



SOMERVISION2040

Sustainability • Diversity • Opportunity • Connectivity • Community

Steering Committee Data Guide Prepared by SomerVision Staff May 2019

This guide is intended to provide background context for working groups and includes data on Somerville’s:

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Things to keep in mind about Census data:

The U.S. Decennial Census is considered a full population survey, while the American Community Survey (ACS) data are estimates with margins of error based on sampling. Margins of error are noted in this report in parentheses, e.g. (± 5.5) and on charts using error whisker bars. The most recent Census was conducted in 2010 and the most recent and comprehensive ACS estimates are the five-year average estimates for 2013-2017.

Race and ethnicity are self-reported

Somerville has eight hard-to-count Census tracts

The self-response rate was lower than 73% in the 2010 Census.

Some populations are typically undercounted

These include: young children, people of color, low-income households, linguistically isolated households, frequent movers, foreign-born residents, households below the poverty line, large (i.e. overcrowded) households, low educational attainment households, and single-parent headed households. Learn more at: <https://www.censushardtocountmaps2020.us/>



If you’d like to dive deeper into Somerville data, here are some additional resources:

Data Portals:

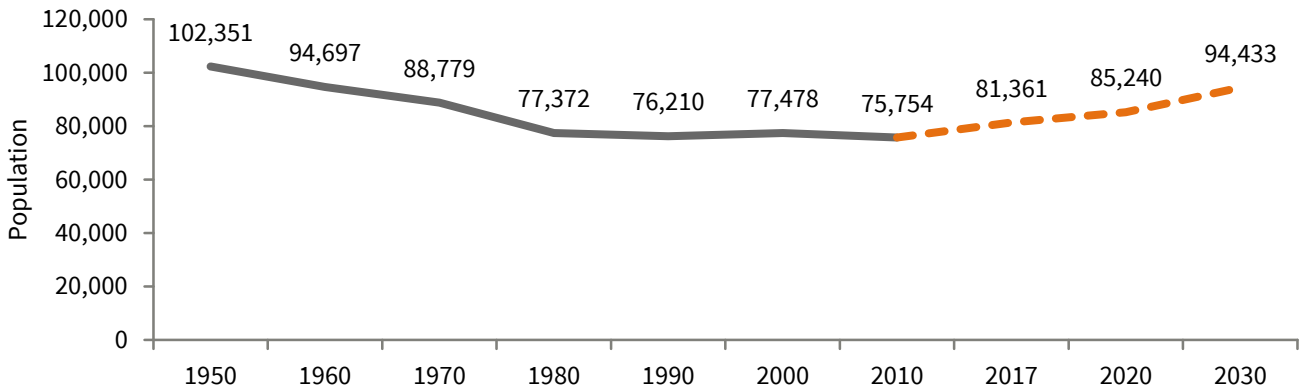
- [MAPC Data Common](#)
- [Somerville Open Data](#)
- [MassGIS](#)
- [U.S. Census FactFinder](#)

Somerville Specific Reports:

- [Somerville Learning 2030](#)
- [Climate Forward](#)
- [Linkage Nexus Study](#)
- [Talent Equity Playbook](#)
- [SomerVision Progress](#)



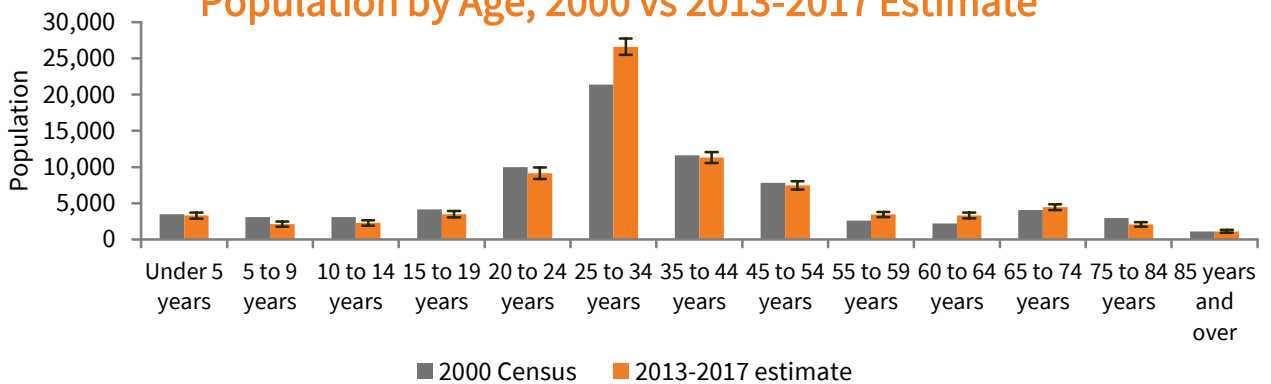
Somerville Population Trends and Projections



Somerville’s population is increasing: After several decades of population decline, the 2017 population estimate shows a population increase of 6.9% from 2010. This increase is in line with the Metropolitan Area Planning Council’s (MAPC) Stronger Region population projections. MAPC estimates that the population will increase to over 85,000 by 2020 and nearly 95,000 by 2030.

Source: U.S. Census Bureau Decennial Census (1950-2010) and American Community Survey (ACS) 1-Year Estimate (2017), MAPC Population & Housing Demand Projections for Metro Boston (2020, 2030)

Population by Age, 2000 vs 2013-2017 Estimate



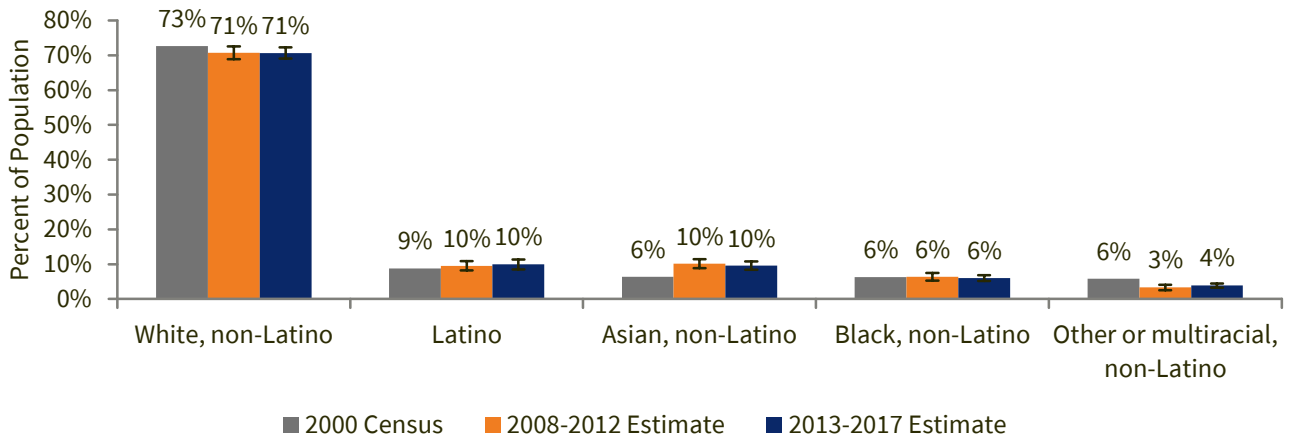
Somerville’s population is young: The median age is 31.5 years old and this has remained steady around 31 years old since 2000. Between 2000 and 2013-2017, the biggest age group change occurred for the 25 to 34 year old cohort, which increased by an estimated 5,245 people.

Source: U.S. Census Bureau Decennial Census (2000) and American Community Survey 5-Year Estimates (2013-2017)

Percent change in population under 18 years old since 2000:
-20% (±5.2%)

Percent change in population over 65 years old since 2000:
-6% (±5.5%)

Population by Race and Ethnicity Since 2000



Approximately 71% of Somerville’s population identifies as white, non-Latino: There was no statistically significant change in the distribution of race and ethnicity among Somerville’s population between the 2008-2012 and 2013-2017 estimates. However, since 2000 there has been an increase in the Latino and Asian populations.

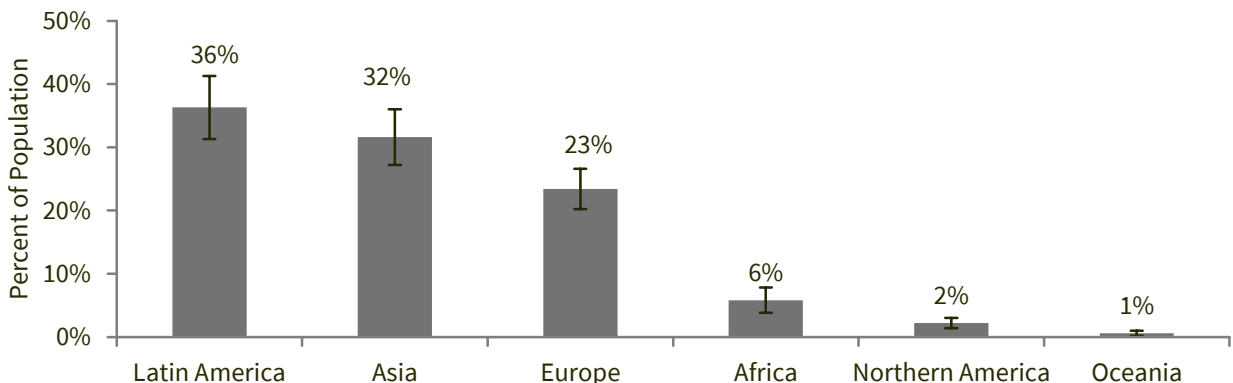
Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017 and 2008-2012) and Decennial Census (2000),

Foreign-Born Population

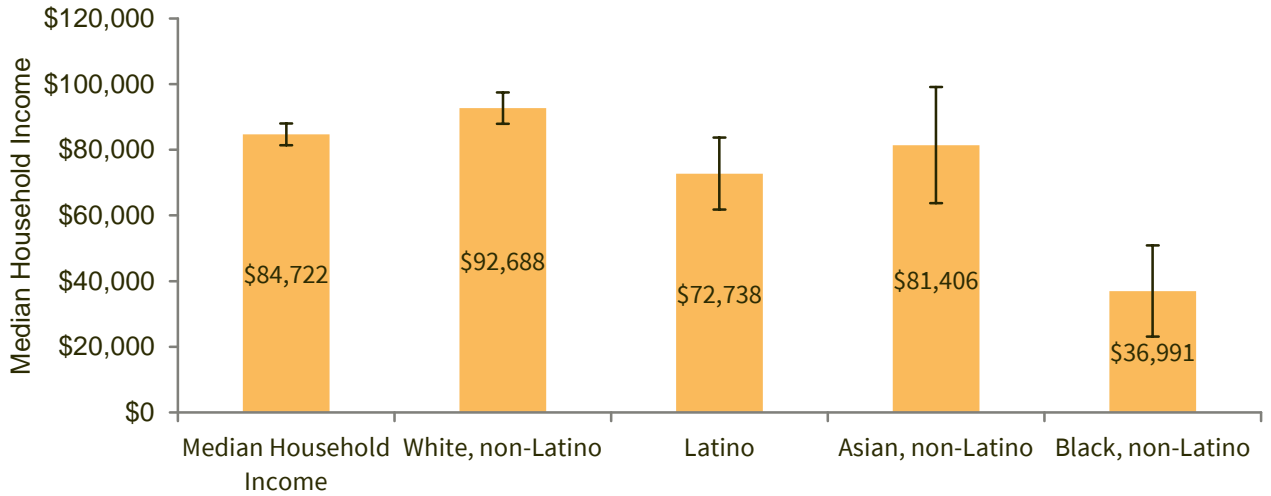
Somerville’s foreign-born population is decreasing: According to the 2013-2017 estimates, approximately 24% of the population is foreign born, a decrease from 29% during the 2000 Census. An estimated 77% of the foreign born population entered the United States prior to 2010.

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017) and Decennial Census (2000).

Foreign Born Population by Region of Birth



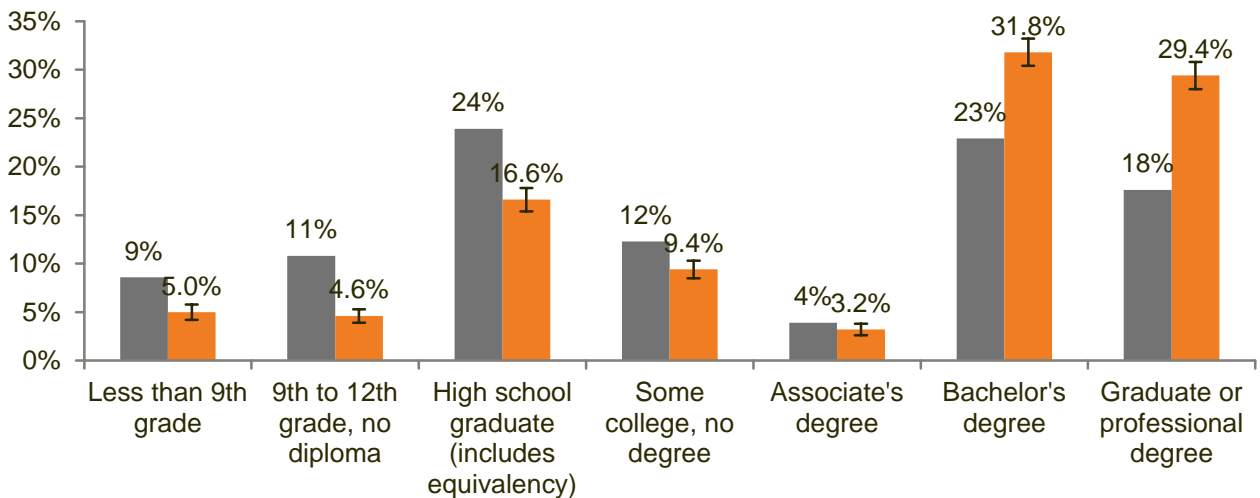
Median Household Income Estimate 2013-2017



The Median Household income is \$84,722 (\pm \$3,312), but there are disparities by race and ethnicity: Black households in Somerville have a median income of \$36,991 while white, non-Latino households have an estimated median income of \$92,688.

Source: U.S. Census Bureau American Community Survey 5-Year Estimate (2013-2017)

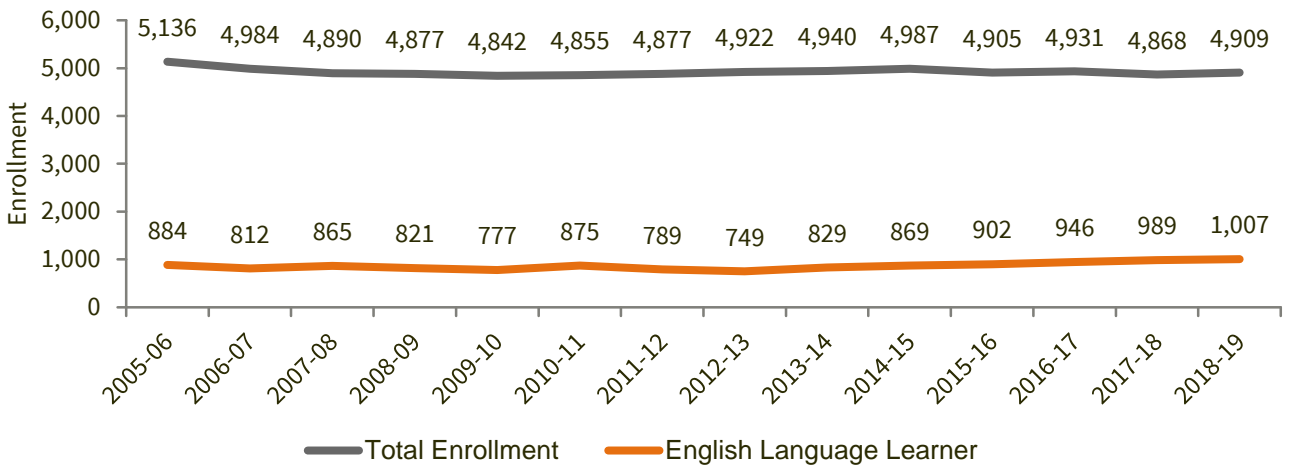
Educational Attainment for Population 25 Years and Older 2000 Census and 2013-2017 Estimate



Somerville's population is becoming more educated: Approximately 60% of Somerville residents 25 years and older have obtained a bachelor's degree or higher. This is an increase from 40% in the 2000 Census.

Source: U.S. Census Bureau American Community Survey 5-Year Estimate (2013-2017) and Decennial Census (2000).

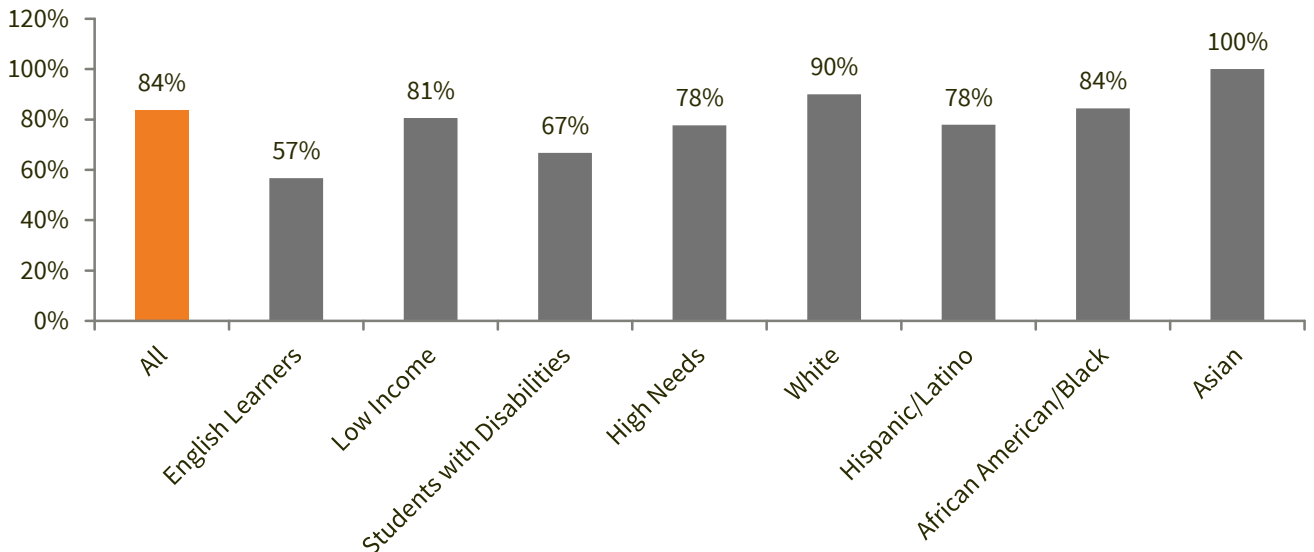
School District Enrollment 2005-2019



School district enrollment has remained relatively steady since 2005: Although overall enrollment has remained steady, student sub-populations have fluctuated. For example, the number of English language learner students has increased 13% since 2005.

Source: Massachusetts Department of Elementary and Secondary Education

Percent of Students who Graduated within 4 Years, 2017-18



84% of Somerville students graduated high school within 4 years, but there are disparities between student populations: For example, English language learners and students with disabilities graduated at 57% and 67% respectively. .

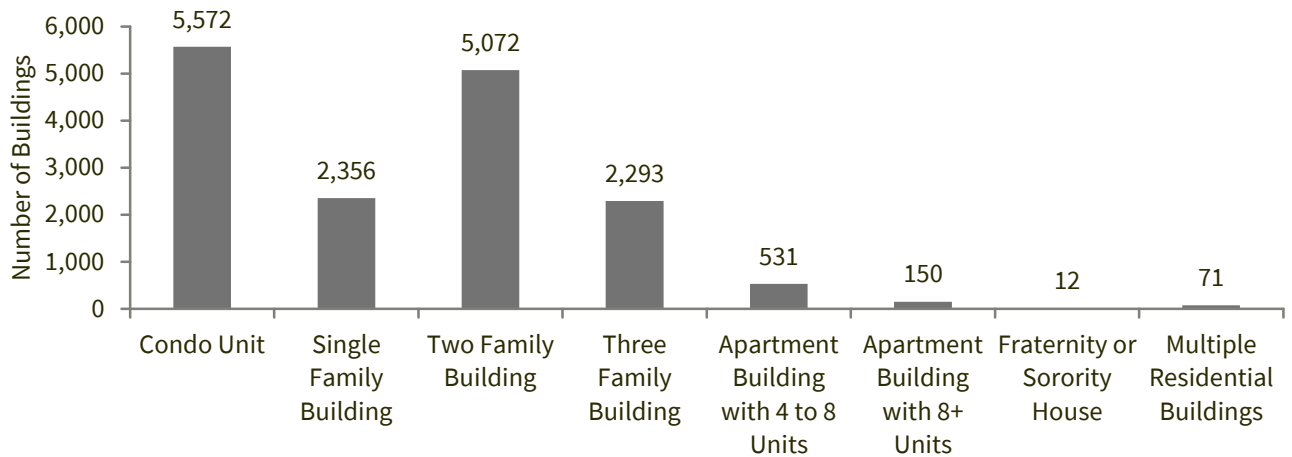
Source: Massachusetts Department of Elementary and Secondary Education

Housing Units

Somerville has an estimated 32,453 housing units, with an average household size of 2.37 people: Somerville's average household size is slightly lower than the average for Massachusetts (2.53 persons), comparable to Boston, Arlington, and Medford, and higher than Cambridge (2.12 persons).

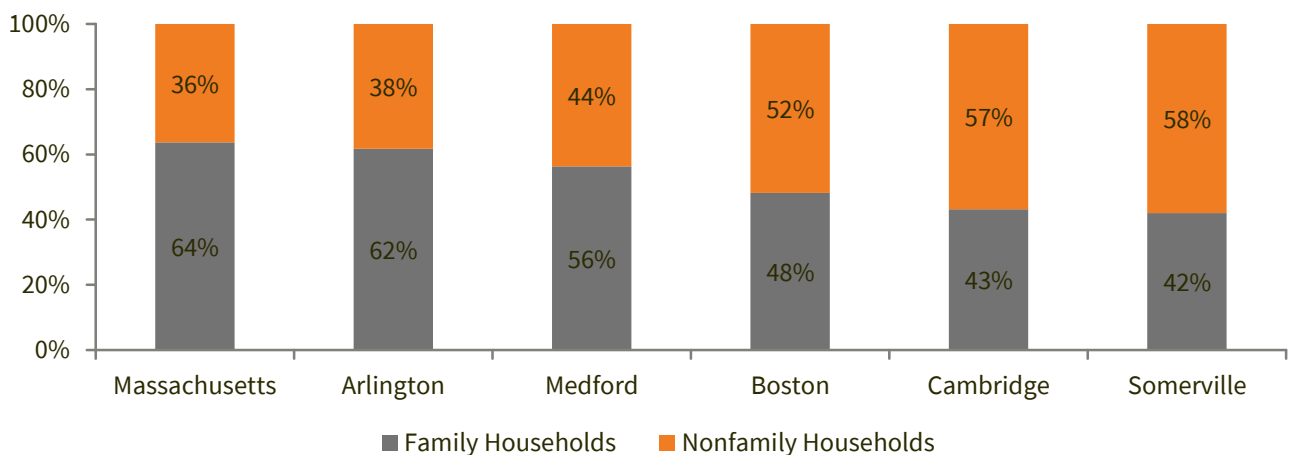
Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017).

Residential Buildings by Type, 2019



Source: 2019 City of Somerville Tax Assessor's data, SomerStat analysis

Households by Type, 2013-2017 Estimates

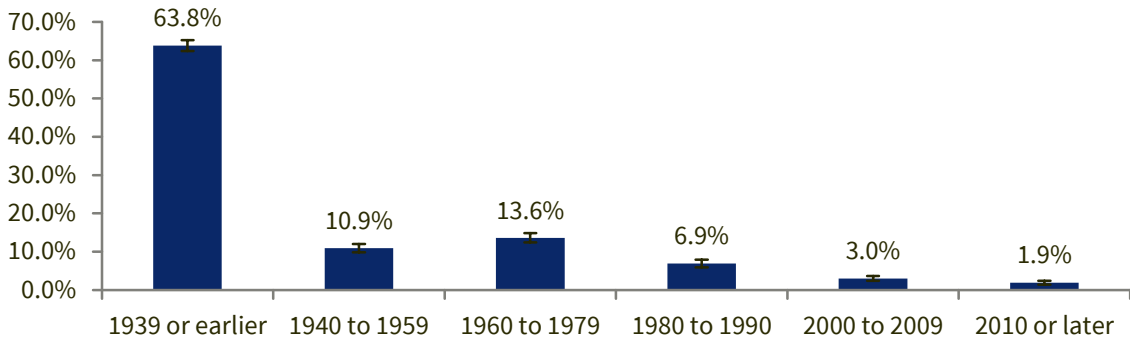


An estimated 42% of Somerville's households are family

households: This has decreased slightly from 46.5% in the 2000 Census. Also, Somerville's proportion of family households is lower compared to the neighboring municipalities and Massachusetts (64%).

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017), Decennial Census (2000).

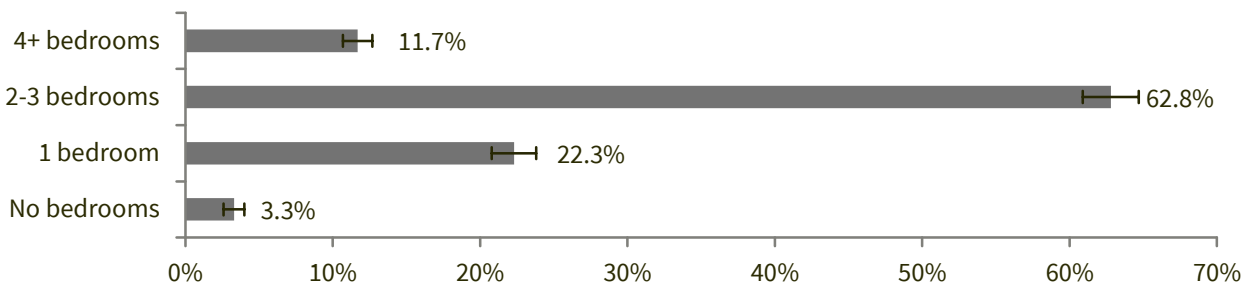
Occupied Housing Units by Year Built, 2013-2017 Estimate



Somerville's housing stock is old: According to the 2013-2017 estimates, nearly two-thirds of Somerville's housing stock was built prior to 1939.

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017).

Occupied Housing Units by Number of Bedrooms, 2013-2017 Estimate



Nearly two-thirds of Somerville's housing units have two or three bedrooms: However, only an estimated 11.7% of housing units have four or more bedrooms.

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017).

Affordable Housing Units

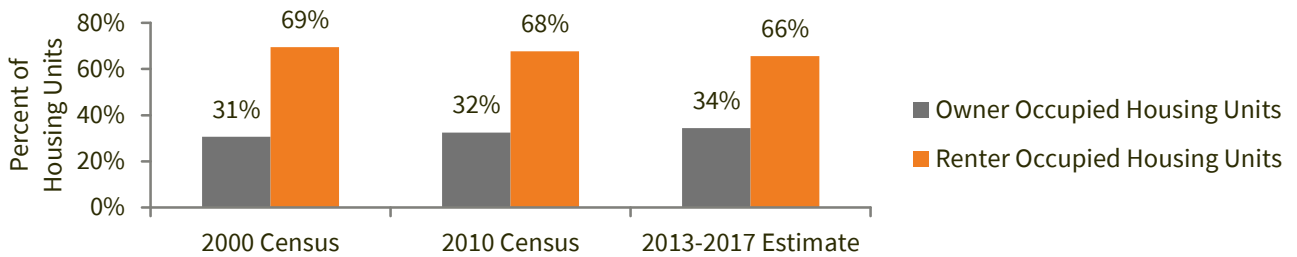
As of February 2019, Somerville has 3,536 affordable housing units (subsidized + inclusionary): This represents approximately 10% of the total housing stock. These units are:

- 97% rentals and 3% ownership
- 93% subsidized and 7% inclusionary; of the 3,273 subsidized units:
 - 44% of units are for families
 - 47% of units are for elderly and/or adult disabled

In addition, the Somerville Housing Authority administers 1,043 mobile vouchers, 431 of which are currently utilized in Somerville

Source: City of Somerville Housing Division Affordable Housing Inventory, SomerStat Analysis.

Owner vs. Renter Occupied Housing Units, 2000 vs. 2013-2017 Estimate

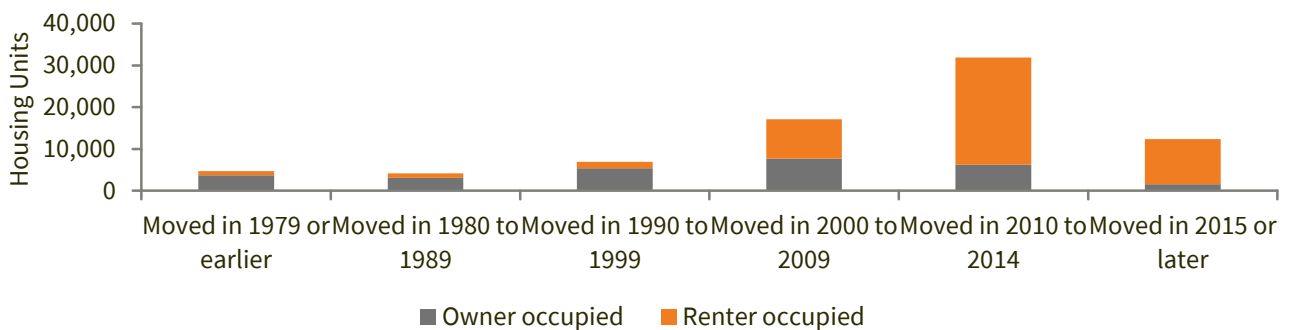


Approximately 66% of occupied housing units are renter

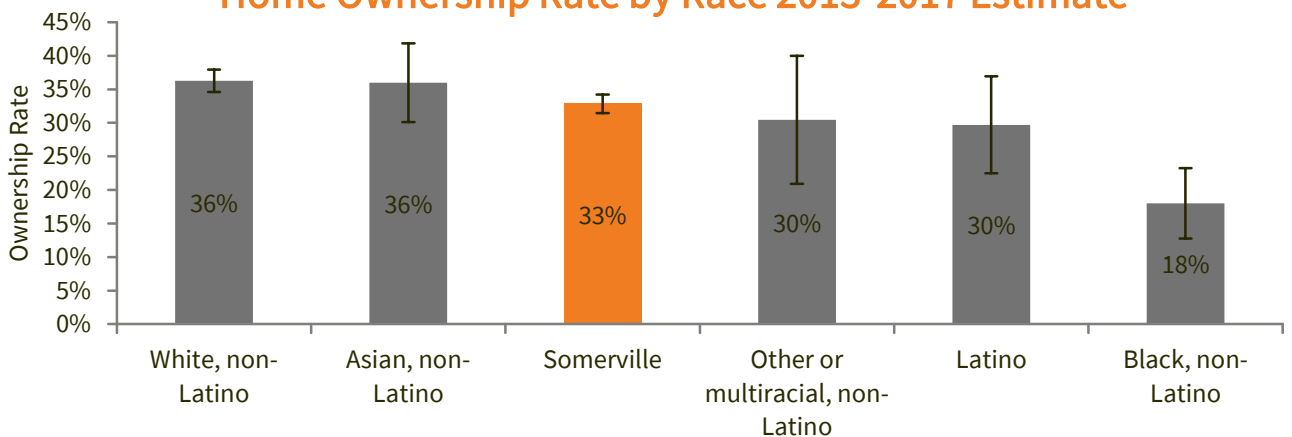
occupied: The share of renter occupied units has decreased slightly since 2000.

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017) and Decennial Census (2000).

Length of Time Lived in Current Housing Unit, 2013-2017 Estimate



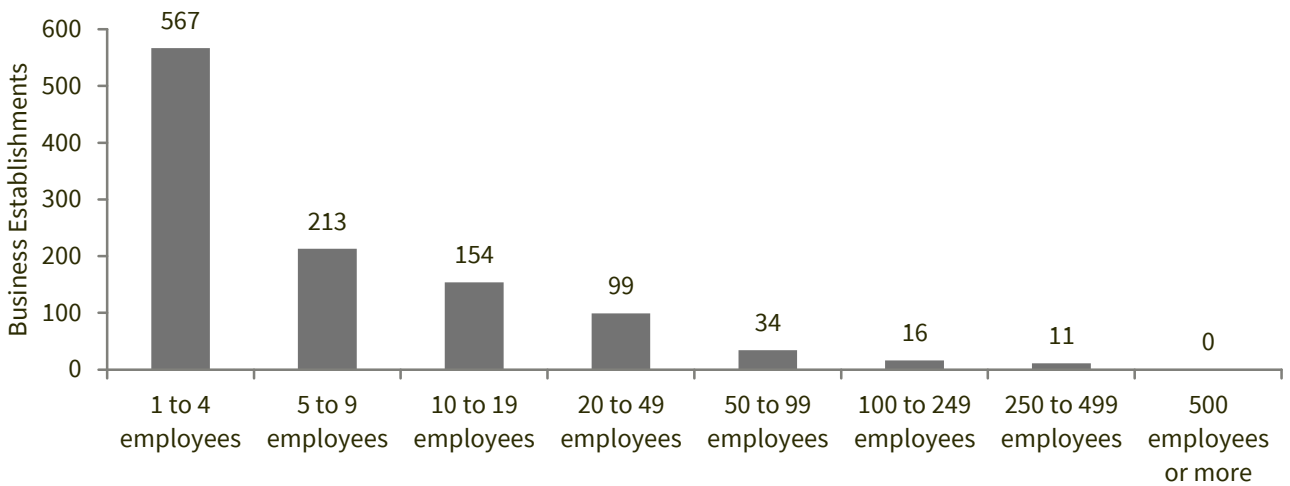
Home Ownership Rate by Race 2013-2017 Estimate



Home ownership among Black householders is estimated to be significantly lower compared to other groups : Overall, Somerville householders have a 33% ($\pm 1.39\%$) home ownership rate, while Black, non-Latino households have an 18% ($\pm 5.24\%$) home ownership rate.

Source: U.S. Census Bureau American Community Survey (ACS) 5-Year Estimate (2013-2017).

Somerville Businesses by Number of Employees in 2016



Somerville has 1,094 businesses, 52% of which have fewer than four employees: Somerville’s largest employers have 250 to 499 employees, but only 11 businesses fall into this category.

Source: ZIP Code Business Statistics: Zip Code Business Patterns by Employment Size Class (2016)

Top 10 Job Industries, 2015

Industry	Share of Somerville Jobs
Health Care and Social Assistance	21.6%
Retail Trade	15.4%
Accommodation and Food Services	11.4%
Administration & Support, Waste Management and Remediation	8.1%
Professional, Scientific, and Technical Services	7.2%
Other Services (excluding Public Administration)	7.2%
Educational Services	5.0%
Public Administration	4.7%
Transportation and Warehousing	4.1%
Manufacturing	3.4%

Healthcare accounts for 22% of Somerville's employment: It is followed by retail trade (15%) and Accommodation and food Services (11%). Somerville has a higher concentration of these jobs than Middlesex County and Massachusetts as a whole.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2015).

Industries with the largest job growth 2005-2015:

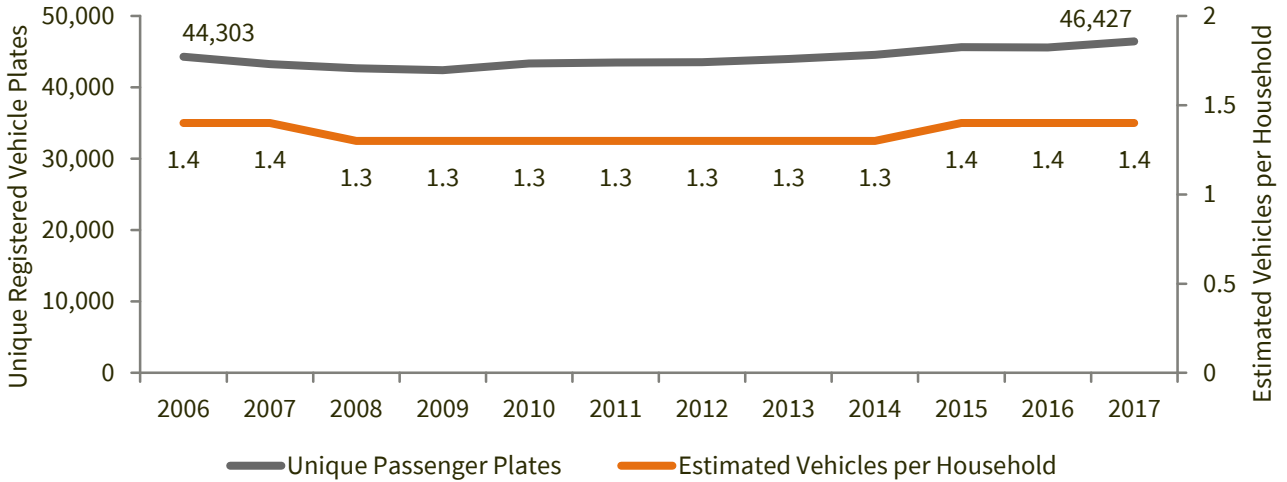
- Food services
- Ambulatory health care services
- Computer systems design

Projected New Development and Employment by Use and Industry, 2018 to 2027

Use/Tenant Type	Projected Square Feet	Square Feet per Employee	Estimated New Employment
Office Tenants			
Computer Systems Design and Related Services	336,000	200	1,680
Insurance	84,000	200	420
Research and Development Services	336,000	440	764
Employment Services	84,000	200	420
Software Publishers	168,000	200	840
Data Processing and Related Services	84,000	200	420
Doctor's Offices	168,000	200	840
Advertising and Related Services	84,000	200	420
Individual and Family Services	84,000	200	420
Architecture and Engineering Services	84,000	200	420
Other Professional and Technical Services	84,000	200	420
Management of Companies and Enterprises	84,000	200	420
Retail and Ground Floor Tenants			
Food and Beverage Stores	63,000	500	126
Pharmacy	21,000	500	42
General Merchandise	21,000	500	42
Clothing Stores	21,000	500	42
Arts, Entertainment and Recreation	63,000	500	126
Day Care Center	21,000	350	60
Bank branches	21,000	350	60
Real estate offices	21,000	350	60
Restaurants	168,000	225	747
Hotel	110,000	1,000	110
Total	2,210,000		8,899

Source: Karl F. Seidman Consulting Services, Somerville Linkage Nexus Study

Vehicle Ownership 2006-2017

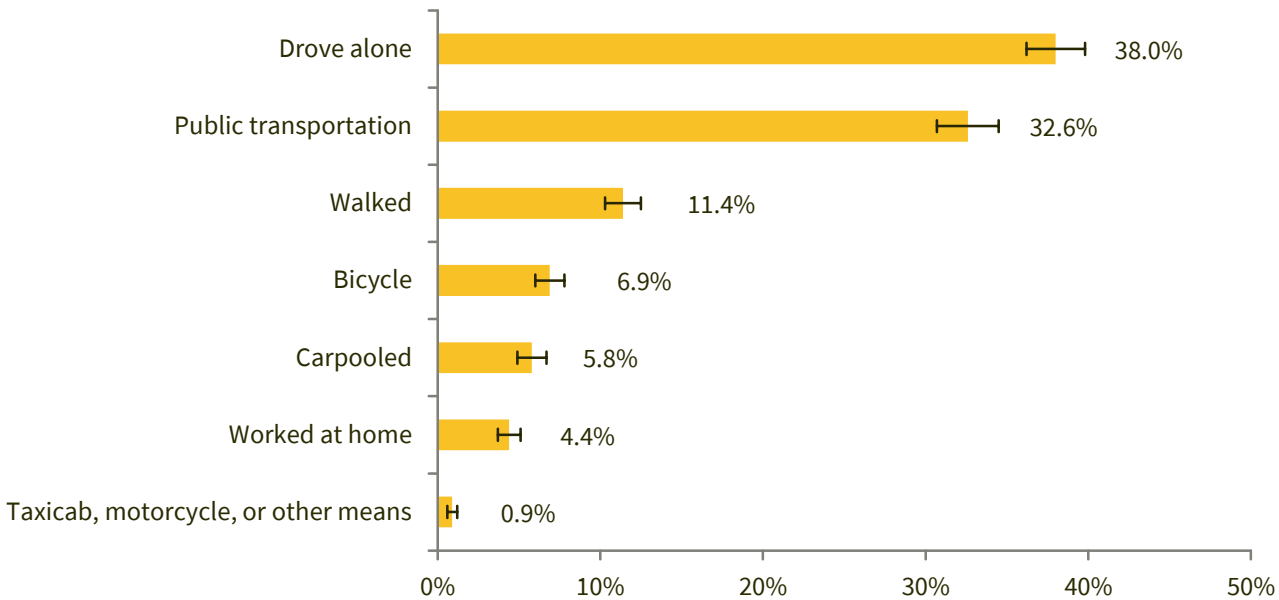


Overall vehicle ownership has grown approximately 5% since 2006:

Although there is a slight increase in the number of cars, average vehicles per household has remained steady at 1.4 vehicles.

Source: City Excise Tax Records, SomerStat Analysis with American Community Survey 1-Year Population Estimates

Work Commutes by Mode, 2013-2017 Estimate

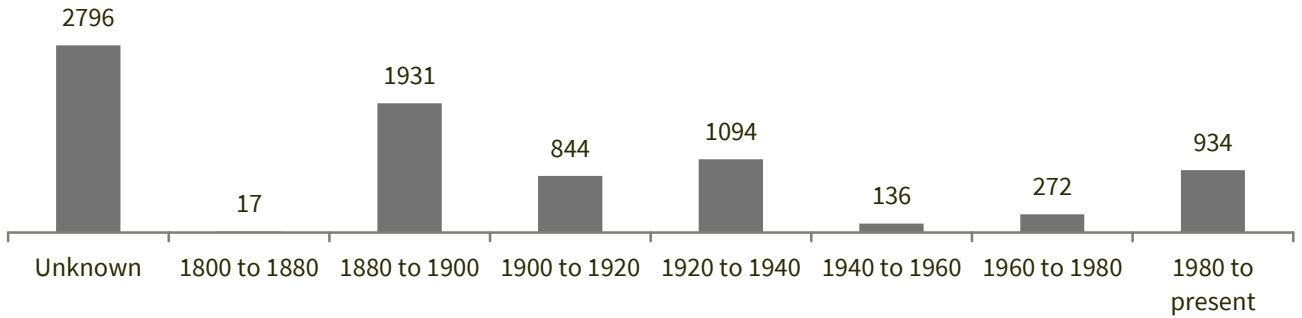


On average, Somerville residents commute an estimated 31.6

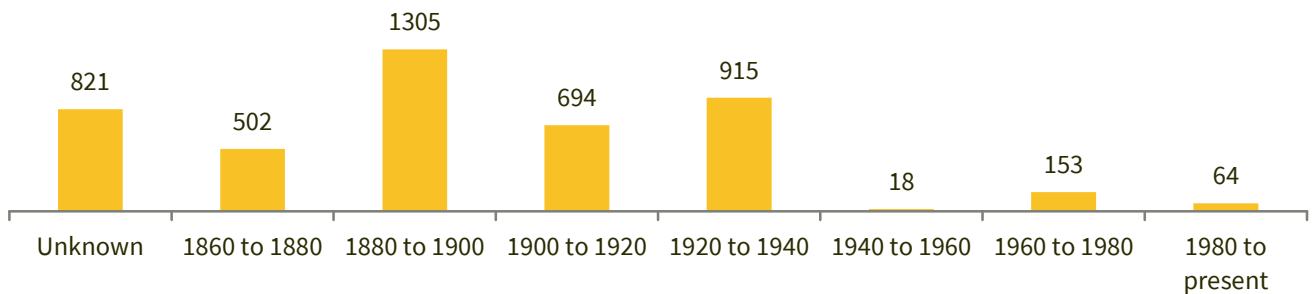
(±0.7) minutes to work: Driving alone and public transportation are the most popular commute modes at an estimated 38% and 33% each.

Source: American Community Survey 5-Year Estimate (2013-2017)

Water Lines Built



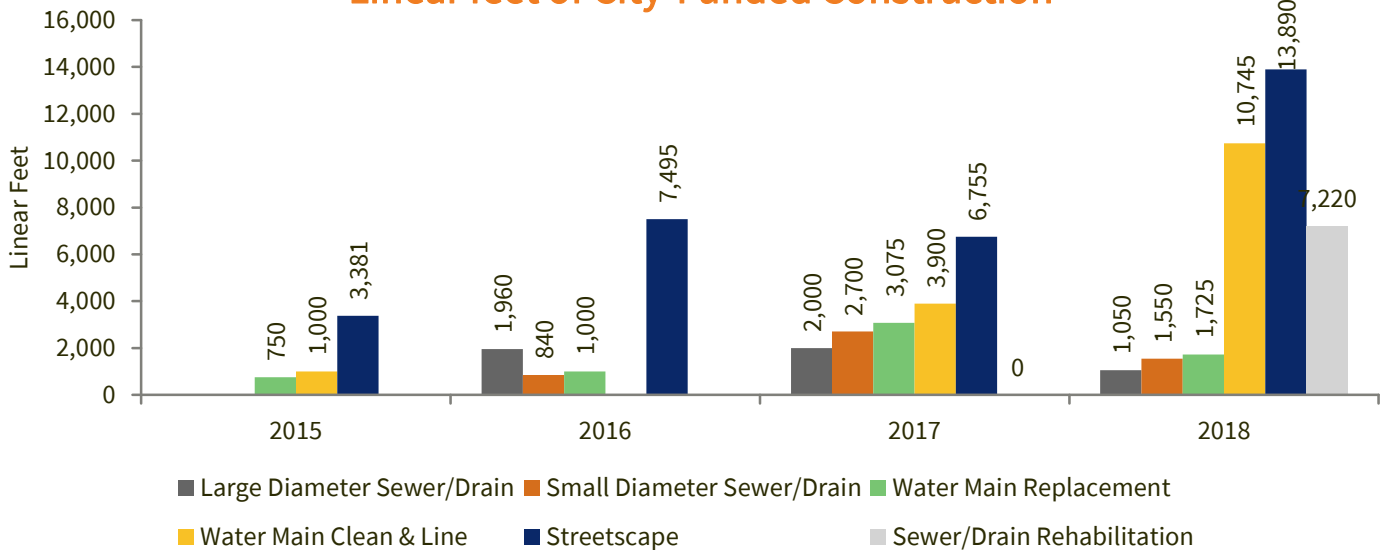
Sewer & Drain Lines Built



90% of the City's Water & Sewer pipes are 50+ years old and 70% may be 100+ years old: These pipes are approaching the end of their useful life.

Source: Engineering Department

Linear feet of City-Funded Construction



City-funded infrastructure construction in 2018 was greater than the three previous years combined: This work is part of the City's Capital Investment Plan, which is developed to ensure adequate capital investment in the upgrading and modernizing of the City's aging infrastructure and facilities.

Source: Engineering Department

