



TOWN OF ARLINGTON

MASSACHUSETTS 02174

643-6700

DEPARTMENT of PLANNING and
COMMUNITY DEVELOPMENT

February 19, 1988

Dear Fair Housing Committee Member:

Enclosed you will find a draft copy of the Report on the Arlington Strategic Planning Grant to Create Affordable Housing Initiatives. It is addressed to you, the citizens of the town, and the Executive Office of Communities and Development which provided the grant to undertake our housing study.

The main section not included is Section 4, "Fostering Homeownership,". This Section will be made available to you when we meet Wednesday, February 24, at 7:30. It is largely an edited joining of the 11/06 draft, "An Approach Making Arlington Homeownership More Affordable," with the 1/13 memo, "Utilizing a Community Land Trust to Make Arlington Homeownership More Affordable." The Section provides more detail about a strategy which has garnered a great deal of interest in our discussions. I'm sure we will want to discuss it more but feel that it is important prior to our meeting to give full consideration to all the strategies outlined in Section 3 of this report.

Two other parts, Section 5, and Appendix A, are also not included and will be made available later. We apologize for not getting these materials to you sooner. We look forward to meeting with you and hearing your comments and suggestions on the enclosed draft.

Sincerely,

Alan McClennen, Jr.,
Director

ENC:

THE ARLINGTON HOUSING STUDY

A R L I N G T O N
Overview of Affordable Housing
Challenges and Opportunities

July 1987

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Communities and Development

ARLINGTON OVERVIEW OF AFFORDABLE HOUSING CHALLENGES AND OPPORTUNITIES
7/02 Preliminary Draft - for comments only

INTRODUCTION

Greater Boston's revitalization is provoking an unexpectedly severe housing challenge in Arlington. Throughout eastern Massachusetts, growth in regional demand has caused housing prices to soar. Additionally, Arlington's neighborhood stability and recently improved accessibility makes the town particularly attractive. While this is an initial boon for many property owners, it harms others.

The surge in demand and resulting tight housing market have restricted resident choice, currently locking many households into existing living situations, even as they enter new lifestages and their needs change. Although all income levels and types of households are affected, these changes tend to hit tenants harder than homeowners, especially the elderly, the poor, young singles and newlyweds, along with growing families, minority groups, and those with special housing needs.

A changing and maturing population mix throughout the region, with many seeking to live in smaller, higher quality dwellings, introduces demand for different types of new housing, along with new opportunities to adapt existing stock to meet these emerging housing needs. Housing is a regional issue which cannot be resolved without all cities and towns in Massachusetts acting together and committing themselves to creating more housing choices. Acting alone, Arlington can achieve relatively little.

The primary response in Arlington since 1980 has been a remarkably sharp increase in existing property values and in the pace of converting existing rental units in multi-family structures into condominiums. Because the town is fully built up under current zoning, it is difficult to harness this strong housing market to produce any assisted development under guiding incentives such as inclusionary zoning. For the time being, the town still has a significant amount of affordable housing in its many private structures. The majority of these are owned mortgage free by long-term owners who acquired them in a bygone era when such homes, costing less than \$40,000, could be bought with mortgages at interest rates between 4 and 6 percent. These affordable homes are now a hold over from the past, opportunities that can be prolonged but that will surely vanish as these structures come up for sale at prices based on today's soaring market.

A lack of lower cost alternatives increasingly locks many long-term owners into their homes, and a significant number of tenants in turn remains dependent on them. However, these owners are a dying breed which cannot continue owning these structures indefinitely.

The federal tax incentives remaining after 1986 tax reform discourage producing and owning rental housing, but they still reward homeownership on the part of the more affluent, amplifying the regional market forces now transforming rental housing in Arlington into condominiums. To help meet newly emerging housing needs, however, these forces could also be harnessed through a transfer tax or linked sales, to encourage such new housing models as shared living, more accessory apartments, and mutual, or limited equity cooperative ownership.

ARLINGTON IN PERSPECTIVE

The attractively diverse nature of the town with its hills, Spy Pond, and its historic structures have made it a very desirable location. Arlington is also an attractive place to live due to its strategic location alongside Route 2 near the newly completed Red Line terminus at Alewife, placing it within 30 minutes of downtown as well as convenient to the rest of the metro area via freeway Routes 2, 128 and I-495.

Analysis of past censuses confirms the obvious -- that Arlington is close to fully developed unless a significant increase in residential density is permitted. However, the demographic changes within the population, as well as the housing conversions occurring in response to market shifts, will have a very significant bearing upon the town's future housing needs.

Arlington's Recent Demographic Changes

In 1980, Arlington's total population had returned to the same level as in the mid-1950s, but back then many new households had just moved in and started raising the "baby-boomers." Arlington's rapid population growth of 12.6 percent in the 1950s slowed to 7.1 percent in the 1960s as the town became fully built-up; then the population decreased by nearly 10 percent during the 1970s as average household size declined. While the current population is the same as thirty years ago, the mix is significantly older, and is distributed across more but smaller households.

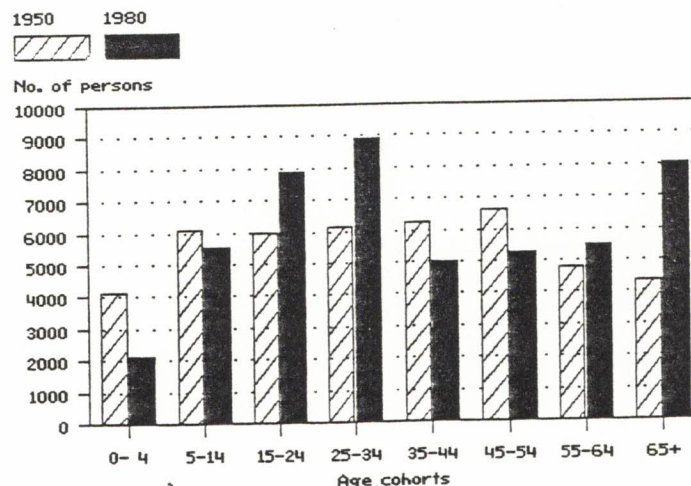
Table 1. Population and Housing Overview

Year	Population	Change in %	Dwelling units	Change in %	Av'g persons per d.u.
1950	44,353				
1960	49,953	+12.6	15,080		3.3
1970	53,524	+ 7.1	17,920	+18.8	3.0
1980	48,219	- 9.9	18,871	+ 5.3	2.6

Source: U.S. Census reports for respective years

The town's altered age composition is shown in Figure A. Whereas in 1950 each of the ten year age cohorts between ages 5 and 55 had 6,000 to 6,600 persons, by 1980 the 1946-1964 baby bulge clearly stands out with nearly 8,000 15-24 years olds, and almost 9,000 25-34s.

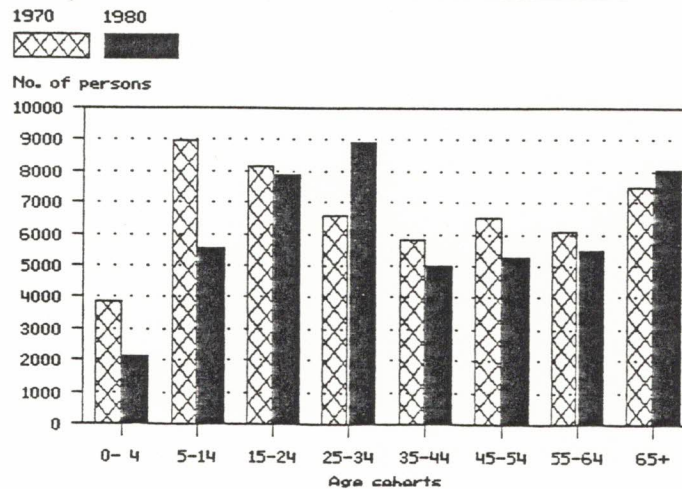
Figure A - Arlington 1980 Population Age Composition, Compared with 1950



Source: U.S. census + town records
Goetze - AA:ARAGECHG 6/26/87

Comparing the 1980 age cohort distribution with that of 1970 reveals the dramatic recent decline in children under 15 that occurred between 1970 and 1980, as well as the unusual surge of 25-34 year olds. Public school enrollment -- one indicator of the most recent demographic changes -- declined by 27.6 percent between 1980 and 1986, suggesting that Arlington's population has continued its shift away from child-raising.

Figure B - Arlington 1980 Population Age Composition, Compared with 1970



Source: U.S. census + town records
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The U.S. Census provides the most useful recent compilation of the town's overall housing composition in 1980.

Table 2: 1980 Housing Stock

18,880 total housing units
 18,871 year round housing units
 319 units vacant (1.7% of yr. round total stock)
 18,552 year round dwellings occupied by households
 8,160 renter-occupied units, 43% of total stock
 9,899 units in 2 or more unit structures, 52% of stock

 Source: 1980 U.S. Census data

By 1970, Arlington had become virtually built up. During the early 1970s, however, more units were created through the replacement of single family homes by larger, multifamily structures -- a process that was halted in the mid-1970s. Since 1980, many of these have begun to be converted into condominiums.

The 1980 U.S. Census also provides the most recent, complete compilation of the town's household make-up.

Table 3: 1980 Household Demographics

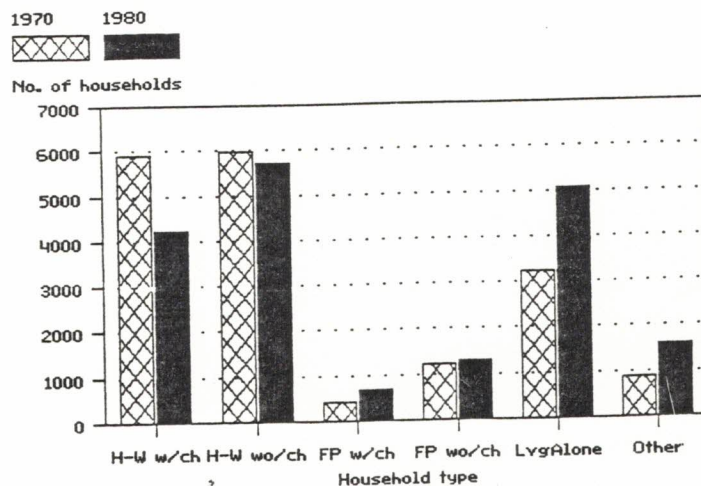
18,552 total households, divided as follows
 5,064 (27% of total households) single householders (living alone),
 9,893 (53%) married couple families (2 or more persons),
 2,499 (14%) single parent families (2 or more), 80% female-headed, and
 1,096 (6%) other non-family households (2 or more persons)

 5,004 (27%) were families with 1 or more children under 18 yrs,
 5,205 (28%) were households headed by persons over 65 yrs of age

Over one in four households was a single person household in 1980, and a similar share were child-raising households. How many of the 28 percent headed by a person over 65 were actually elderly persons living alone is hard to tell, but since 7,804, or 97 percent of Arlington's residents over age 65 were living in 5,205 households, it is safe to guess that many elderly persons were living alone, and that others were living with their spouses.

While only 53 percent of all households were married couple families in 1980, another 14 percent were single parent families -- and of all these families, only 40 percent had children under 18 years of age. *Seen another way, only 27 percent of all households in Arlington had children under 18 in 1980, compared to 36 percent in 1970.*

The total number of households in town increased from 17,626 in 1970 to 18,552 in 1980, and the graph in Figure C reveals the components of change. A 29 percent decline, or 1,700 fewer husband-wife households with children under 18 (**H-W w/ch**) was more than matched by the 1,840 increase in single person households (**LvgAlone**), a 57 percent increase. Both husband-wife households without children under 18 (**H-W wo/ch**) and female parents without children (**FP wo/ch**) remained about the same. **Others**, households composed of unrelated individuals and male single parent families, have increased by 82 percent. *Over one-third of Arlington's households were people living alone or composed of unrelated individuals in 1980 -- a trend that is generally still on the increase.*

Figure C - Arlington's Changing Household Composition - 1970, 1980

Sources: U.S. census
 Goetze AA:ARHHDOTYP 6/26/87

In 1980, 23 percent of the owner-occupied homes had four or more bedrooms, according to the Census. (See Table 10 in the Appendix.) Half the stock had at least one and a half complete bathrooms, and 18 percent had two or more complete bathrooms. This, combined with declining size of these households, 63 percent of which had been living in their homes since 1970, suggests a significant underutilization of current residential space in these owner occupied homes.

In 1980, only seven years ago, the median value of a single home in Arlington was \$62,700, and over two-fifths were owned mortgage free; the balance of the homeowners experienced median housing costs of \$497 monthly. At the same time, for the 44 percent of Arlington residents who were tenants in 1980, median gross rent, which included the cost of heat, was \$362.

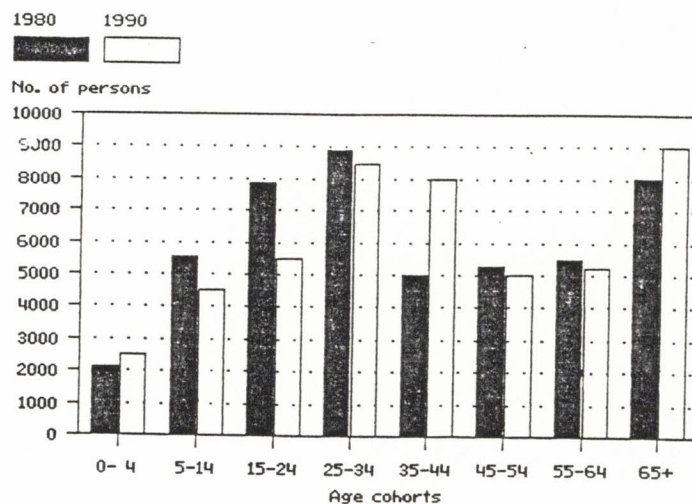
Poverty statistics, particularly when seven years out-of-date, are very unsatisfactory for expressing current needs. In 1980, 9 percent of the tenants were below the poverty line, and many of these were under age 55 -- and that was before the recent upsurge in housing costs.

Reliable statistics on the current pattern are unavailable. A safe guess is that today the number of households headed by persons over 65 has increased further, and that these continue to exceed the number of childraising households. Furthermore, the number of single person households, both the elderly and the young, has also increased. Thirty percent in each of these categories is a reasonable estimate.

Looking ahead to 1990, Arlington is strongly shaped by its fully built out housing stock, aging population, prices that make home acquisition difficult, and national trends towards declining household size. Taking all this into consideration, along with the past demographic patterns, the outlines of the future emerge.

Making the assumption that the town's 1990 total population will be roughly the same as 1980 enables us to create a 1990 age cohort profile from the data in table 4 in the Appendix. By 1990, nearly a third of the total population will be in the oversize 24-44 year old cohorts, but fewer have children and of those that will, the number per family is expected to be lower than before. Nevertheless, the total number of children under 5 in town will have increased since 1980, and the number of persons over 65 will have more than doubled since the 1950s, rising towards becoming one person in five.

Figure D - Arlington Estimated 1990 Population Age Composition, Compared with 1980



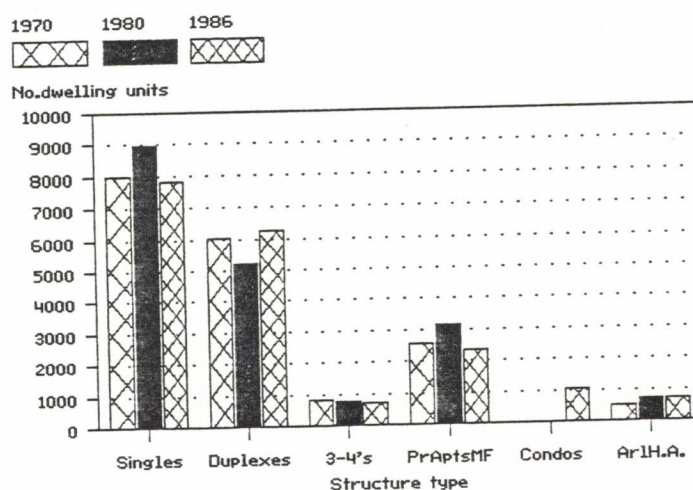
Source: U.S. census + town records
Goetze - AA:ARAGECHG 6/29/87

Recent Housing Changes

The most significant change since 1980 was the sharp rise in the median price of a single family home, which increased by 275 percent in six years to around \$169,000 in 1986. Strong market forces appear to be converging to transform Arlington's existing housing stock into more, smaller resident-owned units. Appendix A considers stock changes between 1970 and 1986 in greater detail.

The town's total housing stock grew by 5.3 percent between 1970 and 1980 -- to 18,871 year-round housing units -- and the overall total has remained about the same since. Viewed by structure type however, a more interesting picture emerges. The multi-unit changes are plausibly explained by the apartment and public housing developments of the 1970s, but the single and duplex changes are hard to explain.

Figure E - Arlington Housing Stock Changes - 1970, 1980, 1986



Source: U.S. Census + town records
Goetze AA:ARSTK786 6/26/87

A puzzling bonus of nearly 1,000 units identified by the 1980 census as being in singles emerges, offset by a corresponding deficit of units in duplexes that were present in 1970 and are confirmed in 1986 by the town's new computerized parcel-based data system in Planning and Community Development. Possibly, duplexes became singles during the slack market of the early 1970s, when there was so much housing abandonment in inner-city areas -- or these could be census coding errors.

Condominium conversions are emerging as a significant new housing issue. Since 1980, nearly 1,000 units in existing multi-family rentals have been converted, or about a third of the total units in this stock type in Arlington. In the past several years, this condo conversion process has also begun within the duplex stock. If these trends continue, housing in the town will become more resident-owned, but much of its affordable rental stock will thereby be transformed.

To learn more about the implications of such changes, the town will be examining conversions more closely in coming months to answer such questions as what types of households are buying the units, at what prices, what percent become owner-occupied, and who lived there previously.

AFFORDABILITY

Figure E reveals that the majority of affordable housing in town is not the stock that is publicly assisted -- there being only 695 such units -- but consists of the dwellings in homes that have been owned for eight years or more, before rising prices and financing costs inflated regional housing costs. Owners have been buffered from these market forces far more than tenants. Some have probably added in-law or accessory apartments, expanding the local rental supply. Unfortunately, as these structures that were bought years ago come on the market to be acquired at current prices, much of this lower cost housing will simply shift to higher cost levels, or even require a downpayment for purchase as a condominium.

Even though precise data on declining affordability are unavailable, housing clearly becomes less affordable as incomes fail to keep pace with rising housing costs. All indications are that the disparity between income and housing costs has been seriously widening since 1980. Typical values of Arlington's single family homes in 1986 were around \$169,000, almost 2.75 times the \$62,700 median value identified by the 1980 Census only six years earlier.

Two and one-half times total household income is the time-honored norm for single family home values. U.S.Census data suggest that in 1980 this ratio of median value of the single family home to median family household income in Arlington was still around 2.5 (\$62,700/ \$24,720); that ratio is now likely to be considerably over 3.0, evidence of the strong housing demand surge, requiring new homebuyers to commit a greater proportion of their household income towards housing (or for the wife to work to increase household income).

Figure F: Purchasing the Median-Value Home in Arlington

	1970		1980		1986
Median value (est.)	\$30,000		\$62,700		\$169,000
20% downpayment	6,000		12,540		33,800
Mortgage	24,000		50,160		135,200
30 yr. loan/ monthly PI @ 8.25%	\$180.29	@13%	\$559.95	@12%	\$1,391.21
R.E. Taxes/ monthly (est.)	75.00		110.00		140.00
TOTAL	\$255.29		\$669.95		\$1,531.21
Annual income required	\$10,941		\$28,780		\$65,623

In 1986, assuming a fixed interest rate of 12%, 20% downpayment, and current bank standards of affordability,¹ an income of over \$65,000 was needed to purchase the same average priced single in Arlington -- then on the market for \$169,000. Even using a variable interest rate of 10%, an annual income of \$60,000 was still required. Clearly, these figures are far above the median household income for the town and indicate that most households residing in the town could not afford to buy back the very home in which they live today. Despite some interest rate moderation since 1980, the rapid increase in home values means that only a small segment of the town's population can

¹ Principal, interest, and taxes can be no greater than 28% of income.

afford to buy housing in Arlington if they do not already have considerable equity in a previous home.

Homeownership is thus becoming less affordable for an increasing segment of the regional population at a time when there is a rise in households in the typical home-buying years. This makes them consider renting or seeking homes elsewhere. In fact, these are the very forces bringing the recent flood of homeseekers to Arlington for whom prices in and around Boston are too high. And this, in turn, raises fears of a growing housing squeeze among Arlington's less advantaged residents.

DEFINING HOUSING NEEDS MORE BROADLY

There is no consensus among policy analysts on a precise definition of housing needs, but one measure is the extent of the mismatch between housing demand, or what households are willing to pay, and the available supply in the town that is affordable to the households seeking to live there. Affordability typically is measured on a household basis by the ratio between total housing costs and household income, a ratio that by general agreement should not exceed 30 percent, but actually often does.

A broader concept of housing need goes beyond economic considerations to include factors such as urban amenities, both cultural and environmental, and access to jobs, particularly downtown jobs, as well as locational preferences.

Estimating housing needs thus calls for more than a simple measurement of the requirements for low and moderate-income subsidized housing in a community, but also the various housing types sought by all income groups and types of households, that is, the full range of housing alternatives for every segment of the population, including appropriate higher priced units for which demand is now so strong -- such as the Watermill Place development.

Housing need in any community is a function of many variables, particularly the local population's age structure and rate of change, household size and income, as well as the available stock and dominant tenure patterns. Housing need can be defined various ways: (1) as a lack of housing that is affordable by a significant segment of the population; (2) as a presence of households with insufficient income to be able to remain in the community; or (3) as a lack of housing with appropriate characteristics, such as size, type, tenure, and special facilities, to match the composition and preferences of the community's households.

Because of the lag in the collection of housing statistics, it is also difficult to describe need in exact, current numbers. However, the magnitude of the emerging mismatches in Arlington makes it urgent to develop policies to redirect and channel the surging market forces towards meeting the new needs to the greatest extent possible. In essence this calls for encouraging new types of future development and allowing more varied adaptive reuses.

Arlington would need at least several hundred more dwelling units each year over the next decade to adequately accommodate population growth and in-migration. However, Arlington's changing demographics suggest that perhaps half of these needs could be met through conversion of older structures. To reduce housing price inflation and speculation, housing *throughout the region* would have to be produced at twice the current rate -- and to be most effective, this production should also focus on developing new types of housing, as elaborated below.

SUMMARY OF LOCAL TRENDS AFFECTING HOUSING NEED

Population growth in Arlington has been compounded by declining household size and inflows of home seekers from elsewhere, many of whom are generally committed to paying more for housing than current residents.

The national age structure of the population is changing significantly as people mature, resulting in more but smaller households and much underutilization of space by those who remain in their dwellings. While some can no longer afford to move, others want to live more independently.

The median age of Arlington's population has already increased, and the number of its older population will continue to grow. As more people become elderly, they will most likely seek new ways to remain in the town rather than moving out as in the past, which means that the older age groups in the town will continue to expand.

The younger people forming new households tend to have smaller families, which means that they also will need smaller dwellings. Related to this, as the size of the local school age population shrinks, schools have become available for residential conversion to meet the needs of singles and elderly persons.

Not only have households become smaller in size but their composition has altered. The father/mother/children household typical a generation ago is no longer the primary norm. The proportion of married couples with school age children is declining, while the percentages of single persons, unrelated people living together, and single parent households, have all increased.

Nationally, the number of older one and two-person households, and households headed by someone aged 65 or more has grown enormously in recent years, and this pattern is strong in Arlington as well. Already the numbers of single, separated, divorced, and widowed persons living in Arlington have increased faster than the town's overall population.

Combining these trends, the burden of paying for shelter has increased substantially in recent years for many Arlington residents.

The majority of Arlington's housing is in owner-occupied structures. A significant number of units with surplus bedrooms is emerging, units with more bedrooms than required for the current residents. As moving has become much less affordable or desirable, the opportunity to convert these spaces into accessory apartments increasingly confronts Arlington's resident-owners.

Meanwhile, the gap between affordable housing and the amount needed is increasing significantly each year. It is likely that at least half of all renters, as well as many homeowners, now pay more than a third of their income for housing.

Arlington's uniqueness makes its residents all the more committed to remaining in the town. The strong housing demand throughout eastern Massachusetts, coupled with an inadequate rate of new construction within the region, now severely restricts everyone's mobility, drives up housing prices, and encourages speculation.

Thus pressures for change are rapidly rising. As people's housing needs change, many cannot stay in their current dwellings indefinitely. The situation for tenants is becoming increasingly serious, since the strong market encourages converting units wherever possible into condominiums -- which will drive up rents further for the remaining rental stock in the region.

The response in appropriate types and amount of housing available in Arlington has been slow. While resident-owned homes (some with accessory apartments) dominate its housing stock, the need is for more smaller, rental units. Some of these could be created through additional accessory apartment conversions, as well as more creative forms of shared living. The challenge confronting the town is to understand its own emerging needs and to facilitate the channelling of some of the existing housing stock into acceptable forms of alternative housing.

Evidence that the current housing supply is mismatched with current needs is evident in many examples:

- the creation of illegal apartments within existing homes throughout many communities in eastern Massachusetts,
- an increasing number of unrelated people living together, sharing arrangements,
- unrealistically long waiting lists for the limited assisted housing available in the region,
- elderly living in relative isolation in larger single-family houses with insufficient income for necessary purchases, house rich but cash poor, and
- the rate and prices at which alternative housing like small condos and accessory apartments are quickly purchased or rented when they become available.

A greater variety of housing choices would permit more mobility within the community, and allow residents to change their housing as life cycle needs, or preferences and life-styles, change. These might include:

- more appropriate alternatives for the elderly who are long-time homeowners, which would free up older, less expensive housing for young couples and growing families,
- smaller units and skilled use of manufactured home components, which would allow older people to continue to live independently in the community where they have strong ties,
- encouraging home-sharing match-ups, which would provide extra income for older and other homeowners, and permit them to remain where they are now, if they wish to do so,
- allowing more accessory apartments, which would also provide more smaller, affordable rental units so needed in the town,
- congregate housing², which would permit those who need more supportive services to main as independent as possible and still stay within their community,
- small modest housing units, which would provide starter homes for young couples who grew up in Arlington or work in the town but cannot afford to buy here now, and

² In congregate housing each unit is self-contained but residents share common areas and possibly eat some meals together. Congregate housing, shared living and group residences are becoming more widespread and diverse, and in many instances are only new names for housing forms quite familiar to our elders as "rooms to let" and boarding houses.

- limited equity cooperatives³, which would initiate an affordable housing alternative, costing less than homeownership, but providing much greater security than rental tenure in a tight market.

In short, a greater diversity of new housing and adaptive reuse alternatives can help meet the emerging needs of Arlington's increasingly varied population, and make more efficient use of the town's current housing stock. Public policy can help more households disadvantaged by Arlington's revitalization by assisting them at the margins, helping them help themselves, for example, through deferred loans and gap financing, to become home converters, home sharers and shareholders, complementing private initiatives. At the discussion level this shift in emphasis away from only trying to produce new rental housing dependent upon deep public subsidies is already underway, but the affordability challenge remains formidable.

³ Limited equity cooperatives, often called mutual housing associations, provide a third alternative to traditional ownership and renting. Residents own shares in the cooperative housing association, which is the long-term owner and manager of the housing. This concept, so successful in Western Europe, provides residents with the security of ownership but costs them as little as renting because each resident bears some responsibility in maintaining the cooperative.

APPENDIX A - MORE DETAIL ON POPULATION AND HOUSING SHIFTS

Table 4 traces the population changes from 1950 to 1990, showing the distribution by age groups.⁴ In 1950, the town still had a remarkably uniform distribution of age groups, with roughly 6,000 persons in each age group. Since the total 1980 population is not that different from that of 1950 -- at 48,219 its was only some 10 percent higher -- the shifting age distributions within the total are quite interesting.

Compared with the 1950 population age distribution, 1980 showed a sharp drop in 0 to 5 year olds (from 9.3 to 4.4 percent), and a modest decline in 5-14 year olds (from 13.7 to 11.5 percent) -- after the baby boom generation had raised this share around 16.8 percent during the 1960s. By 1980, this baby boom generation was between 15 and 34 years old, raising the percentage of these two age groups from under 14 percent each in 1950 to 16.4 and 18.4 percent respectively in 1980.

The percentage of 35-44 and 45-54 years olds, on the other hand -- 14.1 and 14.9 percent in 1950 -- declined by 1980 to 10.3 and 10.9 percent, respectively. During this same thirty year period, the portion of persons 55 and older has grown significantly, rising from 20.6 to 28.1 percent of Arlington's total population. The total number of such older persons has increased over 48 percent in Arlington in the past thirty years, while the number under 15 has declined by one third.

Table 4, in the lower half, shows the actual age cohorts as well, tracing their absolute and percentage changes decade by decade. It repeats essentially the same data, but tracking each age group across a row seems more personal, because each of us can identify with age cohorts more easily. It reveals the tidal-tsunami action of the baby boom generation (actually those born between 1946 and 1964), as it flowed through the Arlington housing stock, registering as 0-14 year olds in 1960, 5 to 24 year olds in 1970, and 15-34 year olds in 1980.

Recalling the typical 6,000 person cohort size of 1950, reveals how disruptive large the 8,000 to 9,000 cohorts in 1980 actually were. Note that even so, 12 percent of the later baby boomers, those aged 5-14 in 1970, had moved out during the 1970s, while the town attracted a net increase in those then aged 15-24. Those born between 1936 and 1945 were diminished in 1960 by those in school elsewhere, then augmented by 15.9 percent in 1970 as they reached the age of settling down. By 1980, this cohort was again reduced by 24.2 percent, presumably lured away by suburbs further out. Their elders, in the rows below, were clearly much less mobile.

Those born between 1946 and 1955 represent the older half of the baby boom. It appears in 1970 as if a smaller percentage of this group (only 2.2 percent) had left Arlington, and by 1980 it had again grown by 9.2 percent as it reached the age of raising its own children. Preliminary indications from recent birth data are that the numbers of 0 to 5 year olds are up similarly. While this promises a modest increase in school enrollments in coming years, as an echo of the baby boomers it is quite weak.

⁴ Data for the years 1950 through 1980 are from the U.S. Census; the 1990 profile was estimated, extrapolating from past cohort and age group patterns. Note that each ten year age group becomes ten years older over each decade, enabling direct comparisons, e.g. the 5-14 year olds in 1950 become the 15-24s in 1960, etc. -- and if no one had died, or moved in or out, then the numbers on the diagonals would have remained constant.

By 1990, assuming constant total population, Arlington is likely to have slightly more pre-schoolers, as well as a significant increase in persons over 65 -- an estimated 9,000 people. However, the biggest likely change will be the retention on 90% of the early baby boomers that had already found convenient homes in Arlington by 1980. During the 1990s, Arlington will have unusually large cohorts, of over 8,000 persons each, of persons in their 30's and 40's.

Table 5 details the actual 1970 and 1980 age demographics for the seven census tract neighborhoods. The bottom half is the most revealing, showing how the 10 percent over-all population decline was distributed across the various age groups by neighborhood. Note that in the face of the overall decline, those 25-34 as well as those over 75 increased by 35 and 27 percent respectively. Nor were these changes uniform across the neighborhoods. The heaviest influx of 25-34 years olds was into East Mass. Ave. and Morningside. In the 1970s, the Heights and Morningside made up for their previous dearth in older residents. While Park Circle and Pleasant Street also gained a significant number of persons over 75 years old, these latter two neighborhoods lost a disproportionate number of 55-74 year olds.

Table 6, spread over two pages, explores 1980 household composition by neighborhood. Across all age groups, there were more single person households, 27.3 percent, than child-raising households. Only two-thirds of Arlington's households were family households, and the majority of these did not have children under 18. In fact, in 1980 only 26.8 percent of the households had children under 18, and only 21.4 percent were married couple families; the balance of the families, 5.4 percent of the total households, were single parent households, mostly female-headed.

Meanwhile, 28 percent of Arlington's households had become headed by a person over 65 years old, and almost half of these were either living alone or heading non-family households composed of unrelated individuals. Census data from 1970 were not as comprehensive, but the overall total number of persons over 65, shown in table 4, had increased by 6.9 percent from 1970 to 1980.

The total number of single person households increased by 57 percent in that same decade, from 3,224 to 5,064 in 1980. They also increased from 18 percent of all 1970 households to 27 percent in 1980. Family households declined by 1,700 meanwhile, from 80 percent to 67 percent of all households, and of these the share with children under 18 dropped from 46 percent to 40.

The decrease in husband-wife households was greatest, declining by nearly 2,000, from 11,872 in 1970 to 9,893 in 1980, a decline of 16.7 percent, while female headed families increased by 300, or over 19 percent.

Table 7 contains 1970 household demographic data suitable for making comparisons with 1980, which are shown in Figure C in the main text. Like table 6, it is spread over two pages to show the data for each of Arlington's neighborhoods.

Table 8 was created from annual enrollment statistics of students in the Arlington public schools. Individual grade totals are shown in the upper section to enable the tracking of each particular age group over time, and the lower section contains summaries. Note that only first grade and kindergarten classes have declined significantly less than the 27 percent average, and even in kindergarten the enrollments do not yet presage another surge in school children.

Table 9a contains housing structure and year built characteristics for all neighborhoods, according to the 1970 and 1980 Census, and for 1986 using the town's new parcel-based data system. **Table 9b** explores the shifts between these timepoints.

Census statistics regarding housing changes between 1970 and 1980 are somewhat enigmatic. They make it appear that Arlington's stock increased by 950 units, resulting from 1,248 units created during the 1970s, and another 441 units "found" in structures built between 1940 and 1970, while 736 pre-1940 units were lost. Viewed from a units per structure basis, the town gained 1,004 singles, as well as 151 units in 5-9's and 646 units in 50+ multi-unit structures, while "losing" 809 units in duplexes.

Independent tabulation of the 1986 stock, using the town's new computerized, parcel-based data system in Planning and Community Development, suggests that the total 1986 stock was 18,863 units, about the same as 1980. However, this shows 1,002 more units in duplexes and 1,126 less in singles, suggesting either restoration of units in duplexes that were there in 1970 but then idled and not even listed as vacant in 1980 -- or a simple confirmation of the 1980 census coding errors.

Table 10 examines the 1980 housing stock characteristics in terms of bedrooms and bathrooms, by neighborhood and tenure, as well as mobility, according to the 1980 U.S. Census.

Table 11 explores the 1980 household income characteristics by neighborhood and tenure, as well as mobility, according to the 1980 U.S. Census.

Table 12 explores the 1980 population and household demographic characteristics by neighborhood and tenure, as well as units in structure and year structure built, according to the 1980 U.S. Census.

Table 13, on three pages, provides a complete compilation of the town's multifamily housing stock by neighborhood, tallying apartments, condominiums, and public housing units separately. It was created using a variety of town records and sources, and indicates actual address, year built, number of dwelling units, as well as assessor's class and other relevant notes.

4

ARLINGTON, MASS. 1950 -1980 Demographic Changes - AA:ARAGECHG Goetze 1-Jul-87

Age group	1950		1960 chg.from '50				1970 chg.from '60				1980 chg.from '70				Estimate 1990 chg.from '80			
	Number	%	Number	%			Number	%			Number	%			Number	%		
	44353	100.0%	49953	100.0%	5600	12.6%	53524	100.0%	3571	7.1%	48219	100.0%	-5305	-9.9%	48200	100.0%	-19	-0.0%
0-4	4116	9.3	5029	10.1	913	22.2	3880	7.2	-1149	-22.8	2127	4.4	-1753	-45.2	2500	5.2	373	17.5
5-14	6092	13.7	8329	16.7	2237	36.7	8979	16.8	650	7.8	5548	11.5	-3431	-38.2	4500	9.3	-1048	-18.9
15-24	5987	13.5	5682	11.4	-305	-5.1	8143	15.2	2461	43.3	7905	16.4	-238	-2.9	5500	11.4	-2405	-30.4
25-34	6156	13.9	6068	12.1	-88	-1.4	6585	12.3	517	8.5	8889	18.4	2304	35.0	8500	17.6	-389	-4.4
35-44	6266	14.1	6347	12.7	81	1.3	5799	10.8	-548	-8.6	4990	10.3	-809	-14.0	8000	16.6	3010	60.3
45-54	6608	14.9	6498	13.0	-110	-1.7	6540	12.2	42	0.6	5246	10.9	-1294	-19.8	5000	10.4	-246	-4.7
55-64	4774	10.8	6138	12.3	1364	28.6	6087	11.4	-51	-0.8	5482	11.4	-605	-9.9	5200	10.8	-282	-5.1
65+	4354	9.8	5862	11.7	1508	34.6	7511	14.0	1649	28.1	8032	16.7	521	6.9	9000	18.7	968	12.1
															Age #			
Born btwn '66-'75											5-14	5548			5-14	4500		
Born btwn '56-'65							5-14	8979			15-24	7905	-1074	-12.0	15-24	5500	-48	-0.9
Born btwn '46-'55			5-14	8329			15-24	8143	-186	-2.2	25-34	8889	746	9.2	25-34	8500	595	7.5
Born btwn '36-'45	5-14	6092	15-24	5682	-410	-6.7	25-34	6585	903	15.9	35-44	4990	-1595	-24.2	35-44	8000	-889	-10.0
Born btwn '26-'35	15-24	5987	25-34	6068	81	1.4	35-44	5799	-269	-4.4	45-54	5246	-553	-9.5	45-54	5000	10	0.2
Born btwn '16-'25	25-34	6156	35-44	6347	191	3.1	45-54	6540	193	3.0	55-64	5482	-1058	-16.2	55-64	5200	-46	-0.9
Born btwn '06-'15	35-44	6266	45-54	6498	232	3.7	55-64	6087	-411	-6.3	65+	8032			65+	9000		
Born btwn '96-'05	45-54	6608	55-64	6138	-470	-7.1	65+	7511										
Born btwn '86-'95	55-64	4774	65+	5862														
	65+	4354																

Source: 1950 - 1980 U.S. Censuses; 1990 data are the author's
extrapolation based on prior cohort and age group patterns.

⑤

⑤

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	
		87K:ARPOPCHG					Thorndike CT 3561	E.Mass.Ave CT 3562	BdwayMystic CT 3563	Morningside CT 3564	Heights CT 3565	Park Circle CT 3566	Pleasant St CT 3567									
30																						
31	Total No. of persons	53524	100%				4114	100%	6305	100%	6843	100%	8674	100%	8231	100%	10655	100%	8702	100%		
32	AGE OF POPULATION	1970																				
33	under 5	3880	7%				339	8%	393	6%	507	7%	623	7%	720	9%	686	6%	612	7%		
34	5-14 yrs	8979	17%				556	14%	761	12%	1099	16%	1830	21%	1587	19%	1800	17%	1346	15%		
35	15-24 yrs	8143	15%				611	15%	971	15%	1137	17%	1270	15%	1285	16%	1644	15%	1225	14%		
36	25-34 yrs	6585	12%				588	14%	786	12%	914	13%	834	10%	1076	13%	1353	13%	1034	12%		
37	35-44 yrs	5799	11%				416	10%	576	9%	694	10%	1161	13%	909	11%	1151	11%	892	10%		
38	45-54 yrs	6540	12%				524	13%	784	12%	800	12%	1192	14%	1032	13%	1207	11%	1001	12%		
39	55-64 yrs	6087	11%				475	12%	845	13%	740	11%	943	11%	794	10%	1280	12%	1010	12%		
40	65-74 yrs	4728	9%				379	9%	710	11%	622	9%	555	6%	529	6%	975	9%	958	11%		
41	75 yrs +	2783	5%				226	5%	479	8%	330	5%	266	3%	299	4%	559	5%	624	7%		
42																						
43	Total No. of persons	48219	100%				3639	100%	5823	100%	5843	100%	8397	100%	7560	100%	9147	100%	7810	100%		
44	AGE OF POPULATION	1980																				
45	under 5	2127	4%				178	5%	240	4%	286	5%	358	4%	362	5%	408	4%	295	4%		
46	5-14 yrs	5548	12%				405	11%	487	8%	719	12%	1131	13%	964	13%	969	11%	873	11%		
47	15-24 yrs	7905	16%				589	16%	879	15%	947	16%	1551	18%	1334	18%	1484	16%	1121	14%		
48	25-34 yrs	8889	18%				806	22%	1243	21%	1202	21%	1188	14%	1368	18%	1656	18%	1426	18%		
49	35-44 yrs	4990	10%				334	9%	498	9%	556	10%	927	11%	826	11%	988	11%	861	11%		
50	45-54 yrs	5246	11%				332	9%	548	9%	598	10%	1166	14%	805	11%	991	11%	806	10%		
51	55-64 yrs	5482	11%				455	13%	705	12%	659	11%	992	12%	811	11%	999	11%	861	11%		
52	65-74 yrs	4492	9%				322	9%	670	12%	521	9%	691	8%	648	9%	876	10%	764	10%		
53	75 yrs +	3540	7%				218	6%	553	9%	355	6%	393	5%	442	6%	776	8%	803	10%		
54																						
55	Total No. of persons	-5305	-10%				-475	-12%	-482	-8%	-1000	-15%	-277	-3%	-671	-8%	-1508	-14%	-892	-10%		
56	CHANGE OF POPULATION	1970 -1980																				
57	under 5	-1753	-45%				-161	-47%	-153	-39%	-221	-44%	-265	-43%	-358	-50%	-278	-41%	-317	-52%		
58	5-14 yrs	-3431	-38%				-151	-27%	-274	-36%	-380	-35%	-699	-38%	-623	-39%	-831	-46%	-473	-35%		
59	15-24 yrs	-238	-3%				-22	-4%	-92	-9%	-190	-17%	281	22%	49	4%	-160	-10%	-104	-8%		
60	25-34 yrs	2304	35%				218	37%	457	58%	288	32%	354	42%	292	27%	303	22%	392	38%		
61	35-44 yrs	-809	-14%				-82	-20%	-78	-14%	-138	-20%	-234	-20%	-83	-9%	-163	-14%	-31	-3%		
62	45-54 yrs	-1294	-20%				-192	-37%	-236	-30%	-202	-25%	-26	-2%	-227	-22%	-216	-18%	-195	-19%		
63	55-64 yrs	-605	-10%				-20	-4%	-140	-17%	-81	-11%	49	5%	17	2%	-281	-22%	-149	-15%		
64	65-74 yrs	-236	-5%				-57	-15%	-40	-6%	-101	-16%	136	25%	119	22%	-99	-10%	-194	-20%		
65	75 yrs +	757	27%				-8	-4%	74	15%	25	8%	127	48%	143	48%	217	39%	179	29%		
66																						
67	GAINS + (LOSSES) BY AGE COHORT 1970 - 1980 (Percentages by number in age cohort in 1970)																					
68	Born betwn 1976-1980	2127					178		240		286		358		362		408		295			
69	Born betwn 1966-1975	1668					66		94		212		508		244		283		261			
70	Born betwn 1956-1965	-1074	-12%				33	6%	118	16%	-152	-14%	-279	-15%	-253	-16%	-316	-18%	-225	-17%		
71	Born betwn 1946-1955	746	9%				195	32%	272	28%	65	6%	-82	-6%	83	6%	12	1%	201	16%		
72	Born betwn 1936-1945	-1595	-24%				-254	-43%	-288	-37%	-358	-39%	93	11%	-250	-23%	-365	-27%	-173	-17%		
73	Born betwn 1926-1935	-553	-10%				-84	-20%	-28	-5%	-96	-14%	5	0%	-104	-11%	-160	-14%	-86	-10%		
74	Born betwn 1916-1925	-1058	-16%				-69	-13%	-79	-10%	-141	-18%	-200	-17%	-221	-21%	-208	-17%	-140	-14%		
75	Born betwn 1906-1915	-1595	-26%				-153	-32%	-175	-21%	-219	-30%	-252	-27%	-146	-18%	-404	-32%	-246	-24%		
76	Born before 1906	-3971	-84%				-387	-102%	-636	-90%	-597	-96%	-428	-77%	-386	-73%	-758	-78%	-779	-81%		
77																						
78	Total gain	-5305					-475		-482		-1000		-277		-671		-1508		-892			
79																						
80	Source: 1970 and 1980 U.S. Census																					

ARLINGTON 1980 CENSUS DEMOGRAPHIC DATA - Goetze 1-Jul-87 D:ARDEMCEN

(6a)

A R L I N G T O N				:: Thorndike				East Mass. Ave				Broadway Mystic			
total /pers /hhld				::CT 3561 /pers /hhld				:CT3562 /pers /hhld				:CT3563 /pers /hhld			
P-1	Total persons	48219	100	::	3639	100	:	5823	100	:	5843	100	:		
P-1	In instttn, or grp qrtrs	317	1	::	0	0	:	0	0	:	27	0	:		
P-1	Living in households	47902	99	::	3639	100	:	5823	100	:	5816	100	:		
P-11	Median hhold income			::	\$20,489		:	\$17,026		:	\$17,384		:		
	Median age				32.6			36.0			32.5				
P-1	Total no. of hhold heads*	18552	38	100 ::	1398	38	100 :	2571	44	100 :	2356	40	100 :		
P-1	* Head, family household	12392	26	67 ::	972	27	70 :	1457	25	57 :	1523	26	65 :		
P-1	Spouse	9893	21	::	779	21	:	1069	18	:	1142	20	:		
P-1	Other relatives	17515	36	::	1280	35	:	1847	32	:	2100	36	:		
P-11	median hhold income			::	\$22,489		:	\$20,733		:	\$19,638		:		
P-11	percnt < poverty lvl			::	5.6		:	4.4		:	8.3		:		
P-1	* Head, living alone	5064	11	27 ::	301	8	22 :	936	16	36 :	694	12	29 :		
P-1	* Head, unrelated hhold	1096	2	6 ::	125	3	9 :	178	3	7 :	139	2	6 :		
P-1	Non-relatives	1942	4	::	182	5	:	336	6	:	218	4	:		
P-11	median hhold income			::	\$10,038		:	\$10,054		:	\$11,646		:		
P-11	percnt < poverty lvl			::	5.3		:	13.0		:	10.1		:		
P-1	Total persons 65 yrs +	8032	17	::	540	15	:	1223	21	:	876	15	:		
P-1	In instttn, or grp qrtrs	228	0	::	0	0	:	0	0	:	16	0	:		
P-1	In households	7804	16	::	540	15	:	1223	21	:	860	15	:		
P-1	*Total # of 65+ hhold heads	5205	11	28 ::	335	9	24 :	849	15	33 :	571	10	24 :		
P-1	* Head, family household	2778	6	15 ::	201	6	14 :	407	7	16 :	320	5	14 :		
P-1	Spouse	1564	3	::	107	3	:	200	3	:	186	3	:		
P-1	Other relatives	947	2	::	93	3	:	160	3	:	97	2	:		
P-1	* Head, non-family hhold	2427	5	13 ::	134	4	10 :	442	8	17 :	251	4	11 :		
P-1	Non-relatives	88	0	::	5	0	:	14	0	:	6	0	:		
P-1	Total no. of families	12392	100	67 ::	972	100	70 :	1457	100	57 :	1523	100	65 :		
P-1	w/own children < 18 yrs	5004	40	27 ::	377	39	27 :	466	32	18 :	621	41	26 :		
P-1	Married-couple families	9893	80	53 ::	779	80	56 :	1069	73	42 :	1142	75	48 :		
P-1	w/own children < 18 yrs	4206	34	23 ::	309	32	22 :	385	26	15 :	463	30	20 :		
P-1	Female hhltr fam, no husban	1966	16	11 ::	166	17	12 :	313	21	12 :	313	21	13 :		
P-1	w/own children < 18 yrs	683	6	4 ::	61	6	4 :	72	5	3 :	145	10	6 :		

* indicates type of household, included in all heads, above.

Source: 1980 U.S. Census, Table P-1, P-11

6b

ARLINGTON 1980 CENSUS DEMOGRAPHIC DATA - Goetze 1-Jul-87 D:ARDEMCEN

A R L I N G T O N			: Morningside		Arl. Heights		Park Circle		Pleasant St.	
total /pers /hhld			:CT3564 /pers /hhld		:CT3565 /pers /hhld		:CT3566 /pers /hhld		:CT3567 /pers /hhld	
P-1	Total persons	48219 100	::	8397 100	:	7560 100	:	9147 100	:	7810 100
P-1	In institn, or grp qtrs	317 1	::	10 0	:	0 0	:	204 2	:	76 1
P-1	Living in households	47902 99	::	8387 100	:	7560 100	:	8943 98	:	7734 99
P-11	Median hhold income		::	\$25,559	:	\$21,071	:	\$21,069	:	\$21,803
	Median age			34.7		32.9		35.5		36.9
P-1	Total no. of hhold heads*	18552 38 100	::	2797 33 100	:	2769 37 100	:	3538 39 100	:	3123 40 100
P-1	* Head, family household	12392 26 67	::	2254 27 81	:	1962 26 71	:	2290 25 65	:	1934 25 62
P-1	Spouse	9893 21	::	1939 23	:	1594 21	:	1862 20	:	1508 19
P-1	Other relatives	17515 36	::	3526 42	:	2940 39	:	3170 35	:	2652 34
P-11	median hhold income		::	\$28,667	:	\$24,682	:	\$26,587	:	\$28,479
P-11	percnt < poverty lvl		::	2.5	:	2.9	:	2.8	:	2.4
P-1	* Head, living alone	5064 11 27	::	475 6 17	:	645 9 23	:	1042 11 29	:	971 12 31
P-1	* Head, unrelated hhold	1096 2 6	::	68 1 2	:	162 2 6	:	206 2 6	:	218 3 7
P-1	Non-relatives	1942 4	::	125 1	:	257 3	:	373 4	:	451 6
P-11	median hhold income		::	\$10,066	:	\$9,868	:	\$10,775	:	\$10,720
P-11	percnt < poverty lvl		::	12.3	:	13.1	:	11.1	:	14.1
P-1	Total persons 65 yrs +	8032 17	::	1084 13	:	1090 14	:	1652 18	:	1567 20
P-1	In institn, or grp qtrs	228 0	::	6 0	:	0 0	:	154 2	:	52 1
P-1	In households	7804 16	::	1078 13	:	1090 14	:	1498 16	:	1515 19
P-1	*Total # of 65+ hhold heads	5205 11 28	::	680 8 24	:	743 10 27	:	988 11 28	:	1039 13 33
P-1	* Head, family household	2778 6 15	::	414 5 15	:	397 5 14	:	542 6 15	:	497 6 16
P-1	Spouse	1564 3	::	246 3	:	218 3	:	316 3	:	291 4
P-1	Other relatives	947 2	::	144 2	:	123 2	:	165 2	:	165 2
P-1	* Head, non-family hhold	2427 5 13	::	266 3 10	:	346 5 12	:	446 5 13	:	542 7 17
P-1	Non-relatives	88 0	::	8 0	:	6 0	:	29 0	:	20 0
P-1	Total no. of families	12392 100 67	::	2254 100 81	:	1962 100 71	:	2290 100 65	:	1934 100 62
P-1	w/own children < 18 yrs	5004 40 27	::	995 44 36	:	879 45 32	:	913 40 26	:	753 39 24
P-1	Married-couple families	9893 80 53	::	1939 86 69	:	1594 81 58	:	1862 81 53	:	1508 78 48
P-1	w/own children < 18 yrs	4206 34 23	::	901 40 32	:	742 38 27	:	778 34 22	:	628 32 20
P-1	Female hhltr fam, no husban	1966 16 11	::	252 11 9	:	285 15 10	:	314 14 9	:	323 17 10
P-1	w/own children < 18 yrs	683 6 4	::	83 4 3	:	111 6 4	:	112 5 3	:	99 5 3

* indicates type of household, included in all heads, above.

Source: 1980 U.S. Census, Table P-1, P-11

ARLINGTON 1970 CENSUS DEMOGRAPHIC DATA - Goetze 1-Jul-87 C:ARCN7080

7a

A R L I N G T O N 1 9 7 0				:: Thorndike				East Mass. Ave				Broadway Mystic			
total /pers /hhld				::CT 3561 /pers /hhld				:CT3562 /pers /hhld				:CT3563 /pers /hhld			
P-1	Total persons	53524	100	::	4114	100	:	6305	100	:	6843	100	:		
P-1	In institn, or grp qtrs	360	1	::	0	0	:	10	0	:	52	1	:		
P-1	Living in households	53164	99	::	4114	100	:	6295	100	:	6791	99	:		
P-1	Total no. of hhold heads*	17626	33	100 ::	1399	34	100 :	2355	37	100 :	2363	35	100 :		
P-1	* Head, family household	14050	26	80 ::	1179	29	84 :	1741	28	74 :	1809	26	77 :		
P-1	Spouse	11872	22	::	971	24	:	1369	22	:	1484	22	:		
P-1	Other relatives	22946	43	::	1704	41	:	2468	39	:	2867	42	:		
H-1	* Head, living alone	3224	6	18 ::	210	5	15 :	568	9	24 :	511	7	22 :		
P-1	Total no. of families	14050	100	80 ::	1179	100	84 :	1741	100	74 :	1809	100	77 :		
P-1	w/own children < 18 yrs	6419	46	36 ::	505	43	36 :	648	37	28 :	806	45	34 :		
P-1	Married-couple families	11872	84	67 ::	971	82	69 :	1369	79	58 :	1484	82	63 :		
P-1	w/own children < 18 yrs	5914	42	34 ::	464	39	33 :	594	34	25 :	677	37	29 :		
P-1	Female hhldr fam,no husban	1651	12	9 ::	175	15	13 :	294	17	12 :	253	14	11 :		
P-1	w/own children < 18 yrs	438	3	2 ::	38	3	3 :	48	3	2 :	112	6	5 :		

* indicates type of household, included in all heads, above.

Source: 1970 U.S. Census, Table P-1, P-11

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ARLINGTON 1970 CENSUS DEMOGRAPHIC DATA - Goetze 1-Jul-87 C:ARCEN7080

ARLINGTON 1970				: Morningside				Arl. Heights				Park Circle				Pleasant St.			
total /pers /hhld ::CT3564				/pers /hhld :CT3565				/pers /hhld :CT3566				/pers /hhld :CT3567				/pers /hhld :			
P-1	Total persons	53524	100	::	8674	100	:	8231	100	:	10655	100	:	8702	100	:			
P-1	In institn, or grp qtrs	360	1	::	2	0	:	15	0	:	166	2	:	115	1	:			
P-1	Living in households	53164	99	::	8672	100	:	8216	100	:	10489	98	:	8587	99	:			
P-1	Total no. of hhold heads*	17626	33	100 ::	2501	29	100 :	2470	30	100 :	3517	33	100 :	3021	35	100 :			
P-1	* Head, family household	14050	26	80 ::	2242	26	90 :	2085	25	84 :	2759	26	78 :	2235	26	74 :			
P-1	Spouse	11872	22	::	2004	23	:	1842	22	:	2352	22	:	1850	21	:			
P-1	Other relatives	22946	43	::	4117	47	:	3809	46	:	4471	42	:	3510	40	:			
H-1	* Head, living alone	3224	6	18 ::	240	3	10 :	334	4	14 :	669	6	19 :	692	8	23 :			
P-1	Total no. of families	14050	100	80 ::	2242	100	90 :	2085	100	84 :	2759	100	78 :	2235	100	74 :			
P-1	w/own children < 18 yrs	6419	46	36 ::	1196	53	48 :	1082	52	44 :	1206	44	34 :	976	44	32 :			
P-1	Married-couple families	11872	84	67 ::	2004	89	80 :	1842	88	75 :	2352	85	67 :	1850	83	61 :			
P-1	w/own children < 18 yrs	5914	42	34 ::	1140	51	46 :	1017	49	41 :	1122	41	32 :	900	40	30 :			
P-1	Female hhldr fam, no husban	1651	12	9 ::	131	6	5 :	184	9	7 :	313	11	9 :	301	13	10 :			
P-1	w/own children < 18 yrs	438	3	2 ::	49	2	2 :	53	3	2 :	71	3	2 :	67	3	2 :			

* indicates type of household, included in all heads, above.

Source: 1970 U.S. Census, Table P-1, P-11

(8)

Change in Arlington's Public School Enrollment, 1980 - 1986; Goetze 52:ARLSCHL 1-Jul-87

	1979	1980	1981	1982	1983	1984	1985	1986	Change 1986-1980	
									#	%
Seniors		483	466	439	365	392	369	368	-115	-23.8
Juniors		482	467	390	411	389	385	364	-118	-24.5
Soph's		484	378	441	393	379	378	370	-114	-23.6
Fresh'n		395	433	393	398	411	365	329	-66	-16.7
8		504	500	471	457	430	366	355	-149	-29.6
7		547	486	487	440	393	364	339	-208	-38.0
Spec'l		3	8	7	11	7	7	8	5	166.7
6		520	458	417	365	345	338	285	-235	-45.2
5		468	434	359	331	348	296	299	-169	-36.1
4		449	368	331	345	301	301	273	-176	-39.2
3		368	343	337	311	298	285	287	-81	-22.0
2		367	352	329	297	289	313	272	-95	-25.9
1		379	352	306	303	332	283	342	-37	-9.8
Kndrgrtn		323	313	268	305	253	305	286	-37	-11.5
Sr. High		1844	1744	1663	1567	1571	1497	1431	-413	-22.4
Jr. High		1054	994	965	908	830	737	702	-352	-33.4
Grds 1-6		2551	2307	2079	1952	1913	1816	1758	-793	-31.1
Kndrgrtn		323	313	268	305	253	305	286	-37	-11.5
Special		59	55	70	80	59	69	73	14	23.7
STEP		39	29	0	0	0	0	0	-39	-100.0
Total:	6288	5870	5442	5045	4812	4626	4424	4250	-1620	-27.6

Source: Arlington Public Schools

9a

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
1																				
2		87K:arhsgchg					Thorndike	E.Mass.Ave	BdwayMystic	Morningside	Heights						Park Circle	Pleasant St.		
3							CT 3561	CT 3562	CT 3563	CT 3564	CT 3565						CT 3566	CT 3567		
4																				
5		HOUSING UNITS, total	18880	0%			1420	0%	2642	0%	2392	0%	2837	0%	2826	0%	3586	0%	3177	0%
6		seasonal units	9	0%			1	0%	1	0%	-	0%	1	0%	3	0%	3	0%	-	0%
7		Yr-rnd hsing units:	18871	100%			1419	100%	2641	100%	2392	100%	2836	100%	2823	100%	3583	100%	3177	100%
8																				
9		UNITS IN STRUCTURE 1980																		
10		1	8972	48%			129	9%	491	19%	704	29%	2273	80%	1817	64%	2073	58%	1485	47%
11		2	5242	28%			1155	81%	1114	42%	911	38%	305	11%	501	18%	535	15%	721	23%
12		3-4	770	4%			118	8%	141	5%	192	8%	17	1%	71	3%	153	4%	78	2%
13		5-9	503	3%			-	0%	93	4%	120	5%	-	0%	105	4%	76	2%	109	3%
14		10-49	2154	11%			18	1%	498	19%	313	13%	103	4%	190	7%	620	17%	412	13%
15		50+	1207	6%			-	0%	292	11%	152	6%	139	5%	136	5%	116	3%	372	12%
16		mobile home	26	0%			-	0%	13	0%	-	0%	-	0%	-	0%	13	0%	-	0%
17			100%				-	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
18		YEAR STRUCT. BUILT																		
19		'79-3/80	50	0%			-	0%	7	0%	20	1%	11	0%	5	0%	-	0%	7	0%
20		'75-'78	327	2%			12	1%	54	2%	17	1%	32	1%	176	6%	14	0%	22	1%
21		'70-'74	871	5%			10	1%	224	8%	29	1%	103	4%	122	4%	105	3%	278	9%
22		SubTtl'70-3/80	1248	7%			22	2%	285	11%	66	3%	146	5%	303	11%	119	3%	307	10%
23		'60-'69	2840	15%			54	4%	241	9%	297	12%	626	22%	588	21%	638	18%	396	12%
24		'50-'59	2949	16%			51	4%	253	10%	534	22%	887	31%	590	21%	427	12%	207	7%
25		'40-'49	2011	11%			177	12%	208	8%	322	13%	296	10%	210	7%	456	13%	342	11%
26		before '40	9826	52%			1116	79%	1655	63%	1173	49%	882	31%	1129	40%	1946	54%	1925	61%
27																				
28		Yr-rnd hsing units:	17921	100%			1416	100%	2399	100%	2412	100%	2518	100%	2501	100%	3579	100%	3096	100%
29		UNITS IN STRUCTURE 1970																		
30		1	7968	44%			112	8%	287	12%	447	19%	2065	82%	1679	67%	2039	57%	1339	43%
31		2	6051	34%			1177	83%	1306	54%	1132	47%	353	14%	472	19%	652	18%	959	31%
32		3-4	835	5%			102	7%	155	6%	188	8%	8	0%	72	3%	181	5%	129	4%
33		5-49	2506	14%			25	2%	464	19%	470	19%	80	3%	278	11%	656	18%	533	17%
34		50+	561	3%			-	0%	187	8%	175	7%	12	0%	-	0%	51	1%	136	4%
35																				
36		YEAR STRUCT. BUILT		100%			100%		100%		100%		100%		100%		100%		100%	
37		'69-3/70	365	2%			-	0%	30	1%	59	2%	18	1%	47	2%	85	2%	126	4%
38		'65-'68	987	6%			16	1%	111	5%	201	8%	80	3%	154	6%	268	7%	157	5%
39		'60-'64	1528	9%			28	2%	98	4%	121	5%	334	13%	398	16%	320	9%	229	7%
40		SubTtl'60-3/70	2880	16%			44	3%	239	10%	381	16%	432	17%	599	24%	673	19%	512	17%
41		'50-'59	2795	16%			31	2%	229	10%	481	20%	910	36%	613	25%	338	9%	193	6%
42		'40-'49	1684	9%			93	7%	216	9%	294	12%	245	10%	206	8%	350	10%	280	9%
43		before '40	10562	59%			1248	88%	1715	71%	1256	52%	931	37%	1083	43%	2218	62%	2111	68%
44																				
45		Yr-rnd hsing units:	18863	96%			1584	100%	2385	100%	2254	100%	2732	100%	2795	100%	3665	100%	3448	100%
46			18863																	
47		UNITS IN STRUCTURE 1986																		
48		1	7846	42%			115	7%	216	9%	415	18%	2167	79%	1744	62%	1964	54%	1225	36%
49		2	6254	33%			1324	84%	1324	56%	1130	50%	346	13%	550	20%	618	17%	962	28%
50		3-4	735	4%			132	8%	111	5%	102	5%	36	1%	62	2%	127	3%	165	5%
51		5-9	123	1%			-	0%	44	2%	9	0%	16	1%	11	0%	20	1%	23	1%
52		10-49	1033	5%			12	1%	420	18%	55	2%	62	2%	12	0%	219	6%	253	7%
53		50+	1168	6%			-	0%	224	9%	135	6%	0	0%	56	2%	485	13%	268	8%
54		condos	1009	5%			1	0%	46	2%	232	10%	5	0%	144	5%	232	6%	349	10%
55		Ar1.H.A.	695	4%				0%		0%	176	8%	100	4%	216	8%		0%	203	6%
56																				

9b

ARLINGTON, MASS: 1970 - 1980 - 1986 Housing Characteristics - 87K:ARHSGCHG Goetze 22-May-87

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
56																				
57	87K:arhsgchg						Thorndike		E.Mass.Ave		BdwayMystic		Morningside		Heights		Park Circle		Pleasant St.	
58	ARLINGTON HOUSING STOCK CHANGES						CT 3561		CT 3562		CT 3563		CT 3564		CT 3565		CT 3566		CT 3567	
59																				
60	Yr-rnd hsing units:				950	5%	3 0%		242	10%	-20	-1%	318	13%	322	13%	4 -0%		81	3%
61	CHANGE DURING 1970's						4		230		-20		319		319		-6		81	
62	1				1004	6%	17 1%		204	9%	257	11%	208	8%	138	6%	34 1%		146	5%
63	2				-809	-5%	-22 -2%		-192	-8%	-221	-9%	-48	-2%	29	1%	-117 -3%		-238	-8%
64	3-4				-65	-0%	16 1%		-14	-1%	4	0%	9	0%	-1	-0%	-28 -1%		-51	-2%
65	5-49				151	1%	-7 -0%		127	5%	-37	-2%	23	1%	17	1%	40 1%		-12	-0%
66	50+				646	4%	0 0%		105	4%	-23	-1%	127	5%	136	5%	65 2%		236	8%
67																				
68	YEAR STRUCT. BUILT					5%	0%			10%		-1%		13%		13%	0%			3%
69	'70-3/80				1248	7%	22 2%		285	12%	66	3%	146	6%	303	12%	119 3%		307	10%
70	'60-'69				-40	-0%	10 1%		2	0%	-84	-3%	194	8%	-11	-0%	-35 -1%		-116	-4%
71	'50-'59				154	1%	20 1%		24	1%	53	2%	-23	-1%	-23	-1%	89 2%		14	0%
72	'40-'49				327	2%	84 6%		-8	-0%	28	1%	51	2%	4	0%	106 3%		62	2%
73	before '40				-736	-4%	-132 -9%		-60	-3%	-83	-3%	-49	-2%	46	2%	-272 -8%		-186	-6%
74																				
75	Yr-rnd hsing units:				-8	-4%	165 10%		-256	-11%	-138	-6%	-104	-4%	-28	-1%	82 2%		271	8%
76					-11															
77	GAIN IN UNITS, '80-'86																			
78	1				-1126	-6%	-14 -1%		-275	-12%	-289	-13%	-106	-4%	-73	-3%	-109 -3%		-260	-8%
79	2				1012	5%	169 11%		210	9%	219	10%	41	2%	49	2%	83 2%		241	7%
80	3-4				-35	-0%	14 1%		-30	-1%	-90	-4%	19	1%	-9	-0%	-26 -1%		87	3%
81	5-9				-380	-2%	0 0%		-49	-2%	-111	-5%	16	1%	-94	-3%	-56 -2%		-86	-2%
82	10-49				-1121	-6%	-6 -0%		-78	-3%	-258	-11%	-41	-2%	-178	-6%	-401 -11%		-159	-5%
83	50+				-39	-0%	0 0%		-68	-3%	-17	-1%	-139	-5%	-80	-3%	369 10%		-104	-3%
84	condos				983	5%	1 0%		33	1%	232	10%	5	0%	144	5%	219 6%		349	10%
85	Arl.H.A.				695		0 0%		0	0%	176	8%	100	4%	216	8%	0 0%		203	6%

87D:ARSTK		1980	Thorndike	E.Mass.Ave	BdwayMystic	Morningside	Heights	Park Circle	Pleasant St
		Town total	CT 3561	CT 3562	CT 3563	CT 3564	CT 3565	CT 3566	CT 3567
H-7	Own-occ. units	10392 100	657 100	822 100	897 100	2325 100	1880 100	2145 100	1666 100
H-7	4 or more bedrooms	2348 23	62 9	213 26	150 17	505 22	345 18	477 22	596 36
H-7	1 comp. bath + 1/2	3346 32	74 11	224 27	289 32	773 33	516 27	870 41	600 36
H-7	2 or more comp.bath	1828 18	50 8	76 9	59 7	688 30	303 16	202 9	450 27
H-7	moved in '79-3/80	587 6	36 5	102 12	26 3	118 5	142 8	113 5	50 3
H-7	moved in '75-'78	1859 18	68 10	94 11	188 21	475 20	342 18	359 17	333 20
H-7	moved in '70-'74	1448 14	98 15	92 11	74 8	359 15	251 13	254 12	320 19
H-7	moved in '60-'69	2391 23	104 16	155 19	148 16	665 29	479 25	492 23	348 21
H-7	moved in before '60	4107 40	351 53	379 46	461 51	708 30	666 35	927 43	615 37
H-7	Renter-occ. units	8160 100	741 100	1749 100	1459 100	472 100	889 100	1393 100	1457 100
H-7	2 or more bedrooms	4823 59	690 93	975 56	908 62	280 59	494 56	649 47	827 57
H-7	1 comp. bath + 1/2	430 5	44 6	75 4	46 3	37 8	36 4	78 6	114 8
H-7	2 or more comp.bath	219 3	- 0	49 3	11 1	44 9	32 4	20 1	63 4
H-7	moved in '79-3/80	2263 28	206 28	472 27	377 26	107 23	301 34	456 33	344 24
H-7	moved in '75-'78	2940 36	277 37	507 29	518 36	208 44	344 39	519 37	567 39
H-7	moved in '70-'74	1333 16	87 12	383 22	192 13	58 12	133 15	242 17	238 16
H-7	moved in before '70	1624 20	171 23	387 22	372 25	99 21	111 12	176 13	308 21

Source: 1980 U.S. Census, Table H-7

87K:arcns80			Thorndike CT 3561	E.Mass.Ave CT 3562	BdwayMystic CT 3563	Morningside CT 3564	Heights CT 3565	Park Circle CT 3566	Pleasant St. CT 3567
H-7	Yr-rnd hsing units:	18874 100%	1420 100%	2642 100%	2392 100%	2837 100%	2820 100%	3586 100%	3177 100%
H-1	VACANT yr-rnd units	319 2%	21 1%	70 3%	36 2%	39 1%	54 2%	45 1%	54 2%
H-7	spec'fd OCCUPIED du	18552	1398	2571	2356	2797	2769	3538	3123
H-7	vehic. av none	2642 ERR	217 16%	505 20%	337 14%	216 8%	379 14%	469 13%	519 17%
H-7	1	9039 ERR	712 51%	1375 53%	1292 55%	1142 41%	1230 44%	1816 51%	1472 47%
H-7	2 or more	6871 ERR	469 34%	691 27%	727 31%	1439 51%	1160 42%	1253 35%	1132 36%
		ERR	1398 100%	2571 100%	2356 100%	2797 100%	2769 100%	3538 100%	3123 100%
H-7	units with roomers	194 ERR	17 1%	16 1%	11 0%	8 0%	4 0%	62 2%	76 2%
H-7	OWNER-OCC UNITS	10392 55%	657 46%	822 31%	897 38%	2325 82%	1880 67%	2145 60%	1666 52%
H-1	med. value		\$64,600	\$62,700	\$59,300	\$67,600	\$57,400	\$62,700	\$70,200
H-7	# below povrty lvl	347 3%	28 4%	43 5%	39 4%	61 3%	45 2%	77 4%	54 3%
H-7	# moved in: '75-'79	2446 24%	104 16%	196 24%	214 24%	593 26%	484 26%	472 22%	383 23%
H-8	spec. own-occ units	8017 100%	87 100%	407 100%	614 100%	2086 100%	1639 100%	1890 100%	1294 100%
H-8	# w/ mortgage	4816 60%	40 46%	191 47%	352 57%	1419 68%	1037 63%	1099 58%	678 52%
H-8	median cost w/ mort.		\$517	\$491	\$474	\$512	\$454	\$497	\$593
H-8	# w/ hhY (<\$10k	1022 13%	15 17%	79 19%	107 17%	201 10%	254 15%	258 14%	108 8%
H-8	med. % hsg cost		27.5%	50+	50+	50+	50+	50+	50+
H-8	# w/ hhY \$10-20k	1560 19%	22 25%	65 16%	137 22%	412 20%	367 22%	377 20%	180 14%
H-8	med. % hsg cost		25.0%	35.4%	24.5%	33.0%	27.9%	26.2%	26.9%
H-8	# w/ hhY > \$20k	5435 68%	50 57%	263 65%	370 60%	1473 71%	1018 62%	1255 66%	1006 78%
H-8	med. % hsg cost		25.7%	17.1%	15.6%	17.4%	16.7%	16.1%	17.1%
H-7	RENTER-OCC UNITS	8160 43%	741 52%	1749 66%	1459 61%	472 17%	889 31%	1393 39%	1457 46%
H-1	med. contract rent								
H-7	# below povrty lvl	760 9%	44 6%	148 8%	138 9%	63 13%	114 13%	106 8%	147 10%
H-7	# moved in: '75-'79	5203 64%	483 65%	979 56%	895 61%	315 67%	645 73%	975 70%	911 63%
H-8	spec.rent-occ units	8127 100%	741 100%	1745 100%	1448 100%	464 100%	884 100%	1393 100%	1452 100%
H-8	med.gross rent		\$368	\$353	\$325	\$367	\$362	\$341	\$363
H-8	# w/ hhY (<\$10k	2486 31%	155 21%	567 32%	352 24%	204 44%	403 46%	392 28%	413 28%
H-8	med. % hsg cost		50+	50+	50+	42.4%	49.6%	50+	50+
H-8	# w/ hhY \$10-20k	2789 34%	225 30%	608 35%	598 41%	98 21%	189 21%	539 39%	532 37%
H-8	med. % hsg cost		31.2%	29.3%	27.5%	29.8%	29.3%	28.2%	28.6%
									507
H-8	# w/ hhY > \$20k	2852 35%	361 49%	570 33%	498 34%	162 35%	292 33%	462 33%	507 35%
H-8	med. % hsg cost		17.6%	16.9%	17.2%	17.6%	19.4%	17.0%	17.6%

87K:arcns80				Thorndike CT 3561	E.Mass.Ave CT 3562	BdwayMystic CT 3563	Morningside CT 3564	Heights CT 3565	Park Circle CT 3566	Pleasant St. CT 3567
P-1	TOTAL PERSONS	48219		3639	5823	5843	8397	7560	9147	7810
P-1	AGE	under 5	2127 4%	178 5%	240 4%	286 5%	358 4%	362 5%	408 4%	295 4%
P-1		5 - 14	5548 12%	405 11%	487 8%	719 12%	1131 13%	964 13%	969 11%	873 11%
P-1		15 - 24	7905 16%	589 16%	879 15%	947 16%	1551 18%	1334 18%	1484 16%	1121 14%
P-1		25 - 34	8889 18%	806 22%	1243 21%	1202 21%	1188 14%	1368 18%	1656 18%	1426 18%
P-1		35 - 44	4990 10%	334 9%	498 9%	556 10%	927 11%	826 11%	988 11%	861 11%
P-1		45 - 54	5246 11%	332 9%	548 9%	598 10%	1166 14%	805 11%	991 11%	806 10%
P-1		55 - 64	5482 11%	455 13%	705 12%	659 11%	992 12%	811 11%	999 11%	861 11%
P-1		65 + over	8032 17%	540 15%	1223 21%	876 15%	1084 13%	1090 14%	1652 18%	1567 20%
P-1	Total in households	47902	99%	3639 100%	5823 100%	5816 100%	8387 100%	7560 100%	8943 98%	7734 99%
P-1	Persons/household			2.60	2.26	2.47	3.00	2.73	2.53	2.48
P-1	Inmates of Instit'n	160		-	-	-	6	-	-	154
P-1	Other, in grp qtrs	16		-	-	16	-	-	-	-
P-9	%age high sch grads			73.4%	77.6%	77.8%	87.8%	80.4%	83.9%	83.9%
H-1	TOTAL NUMBER HHDS	18552	100%	1398 100%	2571 100%	2356 100%	2797 100%	2769 100%	3538 100%	3123 100%
P-11	med.income			\$20,489	\$17,026	\$17,384	\$25,559	\$21,071	\$21,069	\$21,803
H-1	owner-occ hhds	10392	56%	657 47%	822 32%	897 38%	2325 83%	1880 68%	2145 61%	1666 53%
P-11	med.income			\$20,341	\$21,500	\$19,877	\$27,394	\$23,476	\$25,895	\$29,479
H-1	renter-occ hhds	8160	44%	741 53%	1749 68%	1459 62%	472 17%	889 32%	1393 39%	1457 47%
P-11	med.income			\$20,587	\$15,349	\$15,858	\$17,368	\$14,259	\$15,617	\$16,371
P-11	hhds with earnings	25301	136%	11535 825%	1960 76%	1908 81%	2344 84%	2259 82%	2856 81%	2439 78%
P-11	hhds w/ soc.sec.	5666	31%	380 27%	941 37%	603 26%	825 29%	919 33%	1001 28%	997 32%
P-11	hhds w/ pub.assist	1024	6%	96 7%	139 5%	216 9%	91 3%	163 6%	137 4%	182 6%
H-1	HOUSING UNITS, total	18880	100%	1420 100%	2642 100%	2392 100%	2837 100%	2826 100%	3586 100%	3177 100%
H-1	seasonal units	9	0%	1 0%	1 0%	- 0%	1 0%	3 0%	3 0%	- 0%
H-7	Yr-rnd hsing units:	18871	100%	1419 100%	2641 100%	2392 100%	2836 100%	2823 100%	3583 100%	3177 100%
UNITS IN STRUCTURE										
H-7	1	8972	48%	129 9%	491 19%	704 29%	2273 80%	1817 64%	2073 58%	1485 47%
H-7	2	5242	28%	1155 81%	1114 42%	911 38%	305 11%	501 18%	535 15%	721 23%
H-7	3-4	770	4%	118 8%	141 5%	192 8%	17 1%	71 3%	153 4%	78 2%
H-7	5-9	503	3%	- 0%	93 4%	120 5%	- 0%	105 4%	76 2%	109 3%
H-7	10-49	2154	11%	18 1%	498 19%	313 13%	103 4%	190 7%	620 17%	412 13%
H-7	50+	1207	6%	- 0%	292 11%	152 6%	139 5%	136 5%	116 3%	372 12%
H-7	mobile home	26	0%	- 0%	13 0%	- 0%	- 0%	- 0%	13 0%	- 0%
H-7		100%		- 100%	100%	100%	100%	100%	100%	100%
YEAR STRUCT. BUILT										
H-7	'79-3/80	50	0%	- 0%	7 0%	20 1%	11 0%	5 0%	- 0%	7 0%
H-7	'75-'78	327	2%	12 1%	54 2%	17 1%	32 1%	176 6%	14 0%	22 1%
H-7	'70-'74	871	5%	10 1%	224 8%	29 1%	103 4%	122 4%	105 3%	278 9%
H-7	'60-'69	2840	15%	54 4%	241 9%	297 12%	626 22%	588 21%	638 18%	396 12%
H-7	'50-'59	2949	16%	51 4%	253 10%	534 22%	887 31%	590 21%	427 12%	207 7%
H-7	'40-'49	2011	11%	177 12%	208 8%	322 13%	296 10%	210 7%	456 13%	342 11%
H-7	before '40	9826	52%	1116 79%	1655 63%	1173 49%	882 31%	1129 40%	1946 54%	1925 61%