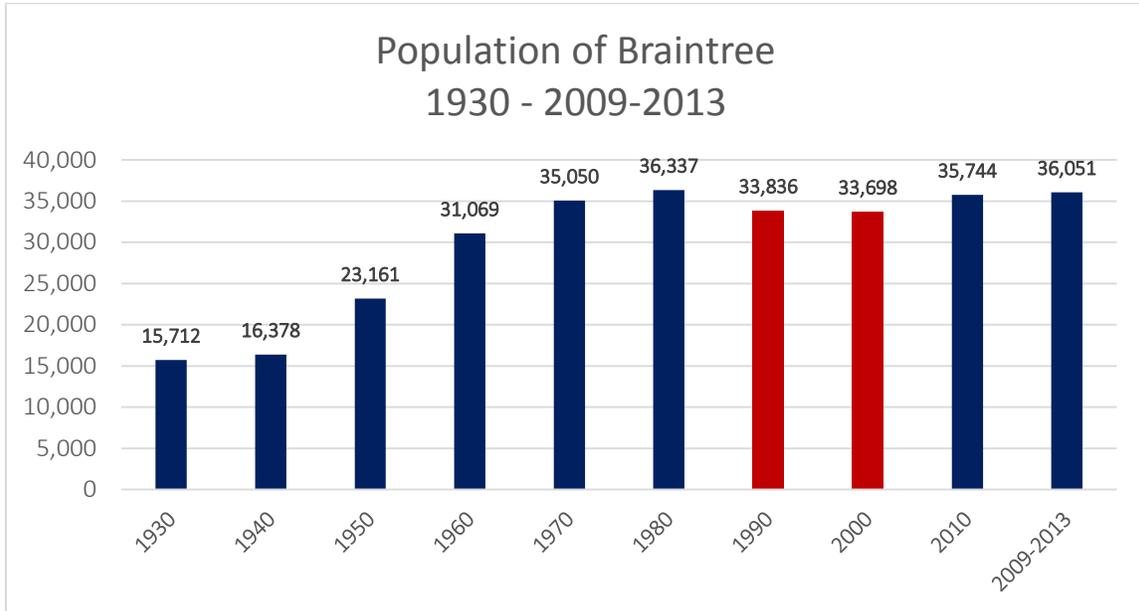
Since 2000, however, Braintree's population has been on the rise again, increasing faster than both the Commonwealth as a whole and the surrounding communities of Norfolk County. In a single decade between 2000 and 2010, Braintree gained more than 2,000 residents – a 6.7 percent increase compared with just 3.1 percent for the Commonwealth.

¹ The most recent Census Data are found in *American Factfinder* and refer to the average taken from annual samples of the population for each year from 2009 through 2013.

² Please note that following Braintree Town's incorporation as a City in 2008, all census data for 2010 is noted as "Braintree CDP"; Census Designated Place.

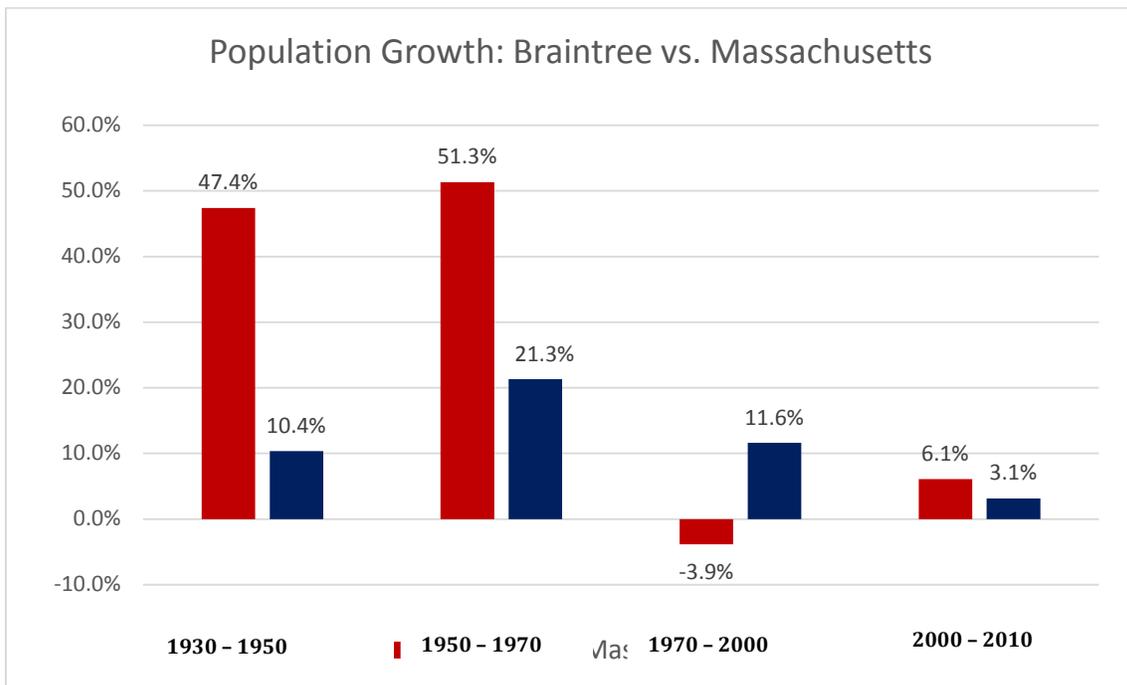
Braintree is once again a destination for those seeking housing in the Greater Boston region.

Figure 1



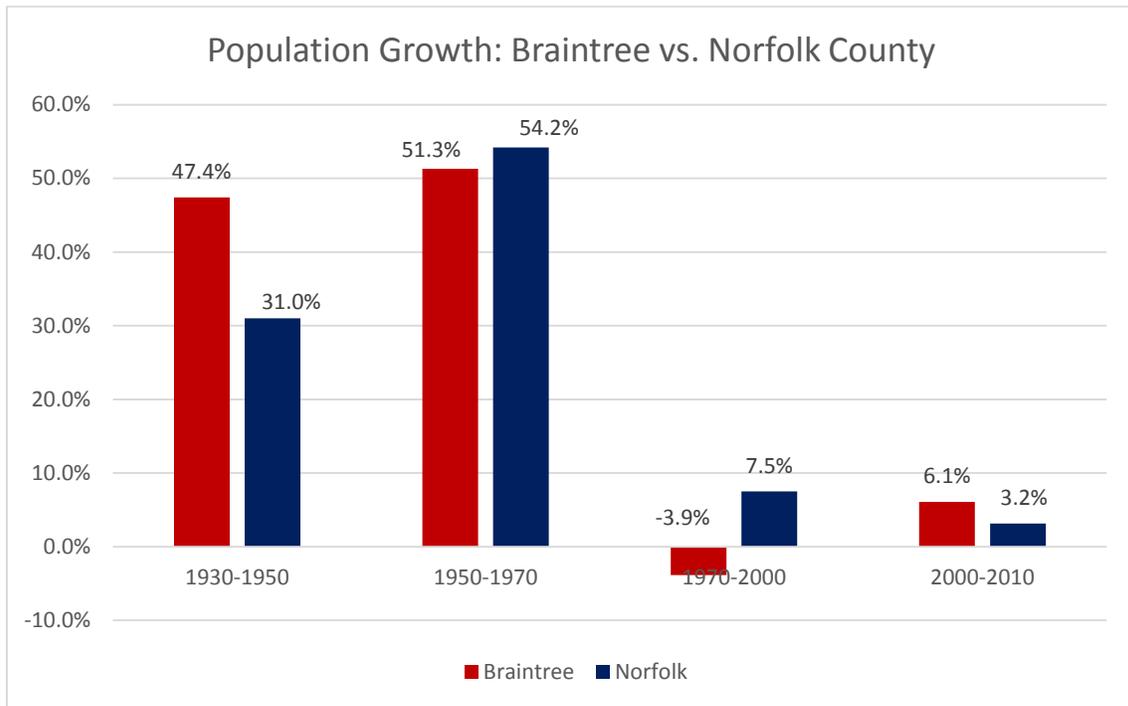
Source: U.S. Census (1930-2010), American Community Survey 2009-2013

Figure 2



Source: State Data Center, U.S. Census American Factfinder

Figure 3



Source: State Data Center, U.S. Census American Factfinder

Household Growth in Braintree

The shrinkage in Braintree’s population would seem to suggest that between 1980 and 2000, fewer homes were needed to meet residents’ needs. But this was not the case because the decline in population did not mean a decline in the number of households.³

³ According to the U.S. Census Bureau, a household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily".

This paradox is due to a decline in average household size as shown in **Figure 4**. The average Braintree household in 1980 had 3.07 members. In the decades to follow, household size decreased to 2.76 members in 1990, and 2.61 members in 2000. By 2010, average household size had declined to just 2.56 members.

As such, despite a decrease in population from Braintree's 1980 high, the **number of households** in Braintree consistently increased from 1980 to 2010 (**See Figure 5**). Between 1980 and 2010, Braintree gained 2,239 households representing nearly a 20 percent increase. Each household, by definition, occupies one housing unit.

A Census Glossary

Population: All people, male and female, child and adult, living in a given geographic area.

Household: A household includes all the people who occupy a housing unit (such as a house or apartment) as their usual place of residence. A household includes the related family members *and all the unrelated people*, if any, such as lodgers, foster children, wards, or employees who share the housing unit. *A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household.* The count of households excludes group quarters. There are two major categories of households, "family" and "nonfamily."

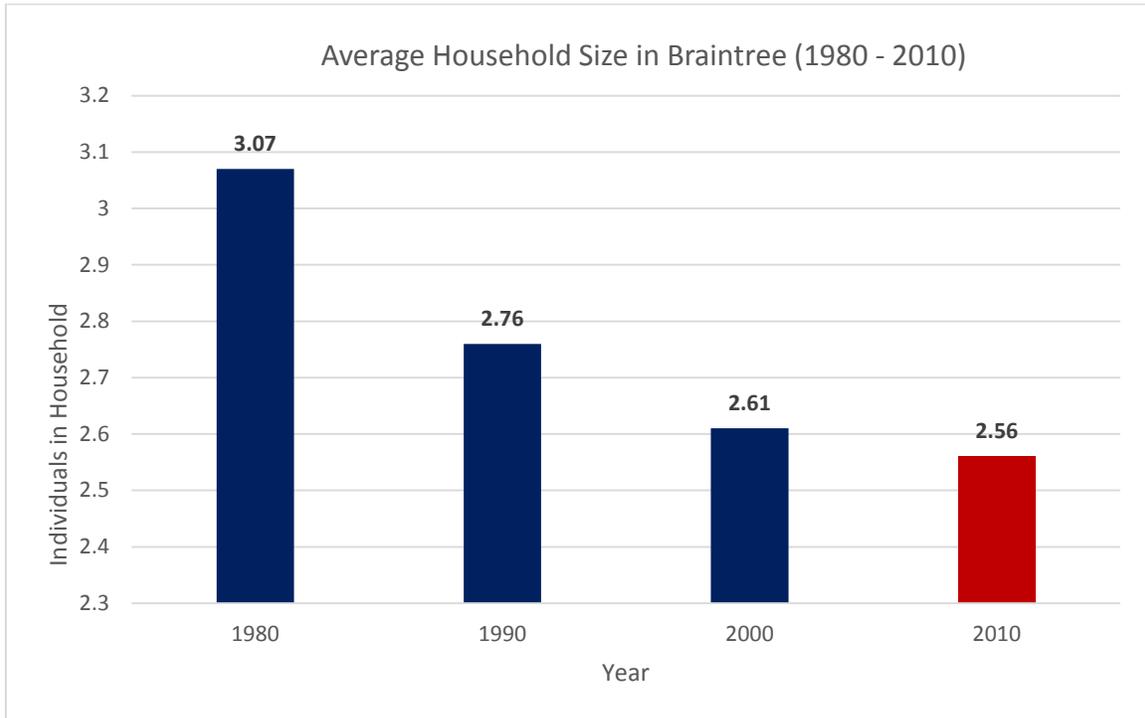
Family: Those people living in the same household who are related by blood, marriage, or adoption.

Non-Family: A nonfamily household consists of a single individual living alone (a one-person household) or where this individual shares the home only with people to whom he/she is not related (e.g., a roommate).

Source: U.S. Census Bureau

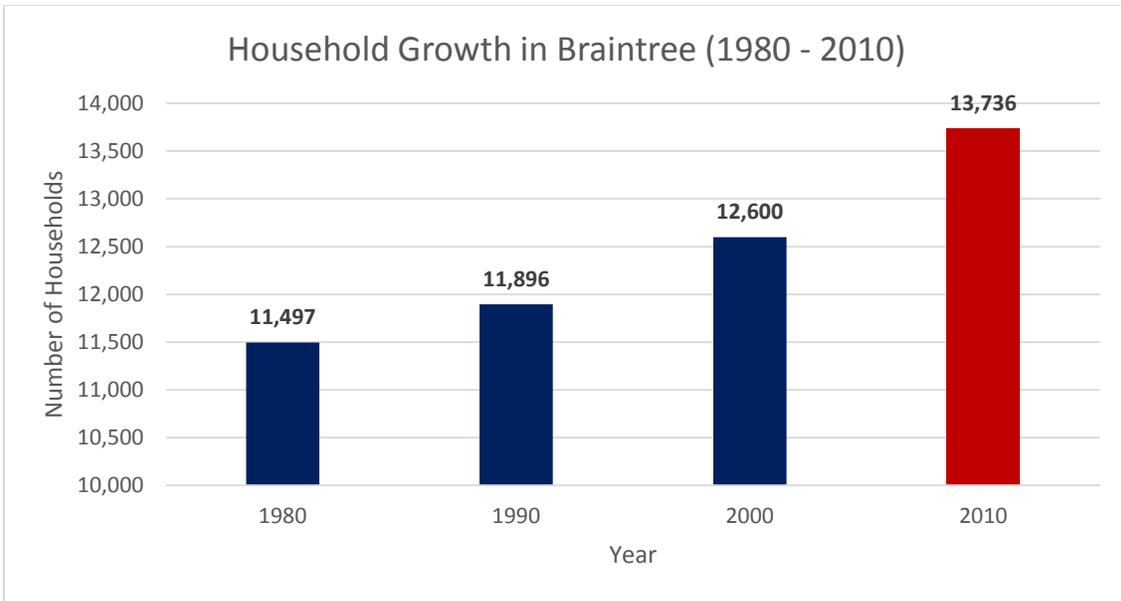
The shrinking size of Braintree households is indicative of a macro-trend affecting many suburban communities across the Greater Boston area. As many of the town's "Baby Boom" generation age and become empty-nesters, widows, or widowers, average household size shrinks. This, in addition to a decline in the number of children in younger households, explains the trend toward smaller household size – a phenomenon experienced in nearly every community in the Commonwealth.

Figure 4



Source: U.S. Decennial Census (1980 – 2010)

Figure 5

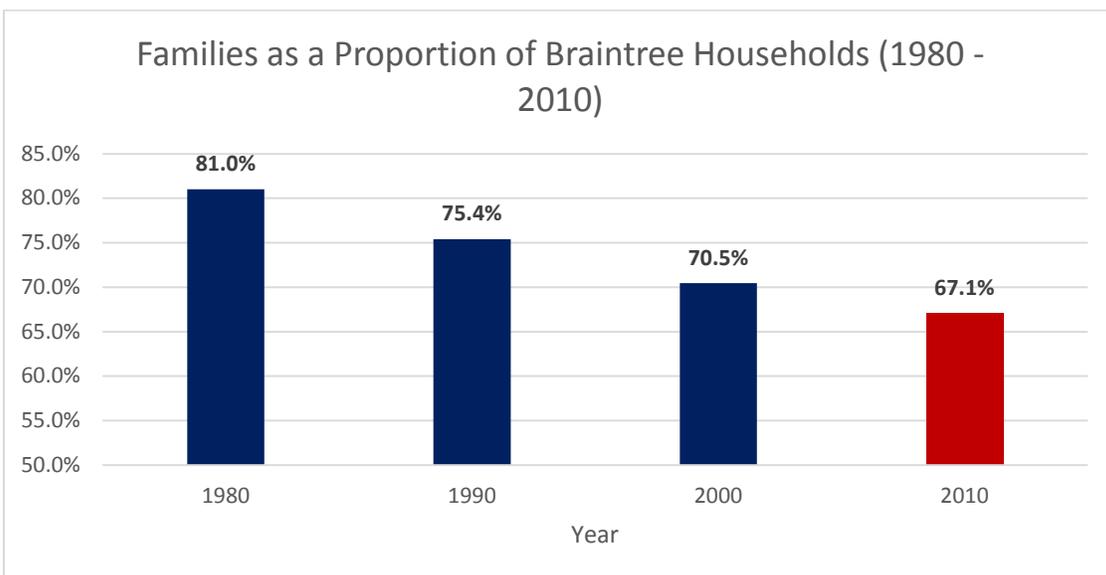


Source: U.S. Decennial Census (1980 – 2010)

Household Structure in Braintree

While the number of households in Braintree has continued to increase, the types of households in town has shifted substantially. Family households, those with two or more related individuals, accounted for more than 80 percent of all households in 1980. By 2010, family households comprised just two-thirds of all households (See Figure 6). The other third was made up of single person households and two or more unrelated individuals who shared the same residence.

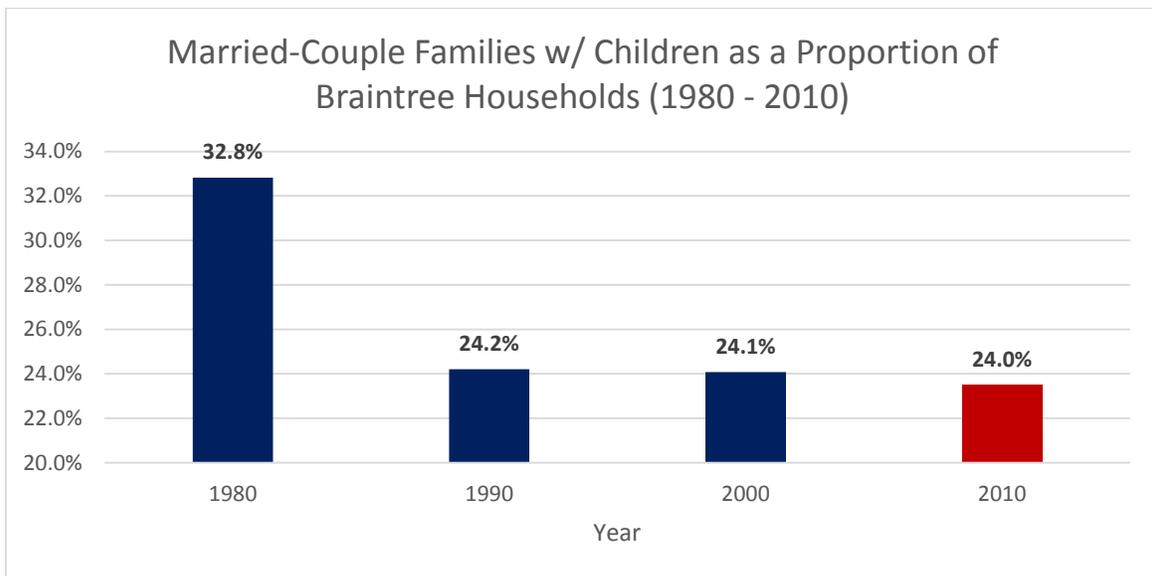
Figure 6



Source: U.S. Decennial Census (1980 – 2010)

Traditional nuclear family households (married couples with children) comprised nearly a third of all households in Braintree in 1980. By 1990, less than a quarter of all households consisted of married couples with children and this percentage has remained nearly constant ever since (see **Figure 7**). *In other words, Braintree has gone from a town where married-couple families with school-age children accounted for one in three households to one in which this is true for only one in four.*

Figure 7



Source: U.S. Decennial Census (1980 – 2010)

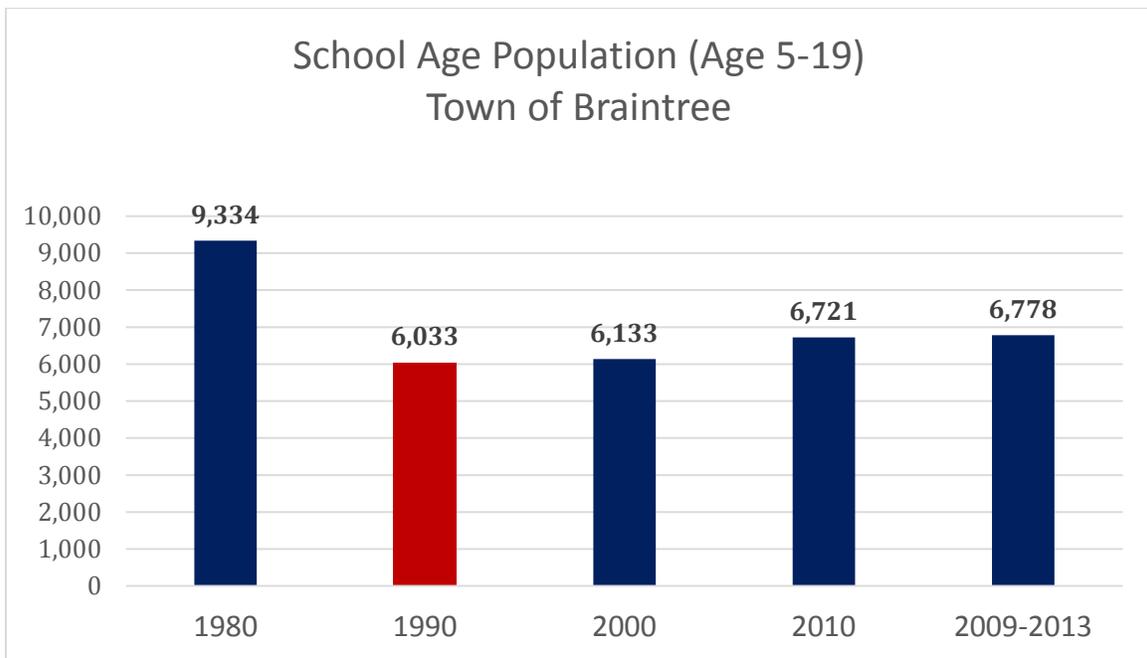
The Evolving Age Distribution of Braintree

Changes in the types of households in Braintree reflect a dramatic change in its age distribution. In 1980, school-age children dominated Braintree with 9,334 of the town's residents (about one in four) between the ages of five and 19. By 1990, the number of school-age children had shrunk by more than a third to a little more than 6,000 (about one in six).

Since 1990, however, the school age population is on the rise again reaching 6,778 according to the latest Census estimates, as young families with children have sought out Braintree as a town with more reasonably-priced housing than other suburbs and a good school system (See Figure 8 and Figure 9).

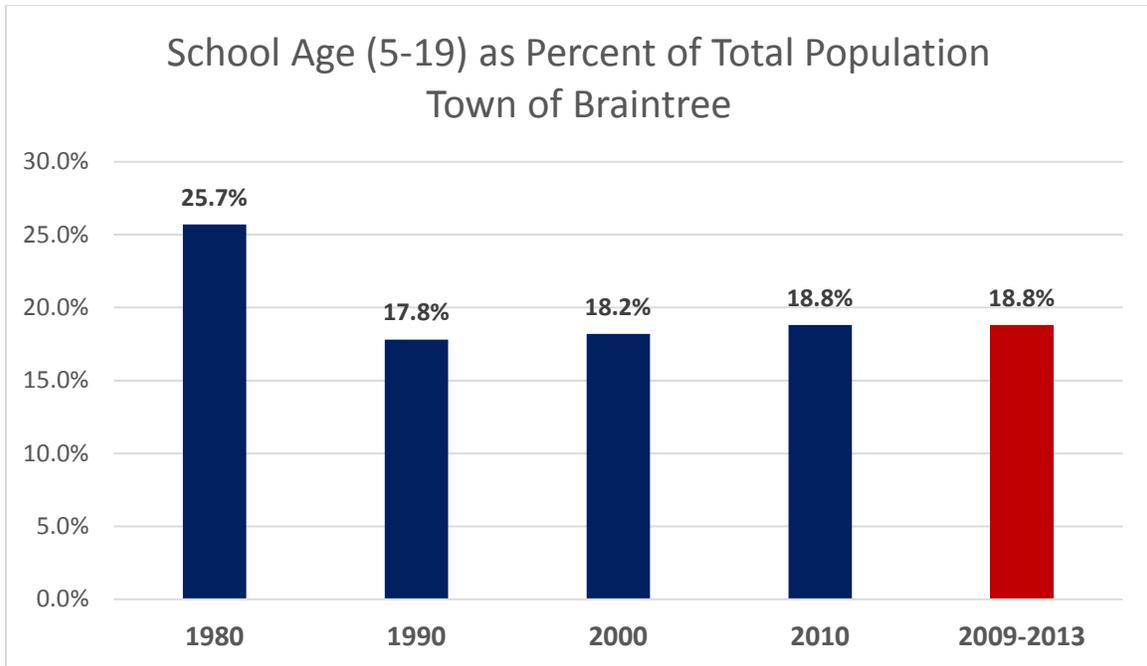
Today about 19 percent of Braintree’s population is of school age, roughly the same percentage since 1990.

Figure 8



Source: U.S. Decennial Census (1980 – 2010); American Community Survey (2009-2013)

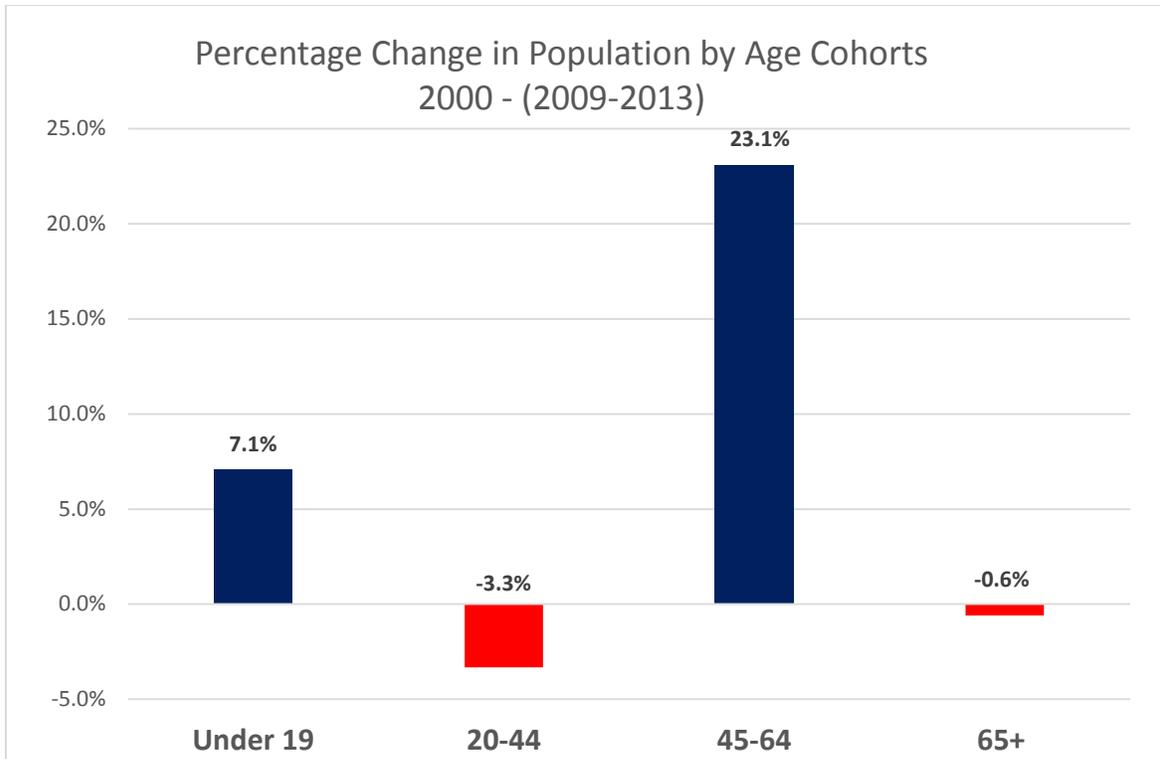
Figure 9



Source: U.S. Decennial Census (1980 – 2010); American Community Survey (2009-2013)

*While the number of children between ages 5 and 19 increased slightly (+7.1%) between 2000 and 2010, the most significant demographic change in Braintree was the rapid aging of its population. During the last decade, the 20-44 age cohort experienced a 3 percent loss while the number of those in the 45-64 year old age cohort increased by more than 23 percent (See **Figure 10**). This did not so much represent older people moving to Braintree as the aging of its own population. Over the next decade, this large bulge in the older population will be reaching retirement age. Assuming many remain in Braintree, the town will see its population “gray” along with most municipalities in the Commonwealth.*

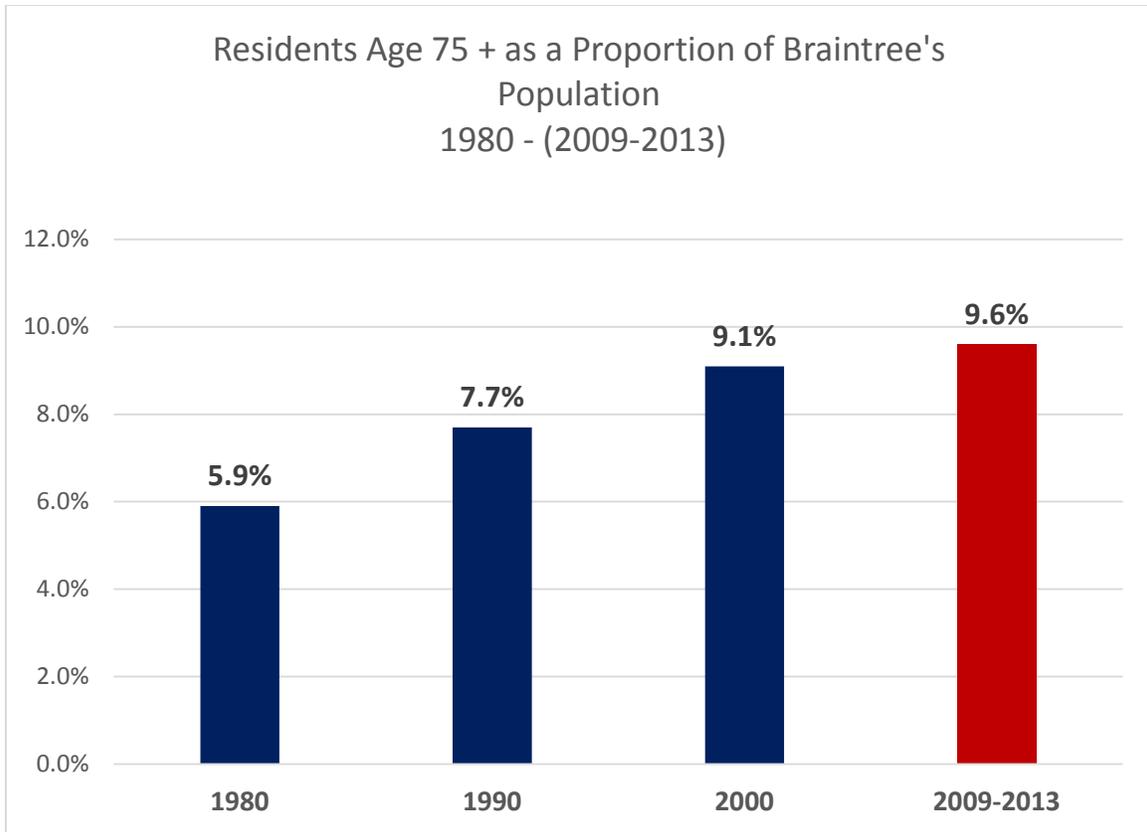
Figure 10



Source: U.S. Decennial Census (2000); American Community Survey (2009-2013)

This has continued nearly a three-decade trend. In 1980, 48 percent of the residents in Braintree were 35 years old or over. By 2010, that figure had climbed to 59 percent. Among the largest increases in a cohort are residents age 75+. While in 1980, residents age 75 and older comprised less than six percent of Braintree's population, that figure has increased to nine percent in 2010 (just over 3,200 residents) and is expected to continue to rise as the adult population continues to age (**See Figure 11**). *The question is whether Braintree can continue to attract younger households through its mix of more affordable housing and reasonably good transportation access, including commuter rail.*

Figure 11



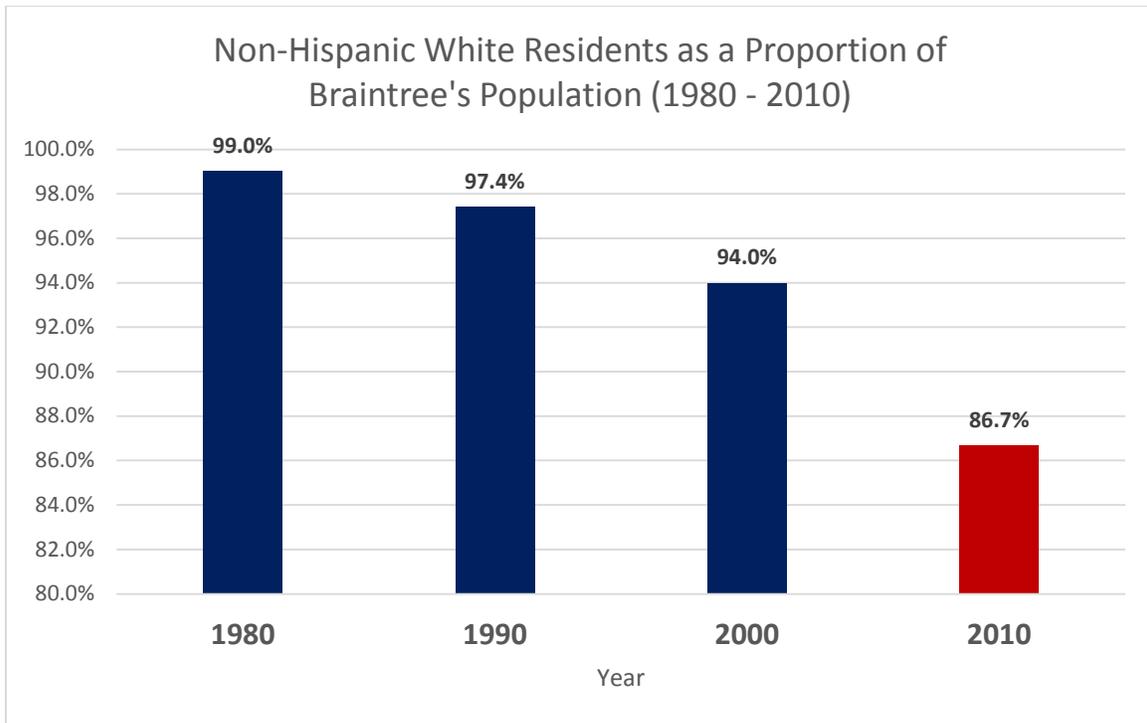
Source: U.S. Decennial Census (1980-2000); American Community Survey (2009-2013)

Braintree becoming More Diverse

Braintree’s demographic characteristics are not simply changing by age cohort. *The town’s racial and ethnic profile has shifted substantially since the late 20th Century.* In 1980, there were only 85 African-American residents living in Braintree, out of a total population of approximately 36,000. The numbers of Asians, Hispanics, and residents of other racial and ethnic groups were similarly small. A full 99 percent of Braintree’s population was white.

Over the next three decades, the town’s racial and ethnic diversity increased. By 2010, Braintree’s non-Hispanic white population had declined to 87 percent of all residents in town (see **Figure 12**), signaling a notable increase in diversity. In 2010, the number of African-Americans rose to over 3 percent of the total population, about three times higher than in 2000 and more than ten times higher than in 1980. The number of Hispanics more than doubled, and large increases were also evident among the Asian population and among other racial and ethnic groups. Hispanics now account for 3 percent of Braintree’s population and Asian-Americans account for 8 percent.

Figure 12



Source: U.S. Decennial Census (1980 – 2010)

Median Family Income & Educational Attainment in Braintree

While Braintree grows more racially diverse, its household income is substantially above the median for both Massachusetts and the United States, as shown in **Figure 13**. Based on the latest estimate from the *American Community Survey (ACS)*, as of 2009-2013, the town's median household income was \$81,844, some 22 percent higher than the median for the Commonwealth (\$66,866) and 54 percent higher than the median for the nation (\$53,046).⁴ Moreover, as **Figure 14** demonstrates, Braintree's nominal median income has risen substantially faster since 2000 than the U.S. and on par with the Commonwealth.

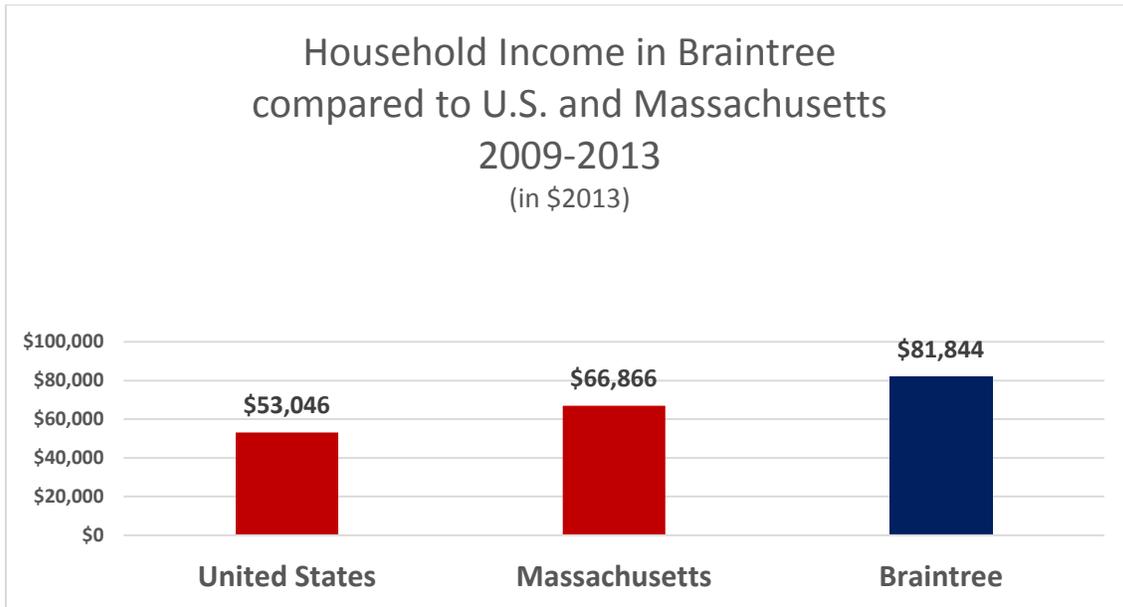
With higher median household income, the number of residents in poverty is significantly less in Braintree than the rest of the Commonwealth. Today, only 5 percent of Braintree's total population is living in poverty, compared to 11 percent for the rest of the state.⁵ Just four percent of families in Braintree live below the official poverty threshold, compared to approximately eight percent for the rest of the state.⁶

⁴ 2009 – 2013 *American Community Survey*, USA.com Census Data for the Town of Braintree

⁵ The national poverty threshold for a family of four in 2013 was \$23,550.

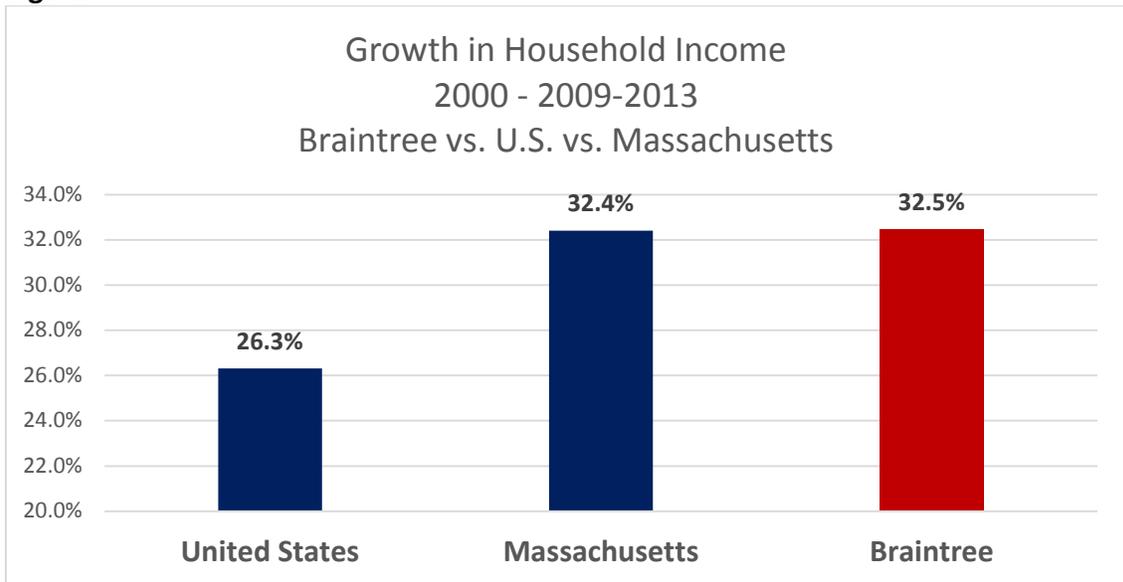
⁶ 2009 – 2013 *American Community Survey*, USA.com Census Data for the Town of Braintree

Figure 13



Source: U.S. Census Bureau, 2009-2013 American Community Survey

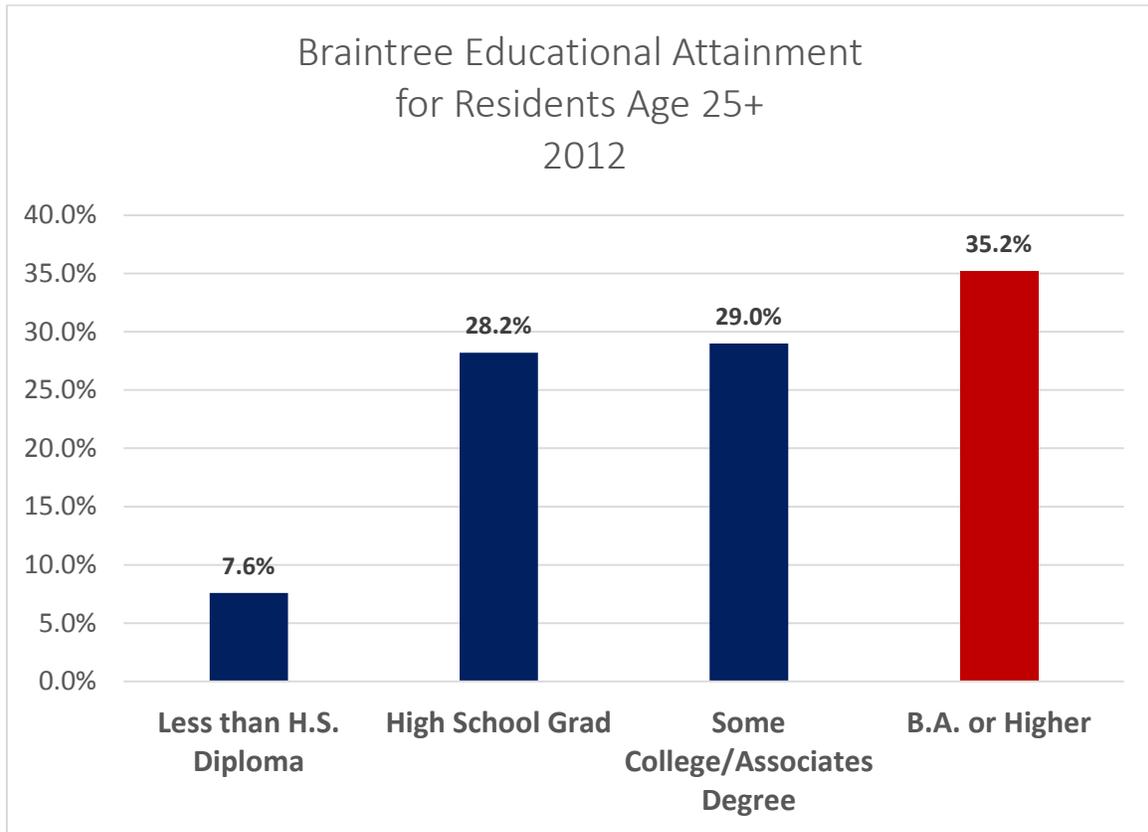
Figure 14



Source: U.S. Census Bureau, 2000 Census and 2009-2013 American Community Survey

Braintree's relatively high median family income comes as no surprise given the educational attainment of its adult population. Nearly two-thirds (64%) of its residents age 25 or older have at least some college education while more than 35 percent have at least a bachelor's degree. Fewer than 7 percent have not completed high school (See Figure 15).

Figure 15



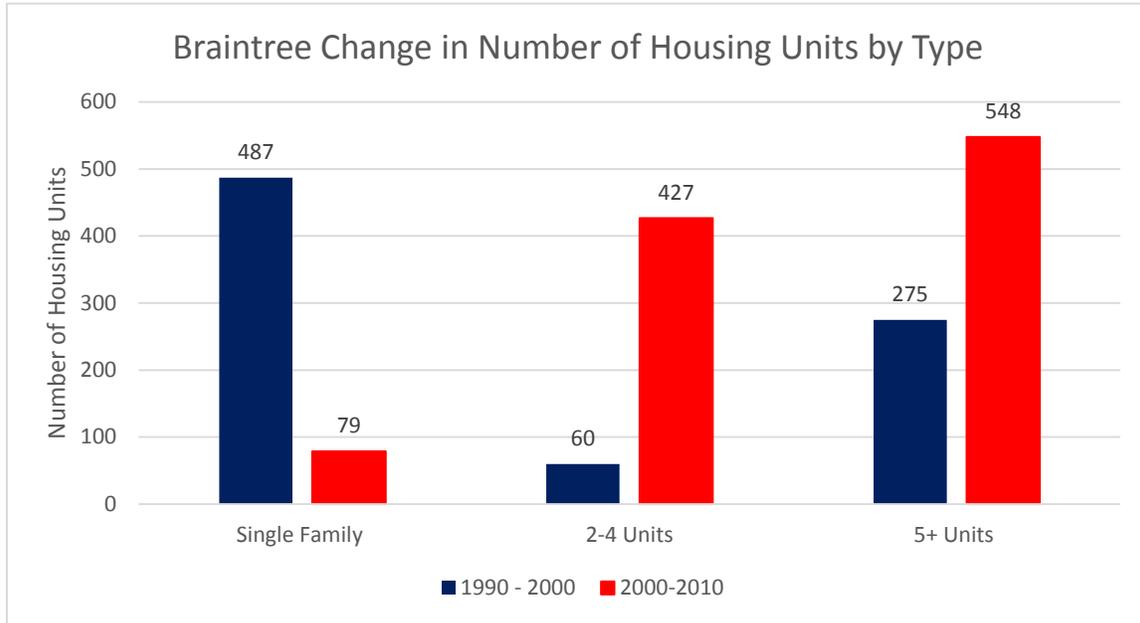
Source: U.S. Census Bureau, 2008-2012 American Community Survey

The Supply of Housing in Braintree

Between 1990 and 2000, the total number of housing units in Braintree increased from 12,171 to 12,921 followed by a significant increase in available housing stock during the past decade, with 14,302 total units in 2010. Even more striking is the shift in the type of housing constructed during the last three decades. Between 1990 and 2000, Braintree added 487 single-family homes compared with only 335 units multi-unit buildings. In the following decade, however, construction of single family homes declined sharply to no more than an average of 8 per year. Meanwhile the number of multi-unit dwellings soared. *Between 2000 and 2010, nearly 430 units in 2-4 unit buildings were constructed and nearly 550 units in larger apartment/condo complexes (See Figure 16).* According to the *2013 Housing Report Card*, Braintree ranked 10th out of 155 Greater Boston municipalities in the number of 5 or more unit structures permitted in 2010 and 2012.

From 2005 to 2012, Braintree ranks 12th in multifamily housing growth (7.9%) out of 159 ranked municipalities.⁷

Figure 16



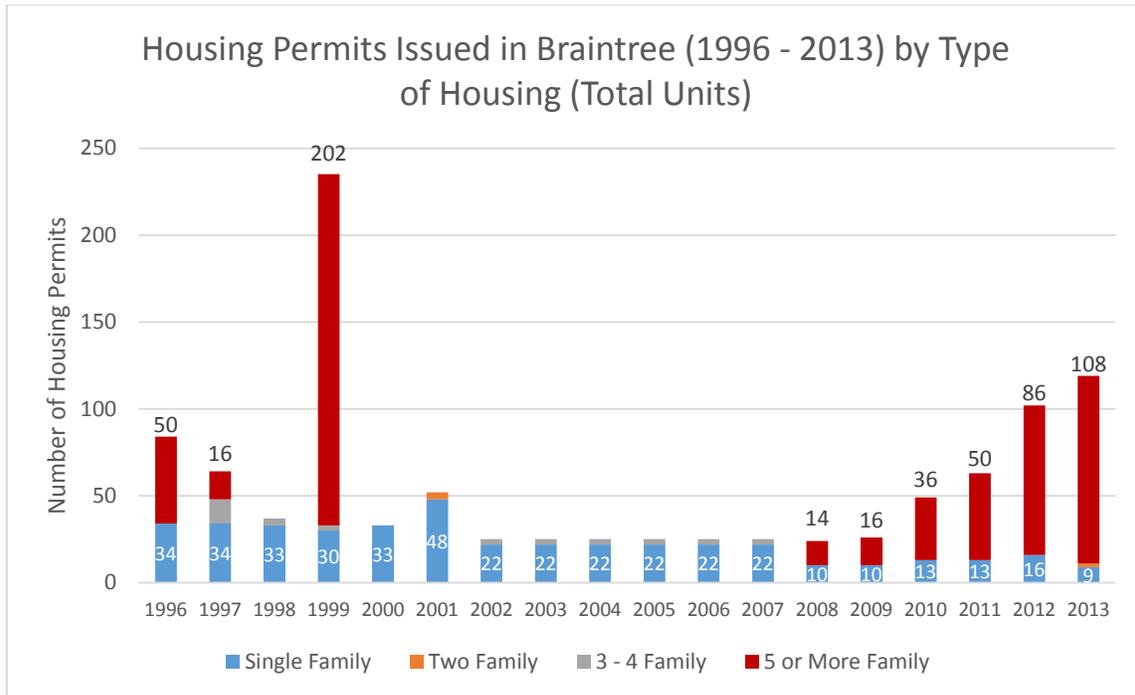
Source: U.S. Decennial Census (1980 – 2010)

Figure 17 provides a more detailed year-to-year view of this shift in housing development in Braintree. Note particularly the rapid growth in housing with 5 or more units since 2007.

This dramatic shift in new housing development reflects the demand by Braintree’s smaller households. Until recently, detached, single-family units much like its surrounding communities in the Greater Boston area have dominated Braintree’s housing stock. These types of units were well suited to the housing needs of young families with children, which were predominant in Braintree in the second half of the 20th century. Now with smaller families, more empty-nester households, and more widows and widowers living alone, the shift in housing stock is welcome.

⁷ Barry Bluestone, Eleanor White, Noah Hodgetts, Michael Gleba, Nancy Lee, Monika Kondura, and Tim Davis with assistance from Tracy Corley and William Reyelt, *The Greater Boston Housing Report Card 2013: What Follows the Housing Recovery?* (Boston, MA: The Boston Foundation, 2013).

Figure 17



Source: U.S. Census Building Permit Survey

If Braintree hopes to meet the housing needs of its current residents going forward, the trend toward increased multi-unit construction must continue. As residents age, many will feel the need to downsize, moving out of their large homes because they have more space than they need and they will want to minimize regular maintenance of their living spaces. A large proportion of these people will in all likelihood desire to remain in Braintree. If the town hopes to retain these individuals as they age, it must have housing options that are suitable and desirable for them. In addition, Braintree will need to meet the demand for a growing number of younger households (as the 5 to 19 cohort ages), many of whom will prefer (and may only be able to afford) multifamily housing that is closer to public transit and centrally located.

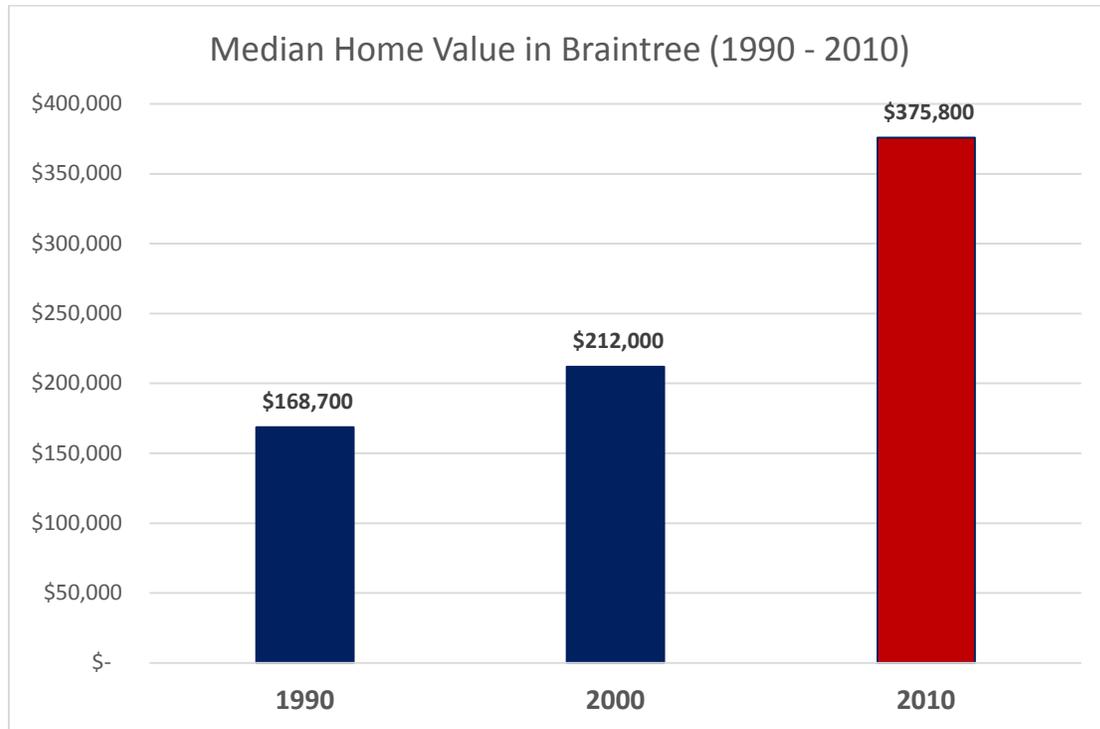
Home Values & Selling Prices in Braintree

Median Home Value

*More than 70 percent of Braintree’s households are homeowners. In conjunction with the trend across the Greater Boston area, their home values have increased over the past three decades by a significant margin. As **Figure 18** reveals, the median value for single-family homes in Braintree increased approximately 26 percent between 1990 and 2000 and then exploded by 77 percent in the last decade. Virtually all of this price boom*

occurred before 2006. Indeed, Braintree experienced a slight decrease in home prices between 2006 and 2010 when the most recent housing bubble burst nationwide. *According to the Warren Group, the median price of a single-family home in Braintree in mid-2014 was \$365,000 – suggesting that home prices in the town have been stabilized since 2010. Today, the median home price in Braintree is about 10 percent higher than the median in the Commonwealth.*

Figure 18



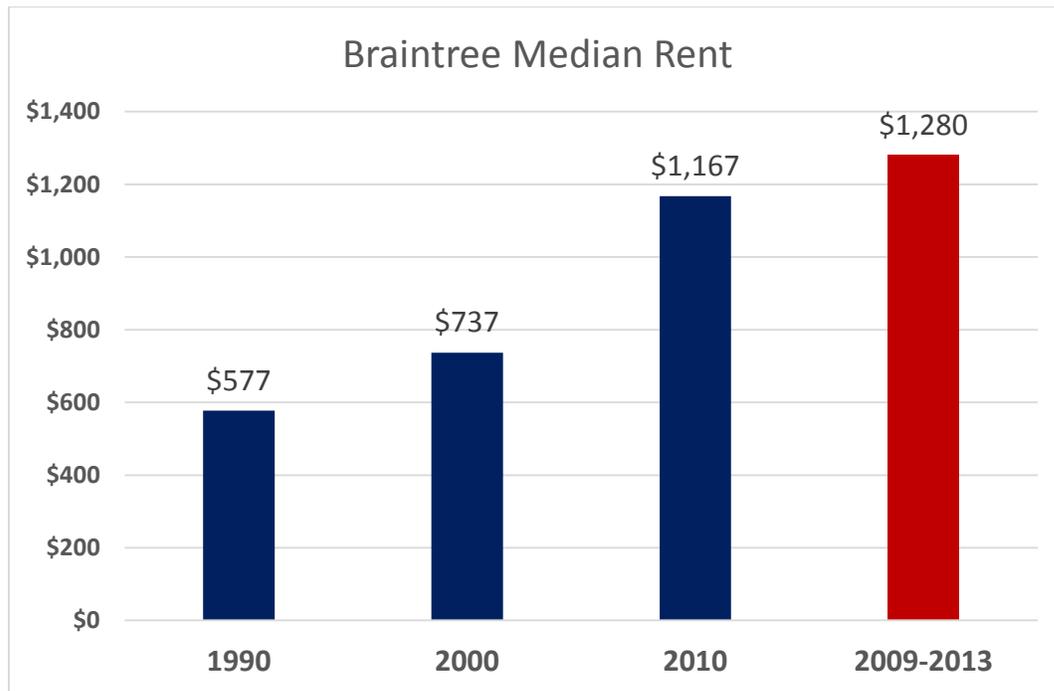
Source: U.S. Decennial Census (1990 – 2010); American Community Survey (2006 – 2010)

Rental Costs

Renter households in Braintree comprise nearly 30 percent of all households. From 1990 through 2010, the Braintree rental housing market closely mirrored the homeowner market in terms of price escalation. In 1990, the median monthly gross rent was \$577; by 2010, the median rental price was \$1,167 (See Figure 19). Since then, rents have continued to rise with the latest estimate being \$1,280 or nearly 10 percent higher than during the 2010 Census. *This price escalation is due in large measure to an increased demand for rental units relative to the supply available in Braintree.*

As a result of escalating rents, more than 42 percent of Braintree’s renters are paying more than 35% of their gross income in rent, a number even higher than the 40.5 percent statewide.

Figure 19



Source: U.S. Decennial Census (1990 – 2010); American Community Survey (2009 – 2013)

Demographic Projections for the Town of Braintree (2010 – 2030)

What does the future likely hold for Braintree in terms of its demography?

Fortunately, the Metropolitan Area Planning Council (MAPC)⁸ has developed a model of future population, household, and housing demand for the Metro Boston area and its municipalities. It has produced both a “status quo” projection based on a continuation of current trends in migration and immigration and a “stronger forecast” projection based on an improving Massachusetts economy that leads to somewhat lower out-migration and somewhat stronger in-migration. From its projections, the MAPC concluded that:

- Attracting a younger, educated workforce is crucial to growing a more dynamic, successful economy. MAPC predicts that the current population of young adults in the area is barely sufficient to fill the positions that will soon be vacated by retiring Baby Boomers.

⁸ Metropolitan Area Planning Council, *Population and Housing Demand Projections for Metro Boston, Braintree*, January 2014. Link: http://www.mapc.org/sites/default/files/MetroBoston%20Projections%20Final%20Report_1_16_2014_0.pdf

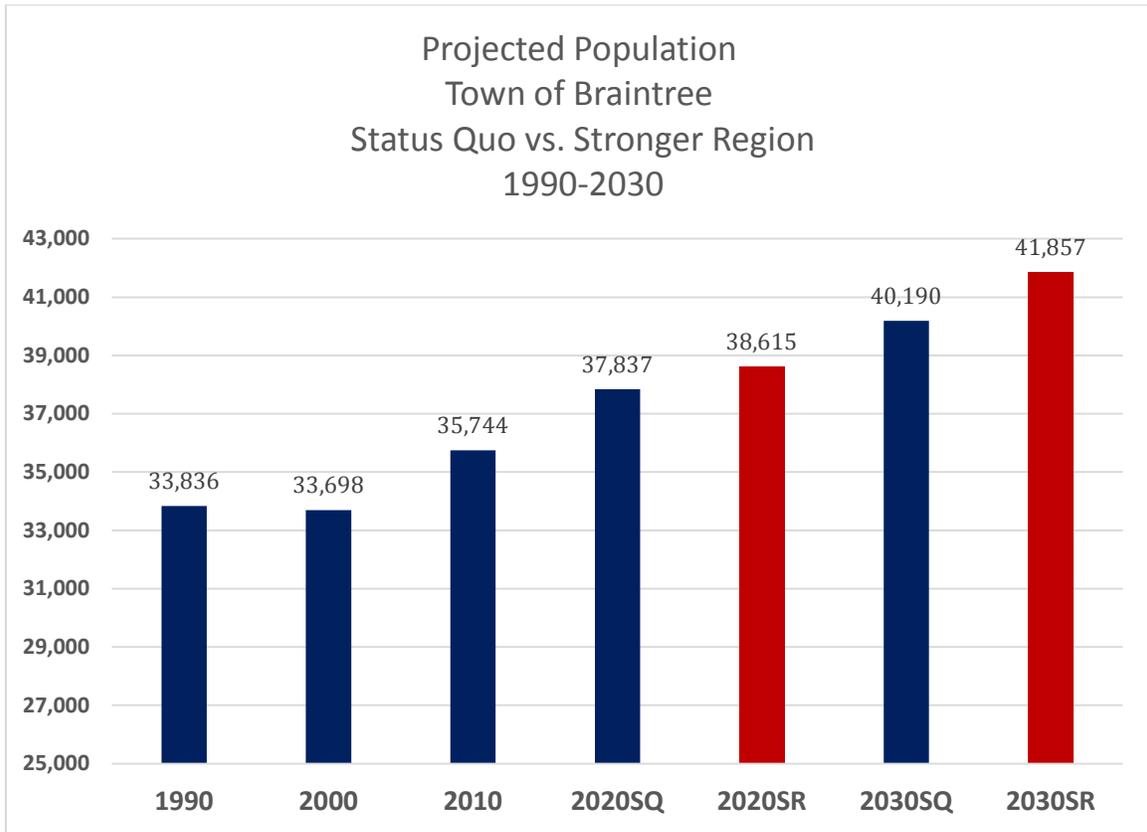
- Due to declining household size, new housing demands will outpace population growth. More single-person households (particularly seniors), more divorced households, and fewer children per family are all drivers behind a predicted 10 percent decrease in household size by 2030, thereby increasing the total number of household units needed.
- Baby Boomers will begin to sell their single- family homes as their housing needs change in the coming decades. These home sales will supply approximately 66 percent of the housing demand for younger families. That younger cohort, however, will likely prefer apartments and condominiums.
- The historical shift away from the urban center and close-in suburbs has been reversing (as in Braintree), and families are now moving back to urban communities and close-in suburbs and staying there. A more diverse, younger population is attracted by job proximity, public transit access, and cultural assets that urban centers can offer.
- Under both the “status quo” and “stronger region” modelling approaches, the MAPC found that the number of school-age children in the region and most municipalities is expected to decrease, following a peak in 2000. As the Baby Boomers move out of their child-rearing years, there are fewer adults to have families throughout the region.

Population Growth

Under both the “status quo” and “stronger region” modelling approach, the MAPC predicts that migration will be a key factor in the population prospects for Braintree. Between 1990 and 2010, Braintree experienced a significant loss in individuals aged 20 to 24 as well as 60 to 74, but an increase in individuals aged 35 to 54. We can estimate that if these residents do not leave Braintree in the coming decades, the town’s population will continue to age. **Figure 20** highlights both model’s projections for population growth from 1990 through 2030.

Accordingly, Braintree’s population is expected to continue to increase modestly in the coming decades. By 2020, MAPC expects there to be somewhere between 2,100 and 2,900 more town residents compared to 2010. This represents a growth rate of somewhere between 6 and 8 percent. By 2030, Braintree’s population is expected to grow by another 2,400 to 3,200 so that fifteen years from now the town’s population will approach 41,000 residents – some 15 percent higher than in 2010.

Figure 20

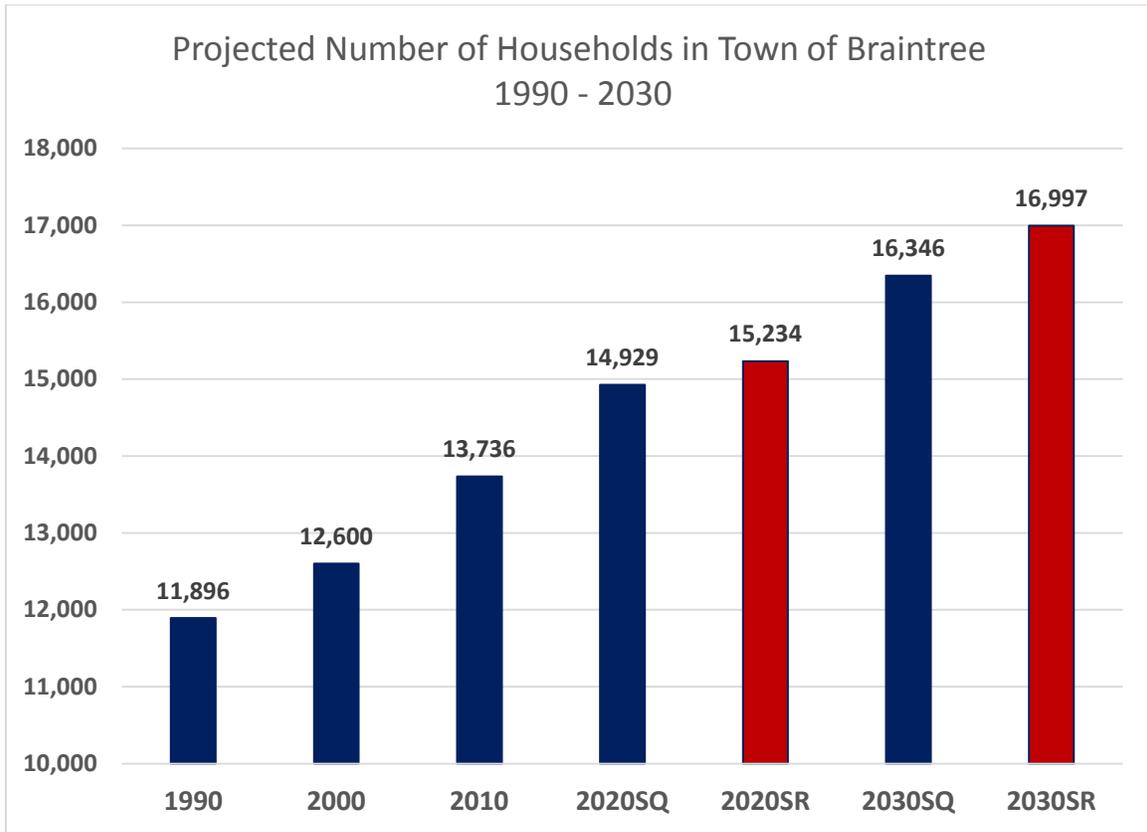


Source: Metropolitan Area Planning Council, *Population and Housing Demand Projections for Metro Boston, Braintree*

Household Growth

As a result of projected population growth and an expected decline in average household size to 2.46 by 2030, the number of households in Braintree is expected to increase by somewhere between 2,600 and 3,260 above 2010 levels (see **Figure 21**). This represents between a 19 and 24 percent growth, suggesting the need for a substantial increase in housing to meet demand.

Figure 21



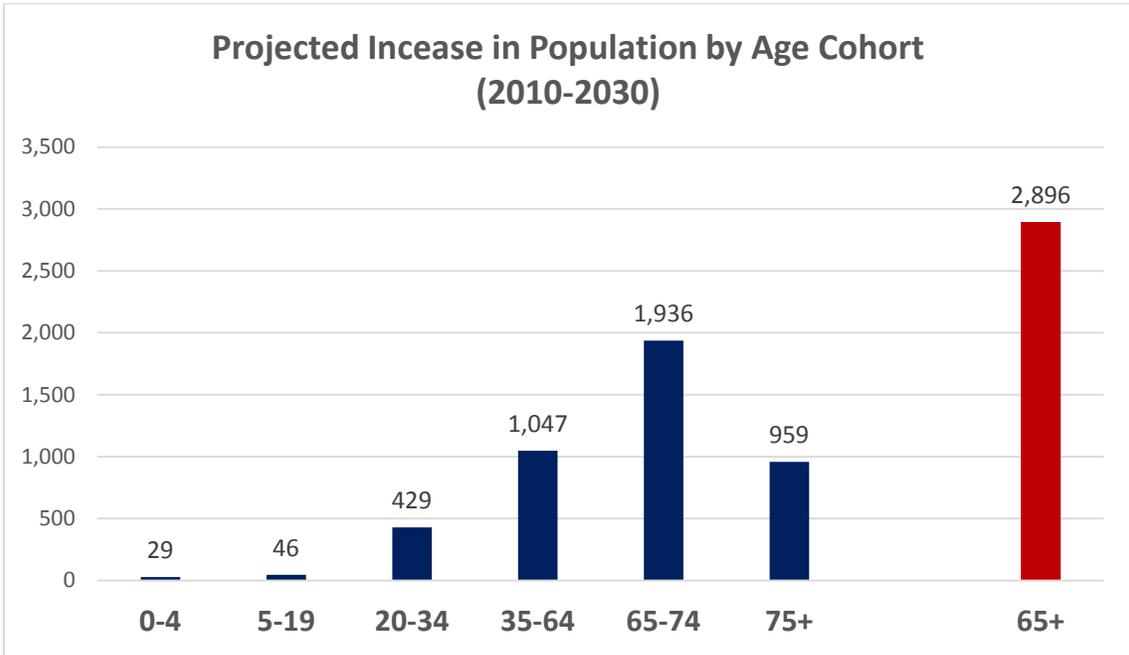
Source: Metropolitan Area Planning Council, *Population and Housing Demand Projections for Metro Boston, Braintree*

Projected Change in Age Cohorts

MAPC predicts that while the overall population for Braintree will increase, the greatest increase by far will be in the over 65 age cohort. Indeed, the Status Quo population projection through 2030 suggests *this older cohort will be responsible for nearly two-thirds (65%) of total population growth* – nearly 2,900 residents out of a total increase of less than 4,500 (see **Figure 22** and **Figure 23**).

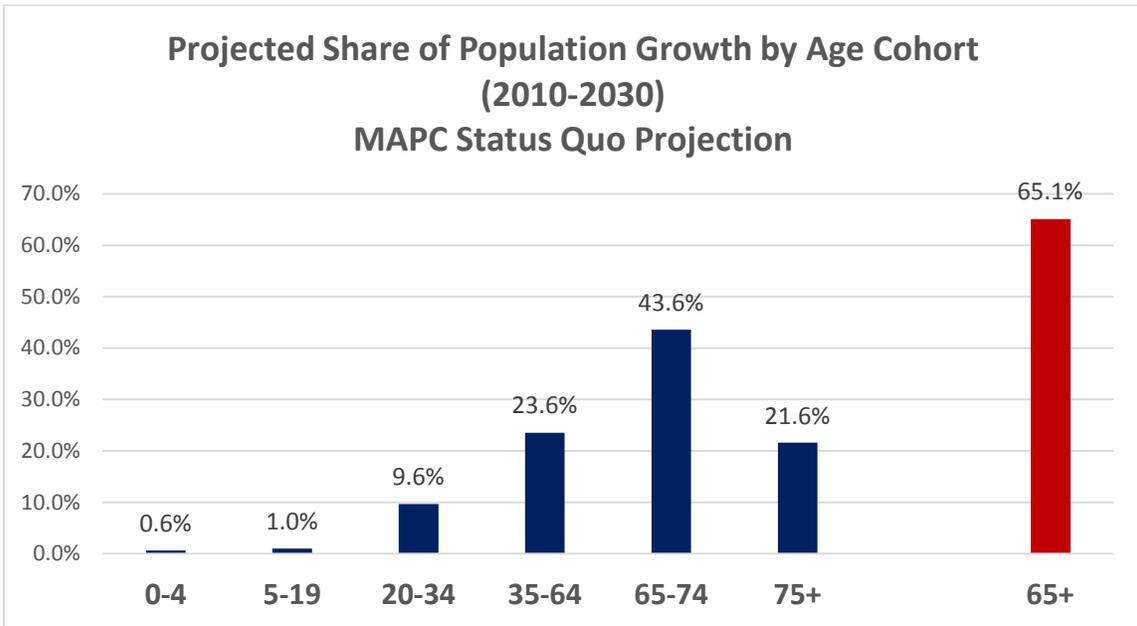
In contrast, these projections suggest that the school age population will increase only modestly.

Figure 22



Source: MAPC Status Quo Projections

Figure 23



Source: MAPC Status Quo Projections

Conclusions – Demographic Profile and Projection for Braintree

The key points of our demographic analysis and projection can now be summarized.

Population Change: Following a rapid population increase between 1930 and 1980, when 36,337 residents lived in Braintree, the 1990s was a decade of declining population. Since then, Braintree's population has been growing again at a modest pace. Between 2000 and 2010, Braintree's population expanded at about twice the rate of both Norfolk County and the Commonwealth of Massachusetts --approximately six percent.

Over the next 15 years, Braintree's population is expected to continue to increase. By 2030, the population could be 17 percent higher than today and 24 percent higher than 2010.

Household Change: This population increase will occur even as household size declines and there will be a change in the types of housing Braintree residents will likely prefer.

Population Aging: Like the rest of Massachusetts, Braintree's population is aging rapidly. *The number of younger residents aged 5-19 has seen a slight increase in the last decade, but it pales in comparison to the 23 percent increase in residents aged 45-64.* When considering Braintree's housing needs and future policy considerations, it is important to note that Braintree's population is aging, and will continue to do so well into the next decades.

Families as a Proportion of Households: While the number of households increased overall, the proportion of families within those households decreased nearly 20 percent between 1980 and 2010, as did the number of families with children under 18. In place of the traditional family, Braintree, like most of Massachusetts and the nation, is increasingly comprised of a diverse arrangement of household types. *This shift in household composition has significant implications for housing policy in Braintree and suggests that despite an increase in overall population, the school age population is expected to increase only modestly.*

Racial & Ethnic Diversity: Like many of Greater Boston area communities, Braintree is growing more diverse. In 1980, over 99 percent of Braintree's residents were white. Today, that figure is down to 87 percent. *Communities like Braintree are seeing rapid increases in minority residents, and will likely continue to experience greater diversity in the coming decades.*

Income Change: Braintree continues to be home to households whose income exceeds the Massachusetts median. Median household income in 2010 was \$81,844, some 22

percent higher than that in the Commonwealth of Massachusetts. Just 5 percent of Braintree's population is living in poverty, as compared to the state's 11 percent.

Educational Attainment: Educational attainment for Braintree's residents is relatively high, with over 45 percent of the population reaching an educational attainment level of an associate's degree or higher.

Changes to Housing Stock: A significant trend for Braintree and the rest of the Greater Boston area is the shift away from single-family homes and toward multi-unit, apartment style living. This shift will serve both the younger working age population that has increased slightly in Braintree, and more importantly, the aging population (ages 45-64 and 65+) who will likely desire smaller, and likely less costly homes if they are to remain in Braintree. Braintree has also seen a significant increase in the number of housing permits issued, particularly following the 2008 financial crisis. *The vast majority of these housing permits have been issued for buildings that will house 5 or more units – a sign that developers are aware of the demographic changes in Braintree*

Median Home Value & Pricing: Median home value in Braintree increased more or less steadily up through 2006. Home selling prices then decreased modestly between 2006 and 2010 and have remained fairly constant since.

Housing Rents: Not surprisingly, median monthly gross rent increased between 1990 and 2010. *Rents will likely continue to increase as the demand for smaller, apartment style living increases amongst older populations and younger, less traditional family units.*

A Few Final Thoughts on Braintree's Demographics

Braintree is a dynamic community facing like Massachusetts municipalities some fundamental changes in its demography over the next fifteen years. This will call for careful planning of the town's future housing stock and likely a shift in public services from those that are focused primarily on school-age children to one that also pays a good deal of attention to the needs of seniors. It may also wish to consider how it can remain a magnet community for younger families in order to retain its vibrancy for generations to come.

Braintree by Census Tract

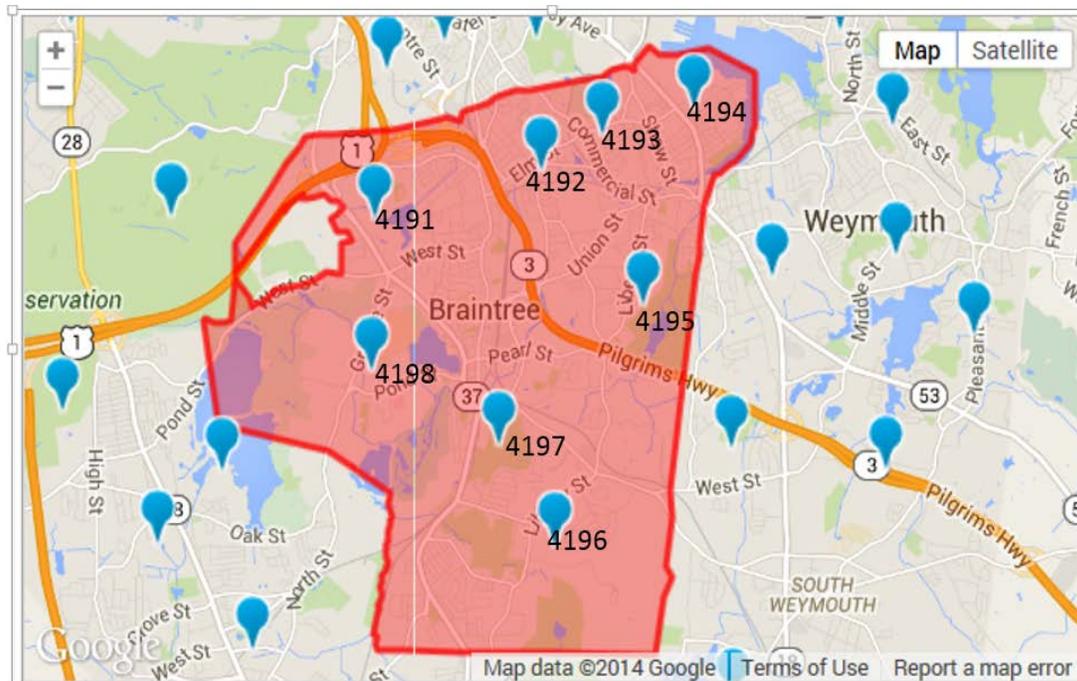
In order to provide a more in-depth snapshot of Braintree's population, we turn to data for the eight census tracts within the town.⁹ Braintree's respective census tracts border the towns of Milton, Weymouth, Holbrook, and Randolph, with the Blue Hills Reservation directly abutting census tracts 4191 and 4198. The eight tracts are:

- 021 4191
- 021 4192
- 021 4193
- 021 4194
- 021 4195
- 021 4196
- 021 4197
- 021 4198

Figure 24 provides a current (2014) map of Braintree with its eight census tracts.

Figure 24

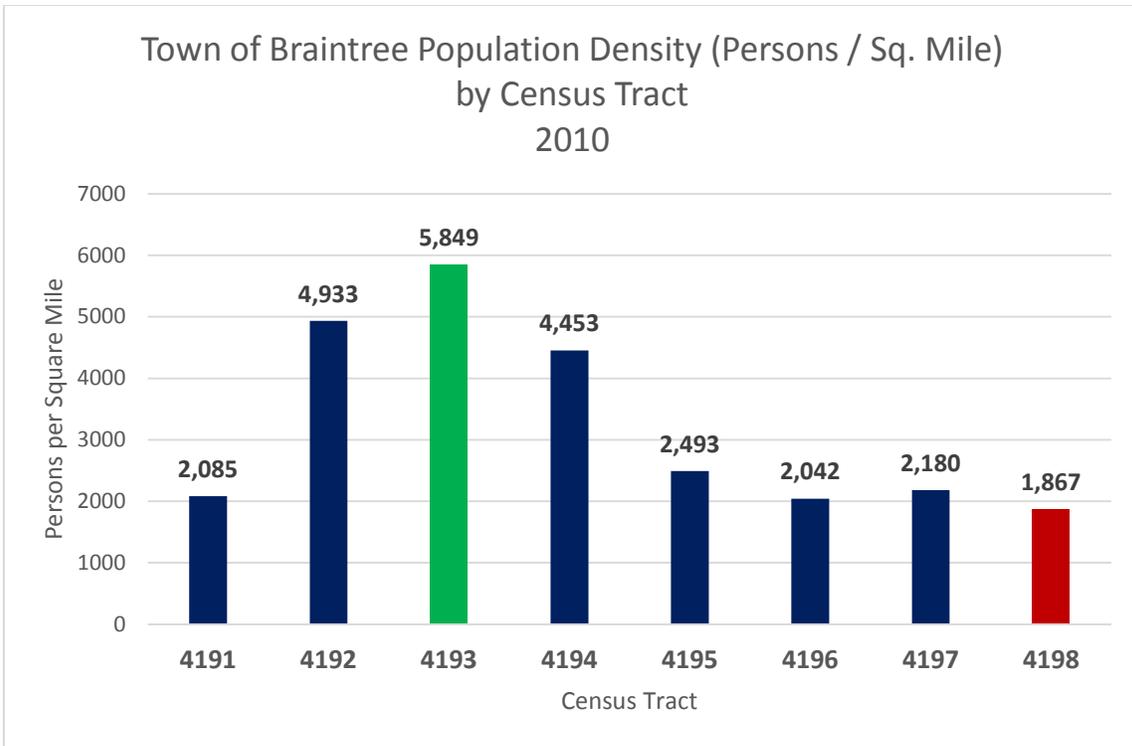
⁹ For these analyses, we have used the most recent data available, from the U.S. Census Bureau's 2006 - 2010 American Community Survey 5-year Estimates, at the census tract level. These data are available online: <http://www.usa.com/braintree-town-ma.htm>



Population Density

As **Figure 25** reveals, population density varies substantially within Braintree. Census tract 4193, with a population density of approximately 5,850 persons per square mile (Green Bar) is approximately three times as dense as the least dense census tract, 4198 (Red Bar), with approximately 1,870 persons per square mile.

Figure 25

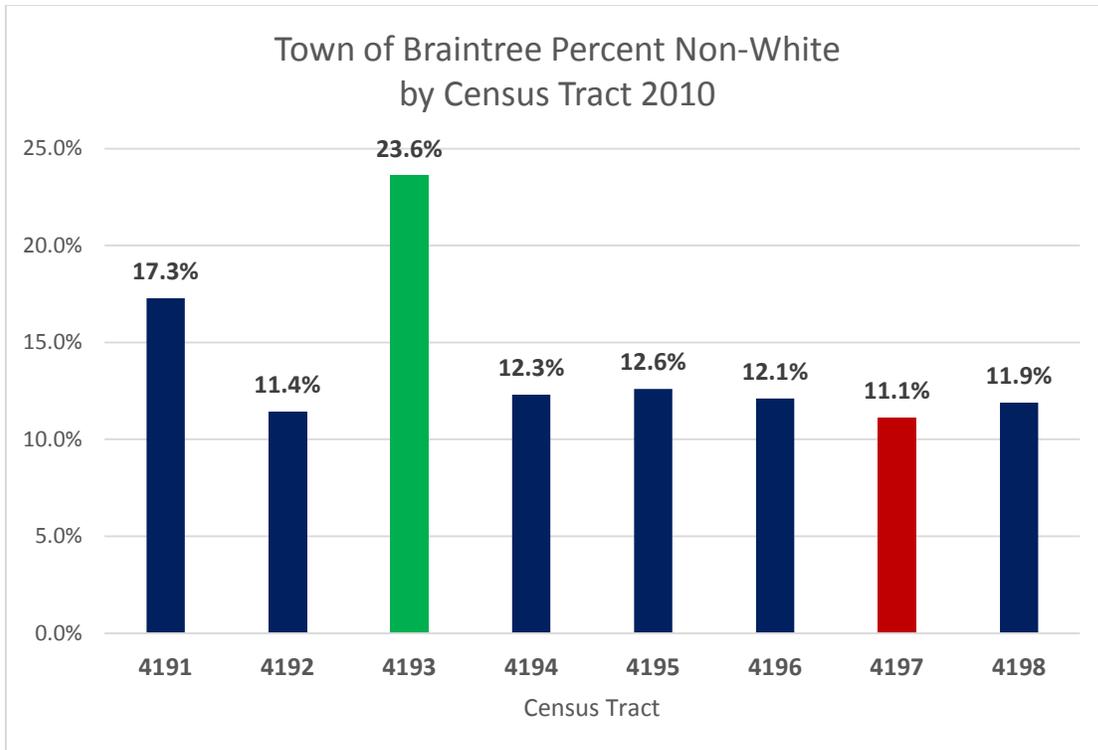


Source: U.S. Census Bureau, 2010

Population Diversity

Diversity varies in conjunction with population density as well, as seen in **Figure 26**. The most dense census tract (4193) is also the most diverse with nearly a quarter of the population identified by the census as “non-white” (i.e. African American, Hispanic, Asian, Native American, or multiracial). Six of Braintree’s eight census tracts have nearly identical shares of racial and ethnic minorities – between 11 and 13 percent in each.

Figure 26

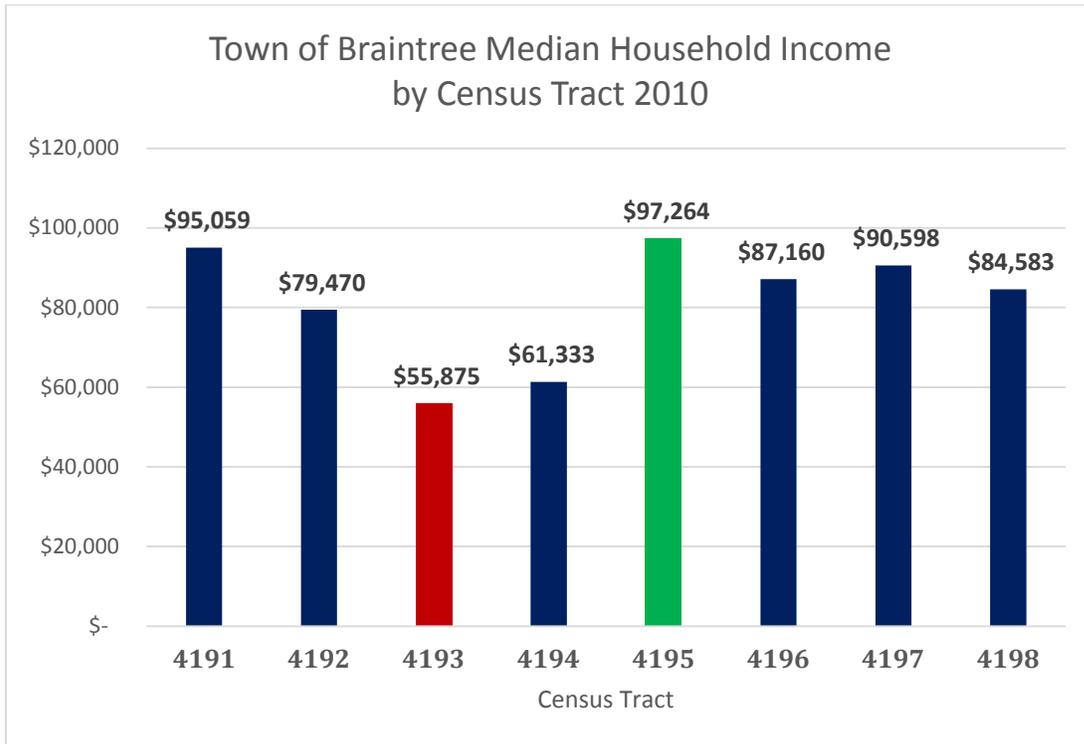


Source: USA.com Census Tract Data for the Town of Braintree

Household Income

Median household varies widely across Braintree’s census tracts. As **Figure 27** shows, household income in the most dense and diverse census tract (4193) is the lowest in town (\$55,875), with the highest income-earning residents residing within census tract 4195 (\$97,264). While the highest income-earning census tract is not the least ethnically or racially diverse, it is among the least densely populated of the eight census tracts.

Figure 27

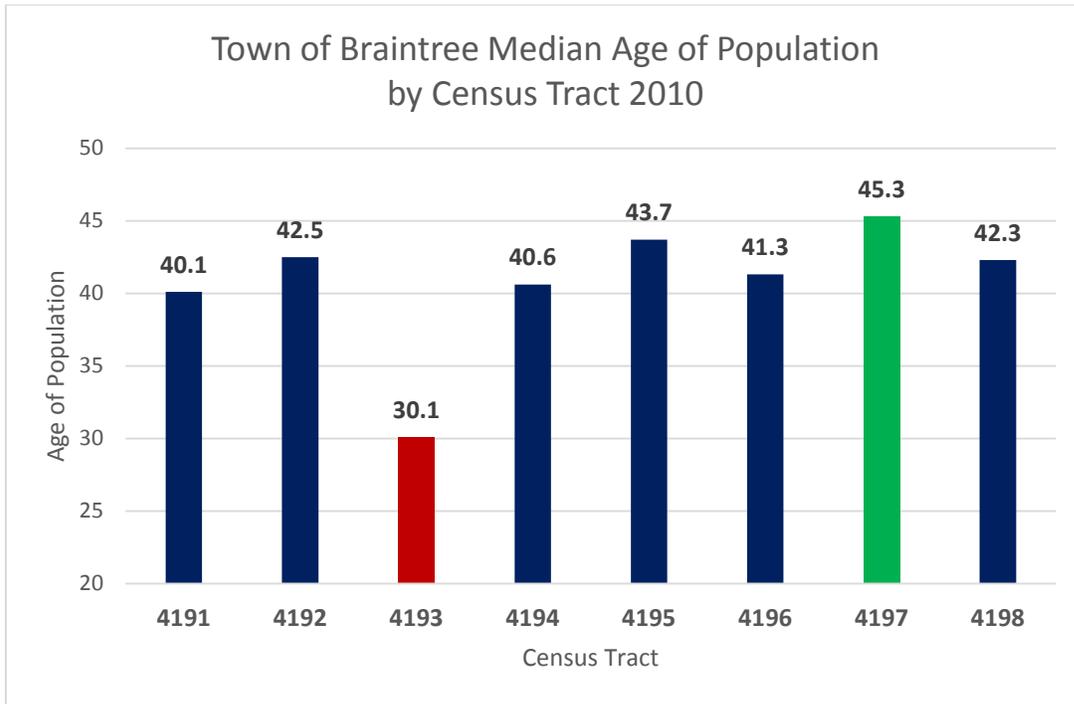


Source: USA.com Census Tract Data for the Town of Braintree

Age Distribution

The variance in median household income is correlated with the age of population in each of Braintree’s census tracts. As **Figure 28** reveals, the median age in the tract with the lowest income (4193) is 30.1 years, while the median age in the wealthiest (4195) is 43.7 years. To the extent that household income increases with age – at least up to retirement – one would expect to see a correlation of age and income. Braintree’s total age distribution does not vary too widely, however, and it is interesting to note that only census tract 4193 is notably younger than the remaining tracts. Given that this is also the most ethnically diverse tract, tract 4193 could have a higher proportion of young families with children, or individuals at the start of their careers.

Figure 28

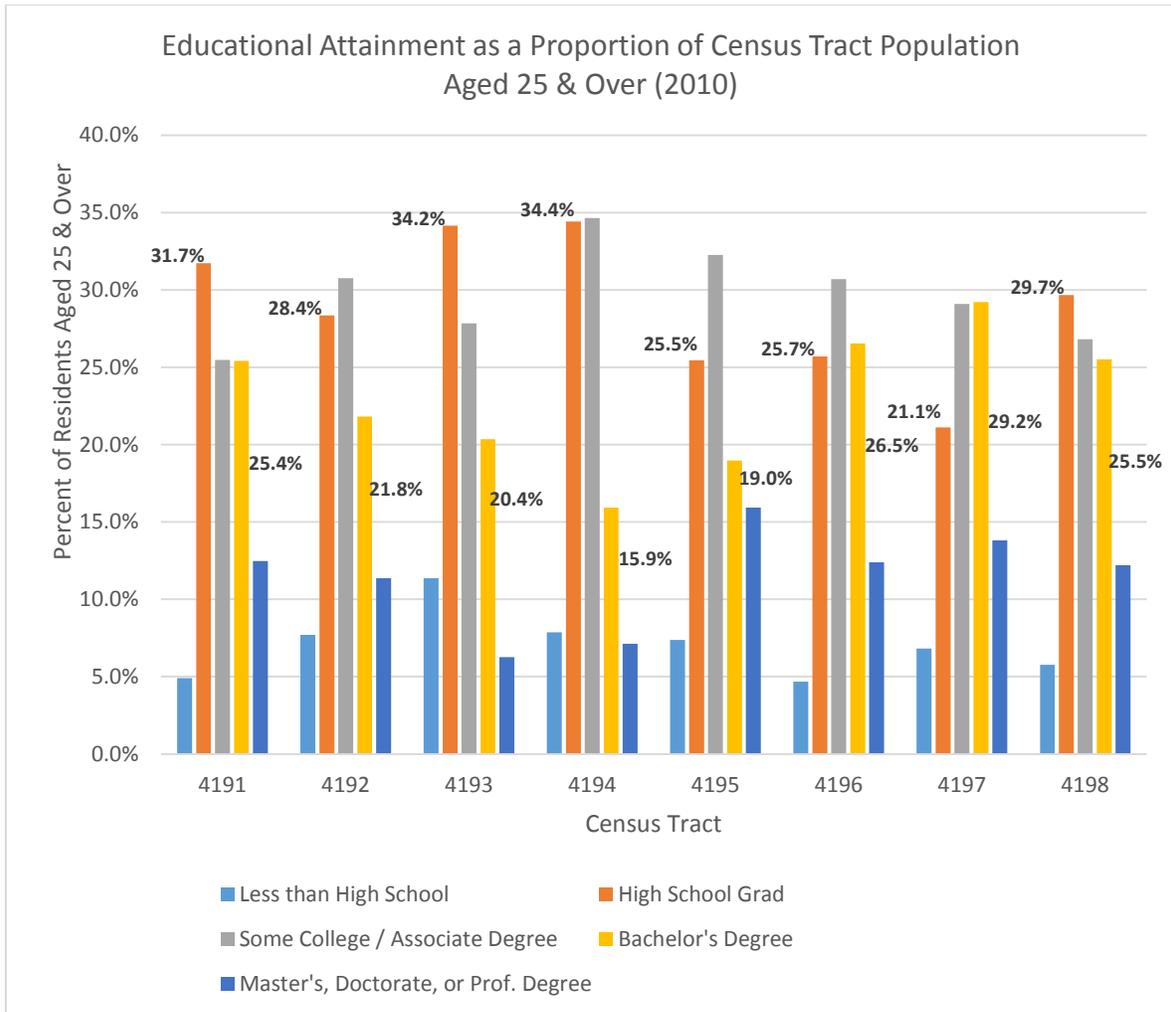


Source: USA.com Census Tract Data for the Town of Braintree

Educational Attainment

Figure 29 reveals the proportion of individuals aged 25 and older by level of educational attainment. As can be seen, educational attainment across the census tracts varies considerably and helps to explain the variance in income across Braintree’s census tracts. Tract 4193 has the highest proportion of adults with no more than a high school diploma. This tract also has the youngest population, the largest non-white cohort, and the lowest median household income. Census tract 4195 has the highest education level and not surprisingly the highest income.

Figure 29

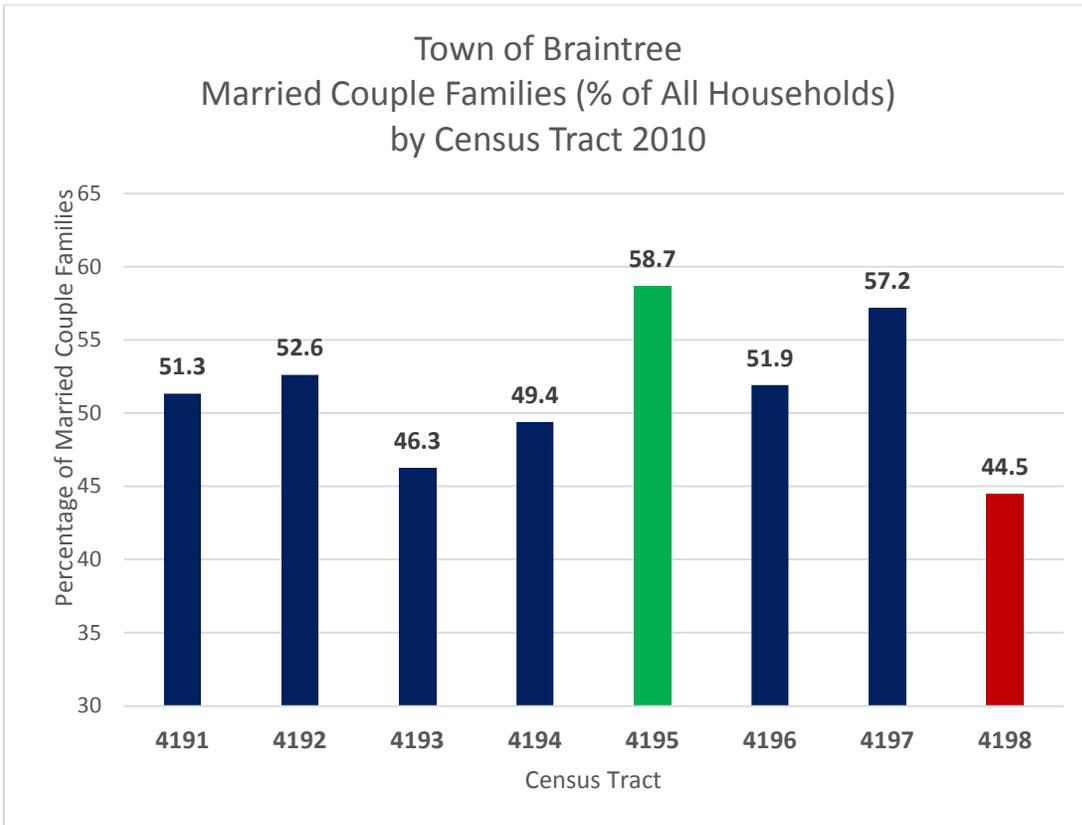


Source: USA.com Census Tract Data for the Town of Braintree, Based on 2008-2012 Data

Household Type

As **Figure 30** demonstrates, Braintree's best educated and most prosperous census tract (4195) also is home to the largest proportion of married household couples (58.7%). Census tract 4193, 4194, and 4198 are neighborhoods where less than a majority of the households are comprised of married couples.

Figure 30



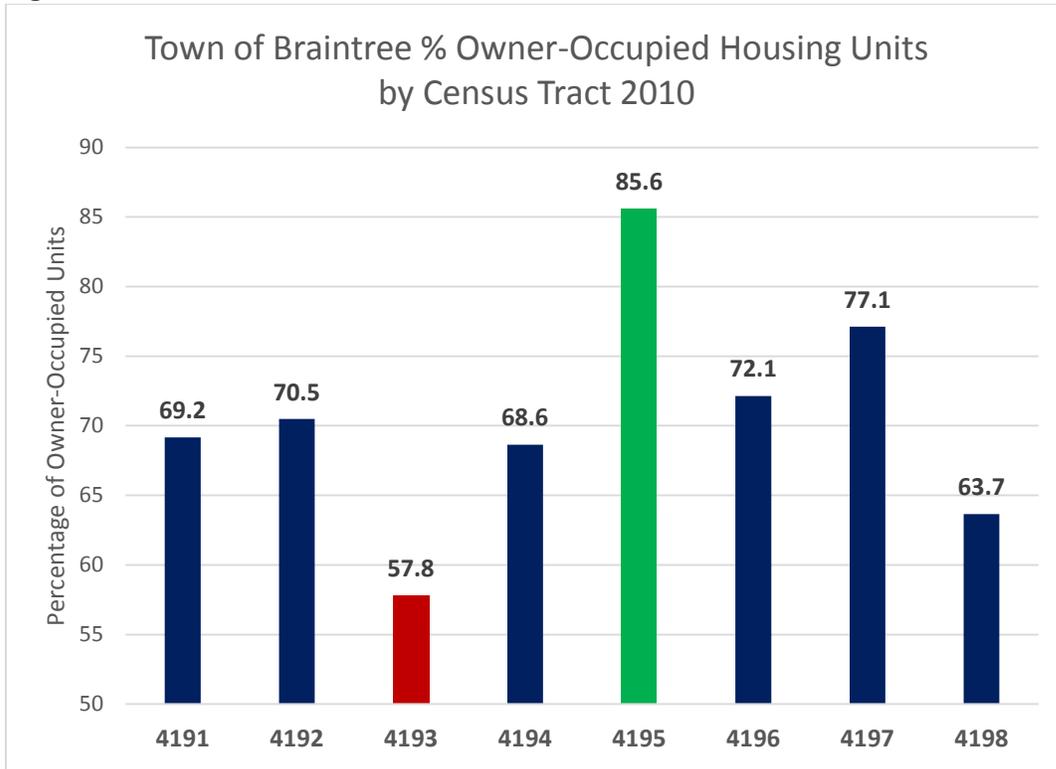
Source: USA.com Census Tract Data for the Town of Braintree

Housing Characteristics of Braintree Neighborhoods

Owner-Occupied Housing v. Rental Housing

As **Figure 31** reveals, there is substantial variation in the type of housing tenure across the census tracts. In census tract 4195, more than 85 percent of the housing stock is owner-occupied. By contrast, this is true of less than 58 percent of the housing units in census tract 4193, the youngest, most diverse, and lowest-earning of the census tracts. More than 40 percent of the housing units in tract are renters.

Figure 31



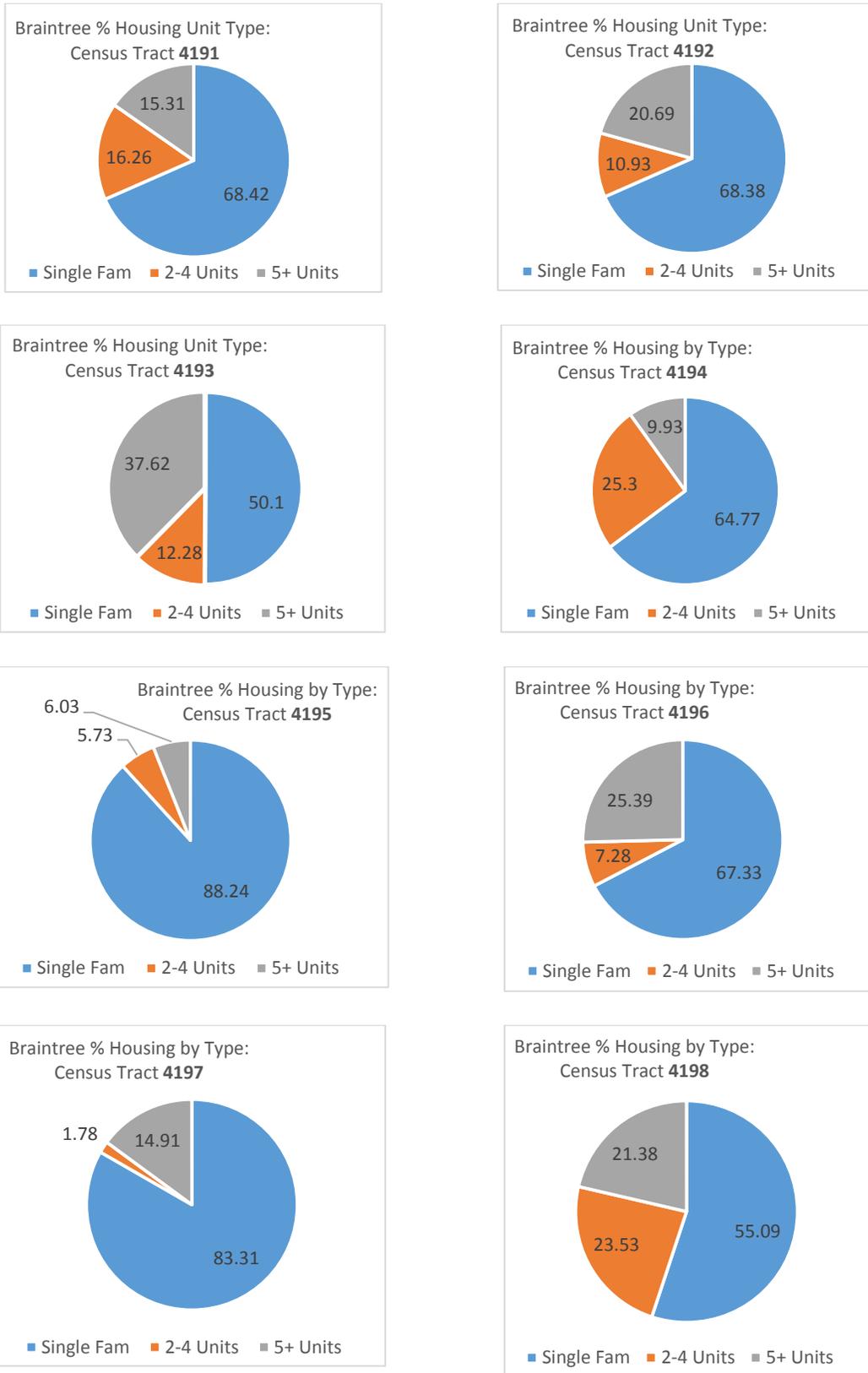
Source: USA.com Census Tract Data for the Town of Braintree

Single-Family vs. Multi-Unit Housing

Figure 32 provides additional information about the type of housing units in each of Braintree’s census tracts for 2010. As we see here, there is also substantial variation along this measure. The percentage of single-family housing units is shown in blue. The remaining housing units in grey and / or orange are in multi-unit structures. Note that the youngest, lowest income census tract, 4193, has the largest proportion of 5 or more unit buildings. Indeed, it is also the tract with significantly less single-family homes.

In contrast, nearly 90 percent of the housing stock in tract 4195 is comprised of single-family homes. Census tract 4197 is likewise a neighborhood overwhelmingly single-family.

Figure 32

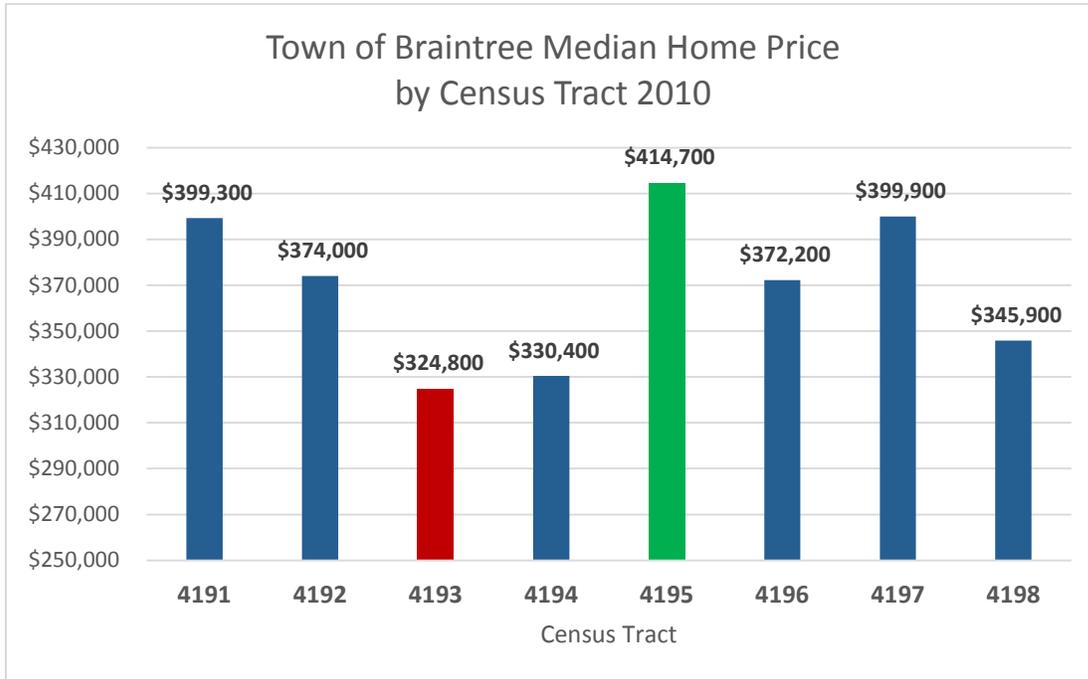


Source: USA.com Census Tract Data for the Town of Braintree

Home Prices

Median single-family home prices in Braintree also varies substantially across the census tracts, as we can see in **Figure 33**. As anticipated, the highest median home price is in the highest-earning census tract, 4195, and the lowest home price is in the lowest-earning census tract, 4193. Lowest median home price in 2010 was \$324,800.

Figure 33



Source: USA.com Census Tract Data for the Town of Braintree

Summarizing the Census Tract Data for Braintree

Table 1 summarizes all of these census tract data for 2010, providing a reasonable snapshot of the nature of Braintree’s population and housing stock options. At one end, census tract 4193 is the most racially and ethnically diverse population, with the youngest residents and the lowest income. At the other end, census tract 4195 houses the second oldest residents with the highest wages and median home sale prices.

Table 1: Characteristics of Braintree’s Census Tracts

| | 4191 | 4192 | 4193 | 4194 | 4195 | 4196 | 4197 | 4198 |
|-------------------------|------------------------------|------|------|------|------|------|------|------|
| | 1 = Highest ----- 8 = Lowest | | | | | | | |
| Population Density | 6 | 2 | 1 | 3 | 4 | 6 | 5 | 8 |
| Racially Diverse | 2 | 7 | 1 | 4 | 3 | 5 | 8 | 6 |
| Median Household Income | 2 | 6 | 8 | 7 | 1 | 4 | 3 | 5 |
| Mean Age | 7 | 3 | 8 | 6 | 2 | 5 | 1 | 4 |
| Married Couple Families | 5 | 3 | 7 | 6 | 1 | 4 | 2 | 8 |
| Median Home Price | 3 | 4 | 8 | 7 | 1 | 5 | 2 | 6 |
| Owner-Occupancy Rate | 5 | 4 | 8 | 6 | 1 | 3 | 2 | 7 |

Overall Conclusions: Braintree's Future

Braintree is an extremely appealing community that will continue to attract a diverse population of new households while many of its aging households will likely choose to remain in town even after they decide to retire. With its convenient transportation and good schools, Braintree remains a destination for younger families as well as baby boomers.

To assure this balanced growth, Braintree will need to assure a steady increase in housing production including continued construction of multi-unit apartment and condominium style buildings as well as permit the development of accessory apartments in single-family homes which may appeal especially to a demographic of younger millennials and retirees.