City of Cambridge

Neighborhood Revitalization Strategy Areas for FY2021-2025

NRSA East – page 3

NRSA East Maps – page 5

NRSA West – page 10

NRSA West Maps – page 11

Demographics – page 13

Programs – page 15

Consultation – page 17

Leveraged Funds & Resources – page 18

Description & Analysis of Neighborhoods – page 19

Statistical Profiles of Neighborhoods:

East Cambridge – page 20

MIT / Area 2 – page 23

Wellington-Harrington – page 26

The Port – page 29

Cambridgeport – page 32

Mid-Cambridge – page 35

Riverside – page 38

Neighborhood Nine – page 41

North Cambridge – page 44

Cambridge Highlands – page 49

Strawberry Hill – page 50

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS

Overview

NRSA One– "NRSA East"

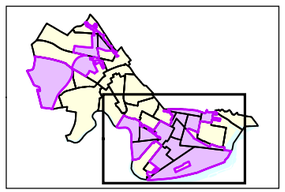
This Neighborhood Revitalization Strategy Area (NRSA) is the result of amending the area of Cambridge's existing NRSA utilizing 2018 low/mod summary data from the American Community Survey (ACS). **Based on this data, the NRSA must be a contiguous area that is greater than 50% residential and is comprised of at least 55.36% low and moderate-income residents.** That resulting NRSA allows the City to incorporate previously excluded areas, while losing some areas due to demographic changes related income. The NRSA area the City has selected is consistent with HUD guidelines. The area is centered on the Central Square district, and radiates out to include portions of the Riverside, Cambridgeport, Area Four, East Cambridge and Wellington / Harrington Neighborhoods, as well as businesses located in Inman Square and along Cambridge Street. The NRSA extends from the Charles River (in the Riverside and Cambridgeport Neighborhoods) to the Somerville border (in the Wellington / Harrington, The Port and East Cambridge neighborhoods) and also includes businesses located along Massachusetts Avenue between Central and Harvard Squares. This area represents predominately residential neighborhoods, and includes the highest populations of low/moderate income and minority residents. Though the area is large and extends beyond several City defined Neighborhoods, it represents a large contiguous area of residents who all face similar challenges. The demographic data used in determining the NRSA are derived from 2018 ACS census tract and block group data.

The NRSA East area was slightly modified to include portions of the Riverside and Cambridgeport Neighborhoods, A combination of public, private and non-profit affordable housing developments located at Cambridge Port Commons and Putnam Green that are adjacent to the NRSA were included for the FY2021 update. The inclusion of businesses along Cambridge Street, in Inman Square and along Massachusetts Ave. between Central and Harvard Squares remain. The following chart shows all Block Groups included in the NRS area and the relevant demographic data:

NRS East Census Tract	Block Group	Low/Mod Residents	Low/Mod Universe	Percent Low/Mod
3522	1	1,120	1,895	59.10%
3524	2	1,145	1,660	68.98%
3525	1	485	1,190	40.76%
3525	2	875	1,630	53.68%
3526	1	755	1,435	52.61%
3526	2	760	965	78.76%
3527	1	625	1,040	60.10%
3527	2	540	1,030	52.43%
3527	3	110	250	44.00%
3528	1	260	395	65.82%
3528	2	710	1,710	41.52%
3530	2	305	530	57.55%
3530	3	605	835	72.46%
3530	4	1,005	2,140	46.96%
353101	1	545	1,085	50.23%
353101	2	605	970	62.37%
353102	1	30	30	100.00%
353102	2	330	545	60.55%
3532	1	815	1,755	46.44%
3532	2	540	760	71.05%
3534	1	930	1,360	68.38%
3534	2	755	1,530	49.35%
3535	1	395	1,215	32.51%
3535	2	695	1,420	48.94%
3539	1	650	1,175	55.32%
3539	2	1,085	1,515	71.62%
3539	3	4	25	16.00%
	TOTAL	**16,679**	**30,090**	**55.43%**

2020 NRS Area East with 2010 Census Tracts and Block Groups

Cambridge, Massachusetts



NRS Areas

3534 Census Tract Boundary

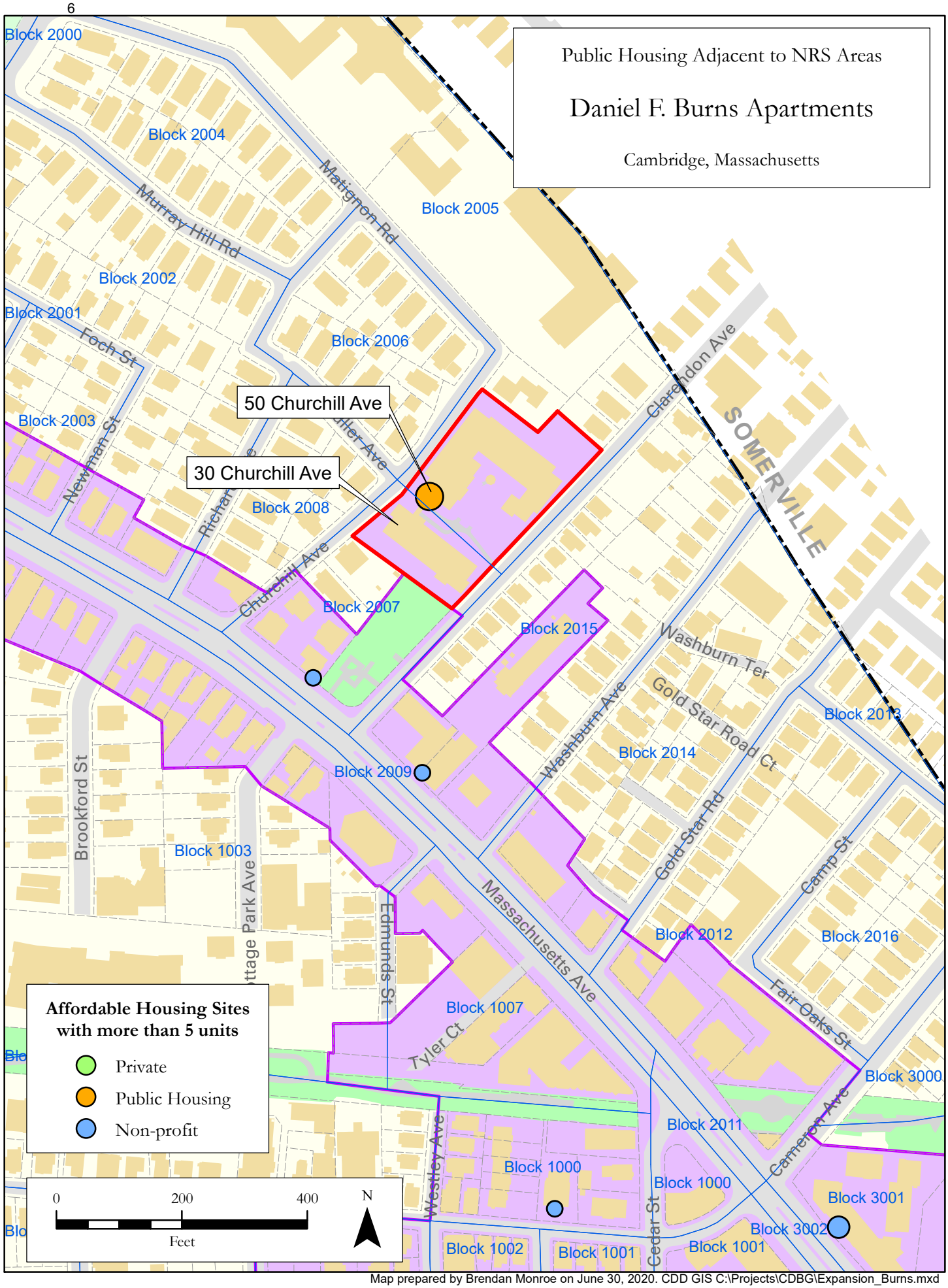
BG 1 Census Block Group Boundary

N

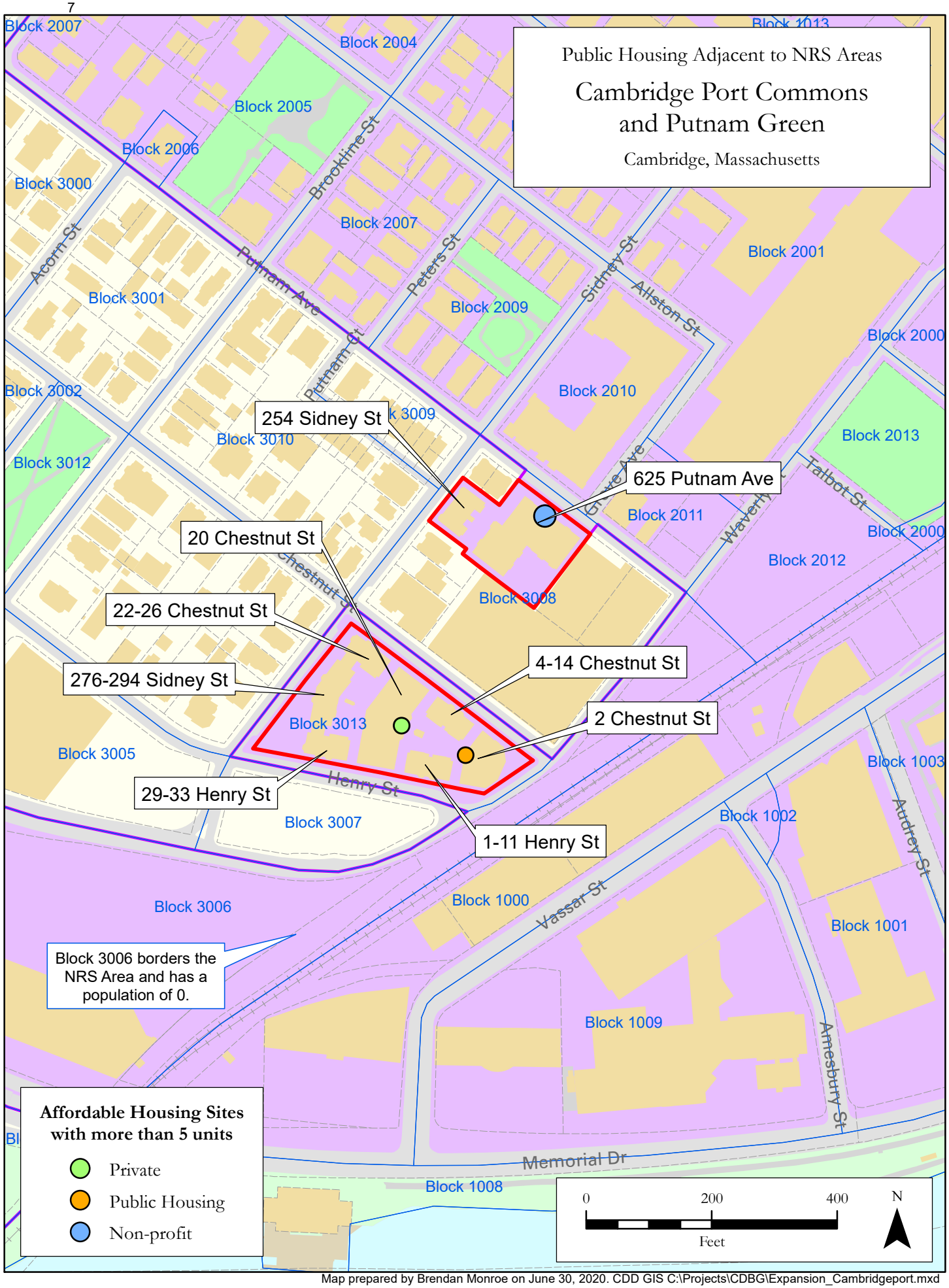
0 0.125 0.25

Miles

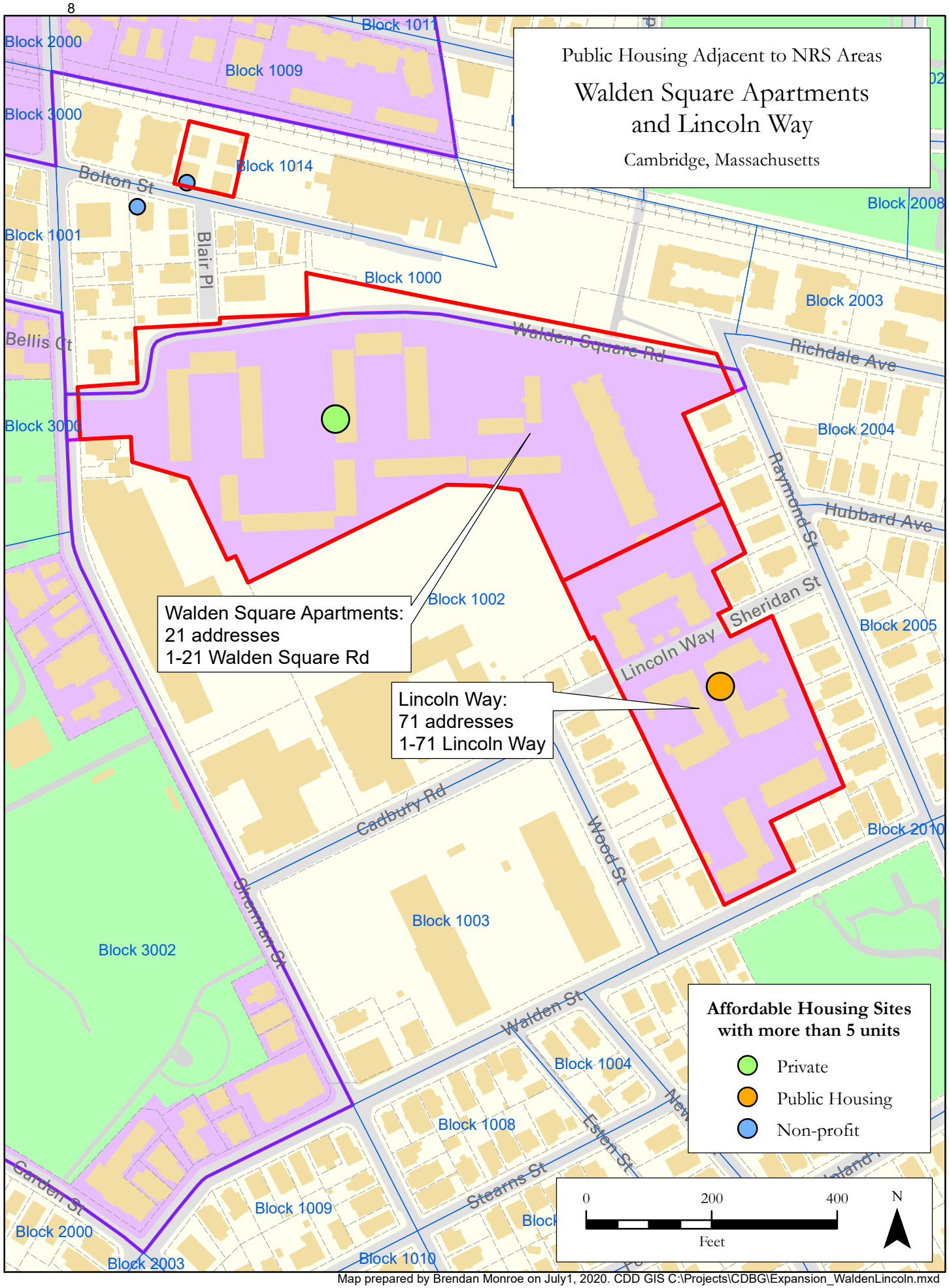
Map prepared by Brendan Monroe on August 5, 2020. CDD GIS CDD GIS C:\Projects\CDBG\CensusGeoNRSEast2020.mxd



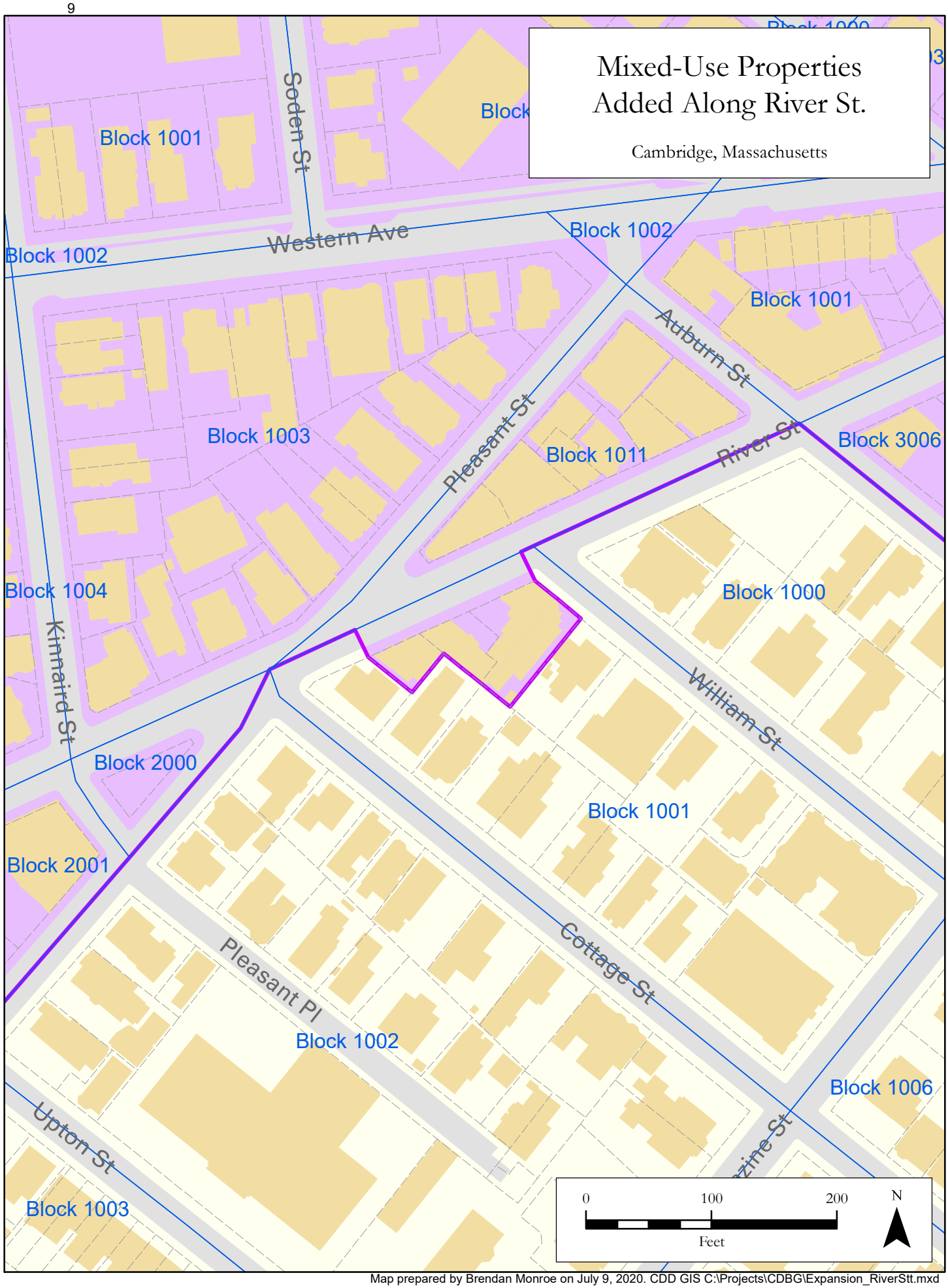
Map prepared by Brendan Monroe on June 30, 2020. CDD GIS C:\Projects\CDBG\Expansion_Burns.mxd



Map prepared by Brendan Monroe on June 30, 2020. CDD GIS C:\Projects\CDBG\Expansion_Cambridgeport.mxd



Map prepared by Brendan Monroe on July1, 2020. CDD GIS C:\Projects\CDBG\Expansion_WaldenLincoln.mxd



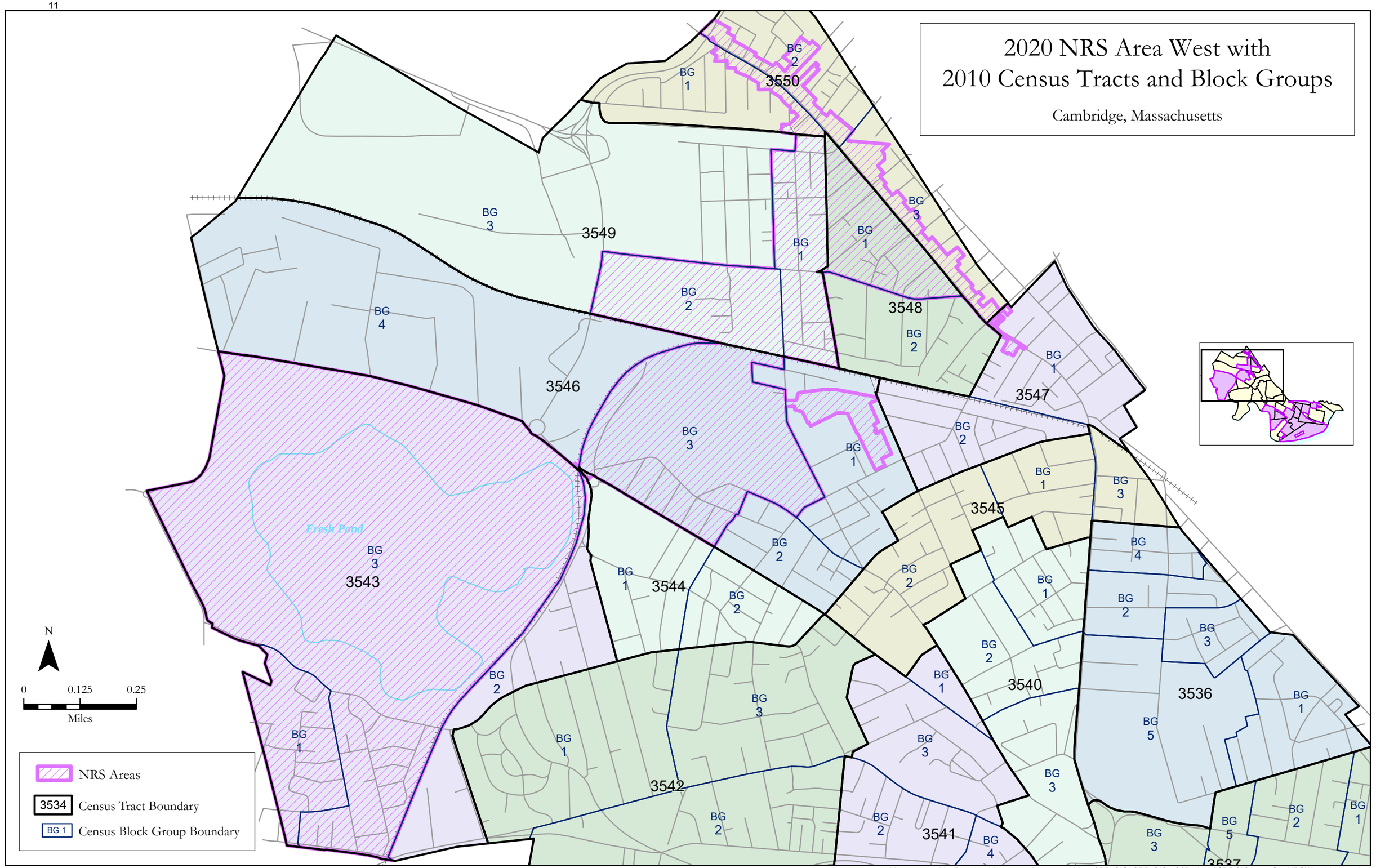
Map prepared by Brendan Monroe on July 9, 2020. CDD GIS C:\Projects\CDBG\Expansion_RiverStt.mxd

NRSA Two – "NRSA West"

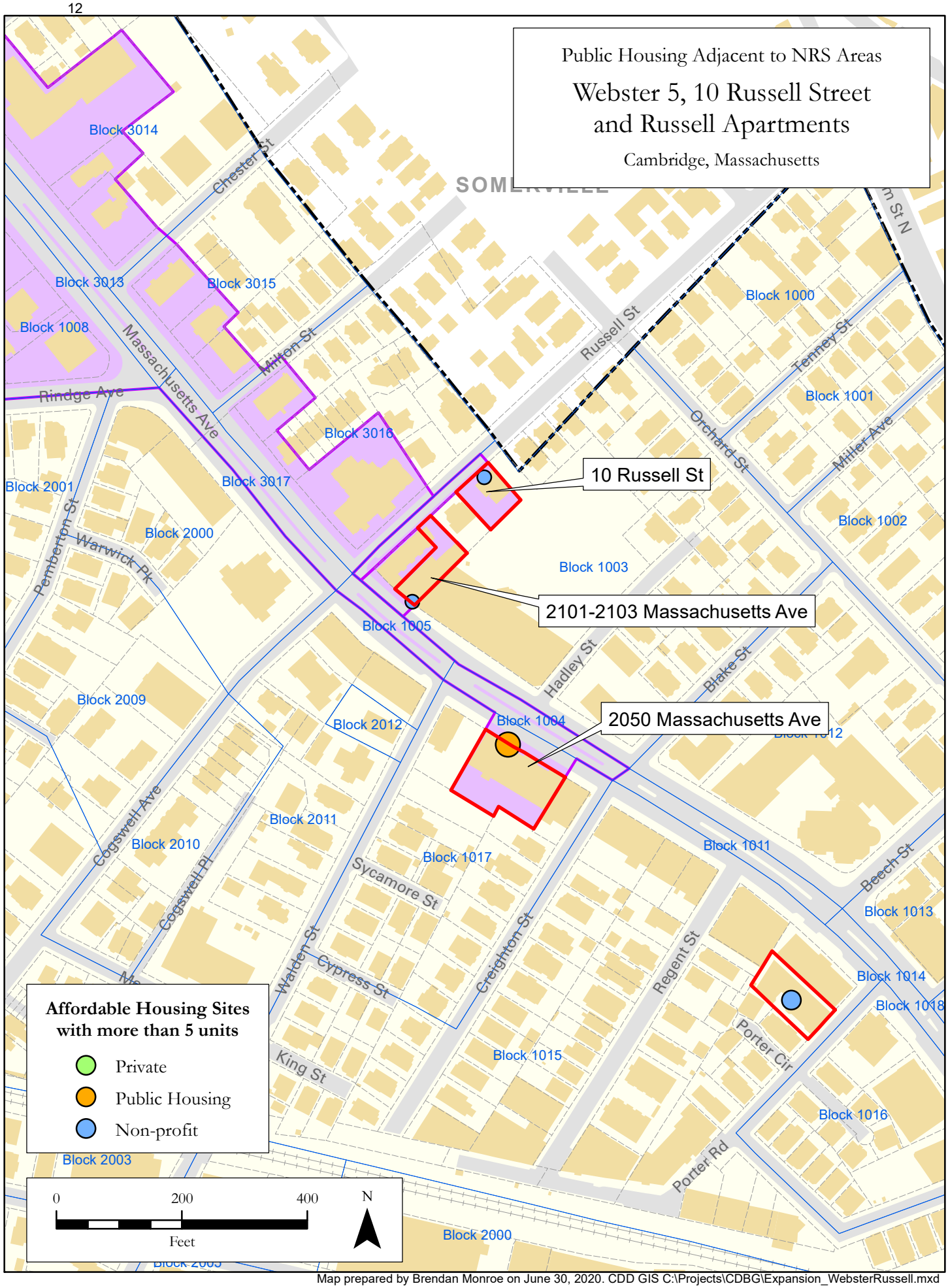
Like the NRSA East, the NRSA West represents an update and renewal of the 2016 NRSA West utilizing 2018 ACS census and block group data. The area focuses on the 402 Rindge Avenue and the Fresh Pond Apartments and extends along Massachusetts Avenue to the Arlington line, incorporating areas in North Cambridge and Neighborhood 9. The area has been substantially expanded to the Belmont border to include a large public housing development. This area represents predominately residential neighborhoods, and includes the highest populations of low/moderate income and minority residents. Though the area is large and extends beyond several City defined Neighborhoods, it represents a large contiguous area of residents who all face similar challenges. **As with the NRSA East, the NRSA West must be a contiguous area that is greater than 50% residential and is comprised of at least 55.36% low and moderate-income residents.**

The NRSA West also includes the additions of businesses along the northern section of Massachusetts Avenue, as well as affordable housing developments that exist in parcels adjacent to the NRSA West general footprint at the Daniel F. Burns Apartments, Walden Square and Lincoln Way apartments, Webster Street, Russell Apartments and Webster Street apartments. The following chart shows all Block Groups included in the NRSA West area and the relevant demographic data:

NRS WEST				
Census Tract	Block Group	Low/Mod Residents	Low/Mod Universe	Percent Low/Mod
3543	1	935	1,330	70.30%
3543	3	405	1,110	36.49%
3546	3	540	1,345	40.15%
3548	1	255	890	28.65%
3549	1	425	1,230	34.55%
3549	2	2,620	3,185	82.26%
	TOTAL	**5,180**	**9,090**	**56.99%**



Map prepared by Brendan Monroe on August 5, 2020. CDD GIS CDD GIS C:\Projects\CDBG\CensusGeoNRSWest2020.mxd



Map prepared by Brendan Monroe on June 30, 2020. CDD GIS C:\Projects\CDBG\Expansion_WebsterRussell.mxd

Demographics of the NRSAs

In total, the two NRSA's include 21,859 low and moderate income residents, and the vast majority of public housing, as well as city and non-profit created affordable housing. The two NRSAs are also comprised of a greater share of minority populations than the City is as a whole:

Comparison of Demographic: NRSAs & Citywide

	White, Non-Hispanic	Black, Non-Hispanic	Asian & NHPI, Non-Hispanic	Other/Multiple Races, Non-Hispanic	White, Hispanic	Non-White, Hispanic
NRSA East	56.3%	11.7%	17.2%	4.1%	6.7%	4.0%
NRSA West	41.7%	31.2%	14.2%	2.5%	9.9%	1.3%
NRSA Total	53.3%	15.6%	16.6%	3.8%	7.3%	3.3%
Citywide	60.8%	10.2%	16.0%	3.8%	6.2%	3.0%
+/-	***-7.5%***	***5.4%***	***0.6%***	***0.0%***	***1.1%***	***0.3%***

Additionally, the two NRSAs are comprised of the City's census tracts and block groups that have the highest percentages of minority populations:

NRS WEST

Census Tract	Block Group	White, Non-Hispanic	Black, Non-Hispanic	Asian & NHPI, Non-Hispanic	Other/Multiple Races, Non-Hispanic	White, Hispanic	Non-White, Hispanic
3543	1	56.5%	17.5%	14.5%	4.8%	3.8%	5.0%
3543	3	65.8%	13.0%	9.2%	3.9%	7.2%	1.6%
3546	3	56.2%	8.5%	26.5%	5.2%	3.6%	0.0%
3548	1	76.8%	8.3%	7.7%	3.3%	3.5%	0.5%
3549	1	68.3%	8.1%	16.1%	1.1%	6.4%	0.0%
3549	2	9.5%	60.4%	12.3%	0.6%	17.2%	0.0%
	TOTAL	**41.7%**	**31.2%**	**14.2%**	**2.5%**	**9.9%**	**1.3%**

NRS East

Census Tract	Block Group	White, Non-Hispanic	Black, Non-Hispanic	Asian & NHPI, Non-Hispanic	Other/Multiple Races, Non-Hispanic	White, Hispanic	Non-White, Hispanic
3522	1	67.1%	15.7%	7.8%	2.8%	4.5%	2.1%
3524	2	26.5%	40.3%	13.7%	2.4%	4.4%	12.8%
3525	1	50.4%	21.2%	16.7%	3.5%	5.2%	3.0%
3525	2	61.7%	1.9%	15.1%	3.1%	15.8%	2.4%
3526	1	72.1%	3.6%	10.2%	4.4%	8.0%	1.7%
3526	2	62.8%	7.4%	8.7%	1.0%	12.4%	7.7%
3527	1	52.1%	0.0%	24.8%	3.2%	17.2%	2.7%
3527	2	67.9%	13.0%	4.0%	7.6%	7.5%	0.0%
3527	3	65.4%	0.0%	14.2%	17.3%	3.1%	0.0%
3528	1	74.9%	0.0%	18.6%	4.1%	2.4%	0.0%
3528	2	59.7%	6.7%	12.4%	3.1%	9.8%	8.3%
3530	2	84.4%	13.0%	2.6%	0.0%	0.0%	0.0%
3530	3	52.9%	13.0%	17.3%	4.2%	4.8%	7.8%
3530	4	55.8%	12.1%	20.6%	1.4%	2.8%	7.3%
353101	1	60.9%	9.7%	20.2%	4.6%	4.1%	0.6%
353101	2	52.1%	20.6%	6.7%	2.9%	8.5%	9.2%
353102	1	50.4%	3.3%	26.1%	7.4%	8.1%	4.8%
353102	2	47.0%	2.1%	33.8%	7.4%	4.7%	4.9%
3532	1	50.5%	6.8%	28.5%	2.5%	8.1%	3.6%
3532	2	64.8%	9.1%	15.2%	2.8%	7.5%	0.6%
3534	1	56.9%	30.8%	4.3%	4.0%	2.9%	1.0%
3534	2	45.4%	22.1%	16.7%	8.5%	3.2%	4.0%
3535	1	72.8%	7.6%	9.5%	5.8%	2.3%	2.0%
3535	2	61.4%	25.3%	6.2%	3.2%	2.5%	1.4%
3539	1	53.1%	6.2%	27.3%	4.0%	7.5%	1.8%
3539	2	50.3%	7.0%	24.9%	4.9%	10.8%	2.1%
3539	3	60.3%	6.7%	21.1%	4.3%	3.5%	4.2%
	TOTAL	**56%**	**12%**	**17%**	**4%**	**7%**	**4%**

Programs

Economic Development

Microenterprise Assistance

The Economic Development Division (EDD) will continue to support the City's small businesses, especially women and minority-owned businesses, by assisting them with marketing, networking, business management tools, e-commerce, and exposure to a broader range of resources. EDD will continue to partner with non-profit organizations and other local contractors to provide pre-business and business development services for low and low-moderate income micro-enterprises, individuals and businesses located in one of the City's two NRS areas. Services will include workshops and individual business consultations.

The goal for FY2021 is to assist **35** NRS businesses, residents and eligible Cambridge micro-enterprises will participate in one or more of these training activities. The long-term outcome projections estimate that **3-5** of the participants will start new ventures, and **6-8** participants will grow their existing operations.

The goal for the five-year period ending June 30, 2026 is to provide **175** NRS businesses, residents and eligible Cambridge micro-enterprises with one or more of these training activities to improve and enhance their business.

Commercial District Revitalization

EDD will continue its support of Cambridge retail businesses, especially income-eligible micro-enterprises and those located in the City's two Neighborhood Revitalization Strategy (NRS) areas by offering programs such as the Small Business Enhancement Program, the Storefront Improvement Program, educational services, and support for businesses associations in commercial districts.

The goal for fiscal year 2021 is to provide 10 small businesses, all of whom will be NRS located or low and moderate-income micro-enterprises, with grants to improve and enhance their businesses. Anticipated outcomes include approximately 20% showing an 8% increase in sales revenue and 5-10% hiring new employees.

The goal for the five-year period ending June 30, 2026 is to have 50 small business participants and have the same overall outcome of approximately 20% showing an 8% increase in sales revenue and 5-10% hiring new employees.

Workforce Development Assistance

The Economic Development Division will continue to support job preparedness and economic empowerment programs for Cambridge residents via the Bio-Med Career Program. This program, run by Just-A-Start Corporation, has a proven track record ion training and placing residents in higher wage jobs within the local bio-medical industry. The Bio-Med Career Program is targeted specifically to residents of the City's NRS areas.

The goal for FY2021 is to support 9 students (out of a class of 30) in Just-A-Start's Biomedical Careers Program

Housing

Housing Stabilization

Cambridge strives to stabilize owner-occupied one- to four-family buildings owned by extremely low, low- and moderate-income households; encourage investment in the existing housing stock; and preserve the rental units in two-, three-, and four-unit buildings that have traditionally been more affordable.

In Cambridge, many low-income owners, particularly the elderly and single person households, are unable to make significant and necessary repairs in their units because they lack access to the capital or the skills to oversee rehabilitation. The Home Improvement Program (HIP) offers affordable loans and technical assistance to owner-occupants of one- to four unit properties, which encourages stability and reinvestment in the housing stock. The program also provides a resource for homeowners who may be at risk of foreclosure, and can assist homeowners with analyzing refinancing options and available resources to assist in stabilizing their housing costs.

With high housing payments, many low- and moderate income owners are not able to pay for or finance necessary improvements to their homes. Some owner-occupied units, especially those occupied by low- and moderate-income owners, are substandard, with unaddressed health and safety code violations after years of deferred maintenance. Tenants in small rental buildings often live with similar conditions, and property owners may be reluctant to invest in these units without raising rents to recoup their investment. Of units with these conditions, most are suitable for rehabilitation.

The costs of owning and maintaining small properties have increased in recent years. Providing incentives and assistance for owners to reinvest in this traditionally affordable housing stock without having to raise rents to unaffordable levels will assist in the continued availability of this important housing resource, and give owners choice in how they reinvest in their properties while preserving tenancies of low and moderate-income tenants.

The goal for FY2021 is to stabilize 20 households in the NRSAs, with a 5-year goal of stabilizing 100 households.

Consultation

The NRSAs described herein represent an update to previous NRSAs based on the most recent low and moderate-income population data provided by HUD. While a change in data has resulted in a modified footprint, the NRSAs and the programs targeted to residents and businesses located within the NRSAs represent a continuation of proven success and effectiveness.

The City regularly coordinates its efforts to provide assistance to its low and moderate-income residents and micro-enterprises with relevant City agencies, local non-profit partners and local business community. These long-standing cooperative interactions have resulted in the creation of new programs and have informed the modification of existing programs.

The Bio-Medical Careers Training Program represents a multi-tiered coordination of City, non-profit and local industry. A formal partnership between the City and the Just-A-Start Corporation targets NRSA residents to receive specific job training skills to enable them to participate in Cambridge's burgeoning Biotech and Medical Research industry.

The Retail Enhancement Program (REP) represents the City's response to the increasing difficulty of micro-enterprises to compete with larger corporations and regional and national chains in a highly competitive market such as Cambridge. Residents, as well, want to maintain a vibrant urban environment with locally owned and operated micro-enterprises.

The Home Improvement Program (HIP) represents a housing stabilization program and partnership with two long-tenured housing non-profits (Just-A-Start Corporation and Homeowners Rehab, Inc.). The area covered by the NRSAs represent the greatest number of homeowners who may experience a cost burden in maintaining their property and the greatest number of those at-risk of displacement because of this cost burden.

Additionally, in creating the NRSAs, the City convenes a group of Housing and Economic Development staff in order to identify areas which would benefit from being included in the NRSAs. These areas are typically affordable housing developments that are located adjacent to the relevant census tracts and block groups used to establish the Areas, as well small clusters of microenterprise retailers. The inclusion of these areas on an ad hoc basis enables the City to provide assistance to the greatest number of targeted individuals and businesses.

Leverage

The NRSA East and NRSA West together represent the City's greatest areas of investment, as it relates to HUD funds and programs geared to assist low and moderate-income residents and families. Typically, well over 80% of the City's annual CDBG allocation is expended in the NRSAs, either directly through the programs described above, or indirectly through Public Service and other Affordable Housing activities.

The City has been very successful in leveraging funds for its core programs. While actual figures vary from year to year, based on more than a decade of operating its core programs in the NRSAs, the City expects to leverage a total of more than $10 million each year in the combined NRSA East and NRSA West through a combination other federal, state, local, non-profit, lending institution and private sources.

Program specific leveraged funds and resources for the Bio-Medical Careers Program is primarily obtained through a partnership with Bunker Hill Community College (BHCC), who donates access to critically need laboratory space to the program. Additionally, the State of Massachusetts and local Workforce Development grants, as well as private foundation grants serve to double the City's per-student investment of CDBG funds.

The Microenterprise Workshops receive a large amount of leverage funding through the Center for Women & Enterprise private fundraising efforts, totaling more than $1.2 million in FY2019.

Affordable Housing Stabilization efforts in the NRSAs are primarily achieved through the Home Improvement Program (HIP), which receives additional funding through the State of Massachusetts Department of Housing and Community Development (DHCD), local Community Preservation Act (CPA) funds, Historic Commission funds, various public and private weatherization and energy efficiency programs and revolving loan funds. This program is also funded, in part, by the State of Massachusetts "Get Out the Lead" de-leading program funds, which is the City's primary source of lead-based paint hazard mitigation funding.

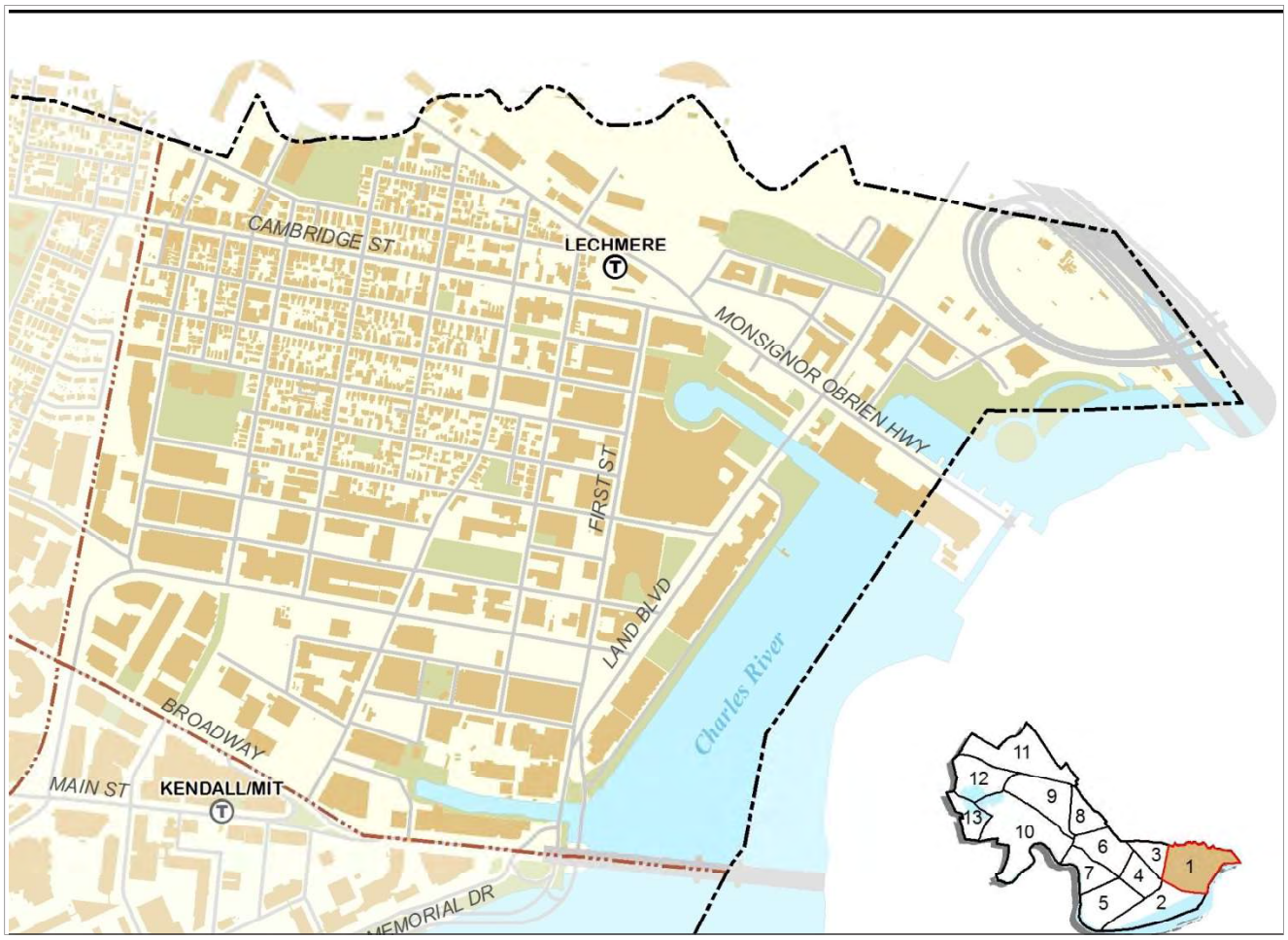
Description and Analysis of Neighborhoods

The NRSA East is primarily located in the Wellington/Harrington, The Port, Cambridgeport and Riverside neighborhoods, while portions of it also extend into the Mid-Cambridge and Area 2 / MIT neighborhoods. This area covers all of Central Square commercial district, as well as the Cambridge Street corridor from Inman Square to East Cambridge. The area incorporates the City's most historically diverse and lower income areas and the majority of its public and affordable housing developments. The entire area is well served by public transportation via the MBTA's Redline and numerous bus lines, it is home to numerous parks and playgrounds and enjoys all of the community assets located within the City.

The NRSA West is primarily located in the Neighborhood Nine, West and North Cambridge Neighborhoods, and has been expanded to include a sizable Cambridge Housing Authority development in the Strawberry Hill neighborhood. This area includes the north Mass Ave commercial district corridor, but is primarily residential and includes some the largest affordable and public housing developments in the city. As with the NRSA East, it is well-served by public transportation via the MBTA's Redline and numerous buslines, and features access to all of the community assets enjoyed throughout the City.

Patterns of development in the City have created very blended neighborhoods, where expensive market rate housing exists alongside public housing and other affordable housing developments. This socioeconomic blending is driven by Cambridge being a very desirable location to live and the City's substantial in affordable housing. Despite this mostly citywide trend, the areas covered by the two NRSAs represent, by far, the predominantly lower income areas with the greatest amount of minority residents.

EAST CAMBRIDGE / AREA 1 NEIGHBORHOOD PROFILE



Land Area	405 acres	(0.63 sq. mi.)
Persons per Acre	25.5	
Dwelling Units per Acre	16.1	

9.9% of city

Population	10,336 residents	
In Households	10,293	(99.6% of total)
In Families	5,149	(52.4% of total)
In Group Quarters	43	(< 1% of total)
Persons per Household	1.90	
Persons per Family	2.69	
17 Years or Younger	989	(9.6% of total)
65 Years or Older	1,410	(13.6% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.55	
Black / All Others	0.17	

9.3% of city

Households		
Households	5,412	
Families	1,913	(35.3% of total)

13.8% of city

	% of Units	% of Properties
Single Family	3.1%	28.2%
2 to 4 Units	15.7%	56.2%
5 to 12 Units	8.2%	11.6%
13 to 25 Units	1.0%	0.6%
26 Units or More	72.0%	3.4%

Housing Stock (% of Units)

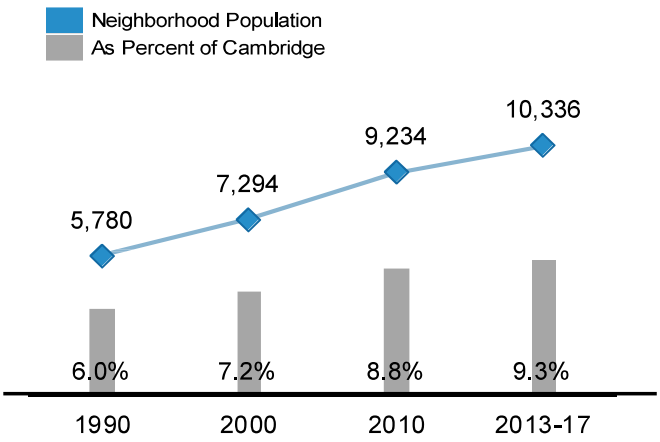
Residential Properties (% of Properties)

Housing Occupancy		
Dwellings	6,501	(16.1 per acre)
Owner-Occupied	1,730	(26.6% of total)
Renter-Occupied	3,682	(56.6% of total)
Market Vacant	365	(5.6% of total)
Other Vacant	724	(11.1% of total)

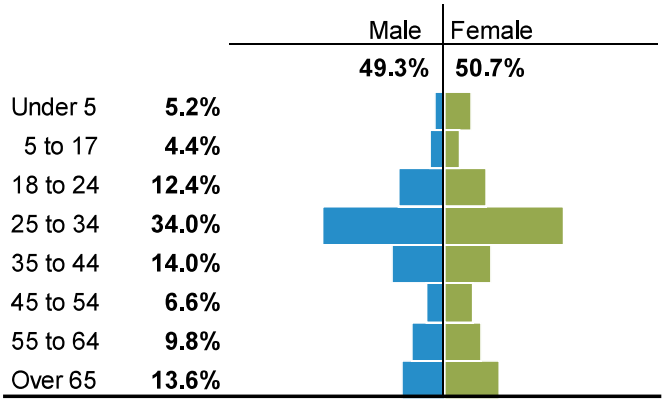
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

EAST CAMBRIDGE / AREA 1

POPULATION TRENDS



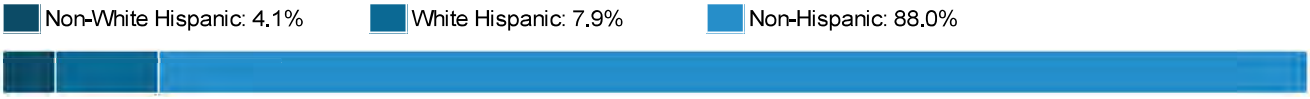
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

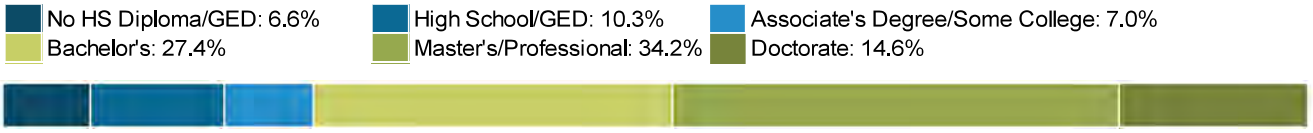
Race

Hispanic Origin

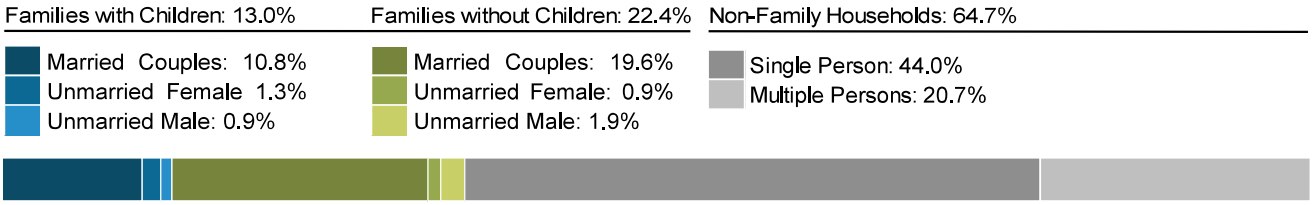


Language Spoken at Home

Educational Attainment

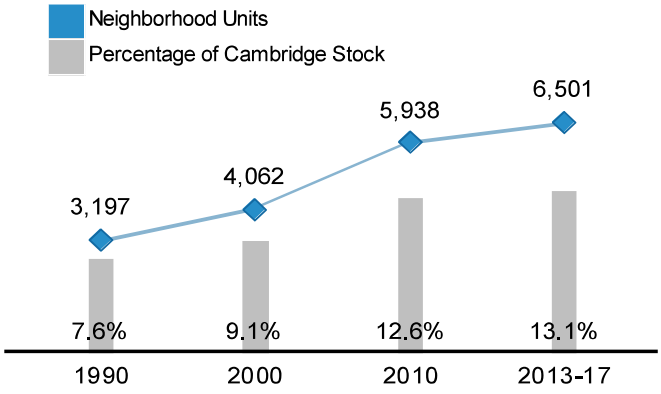


Households

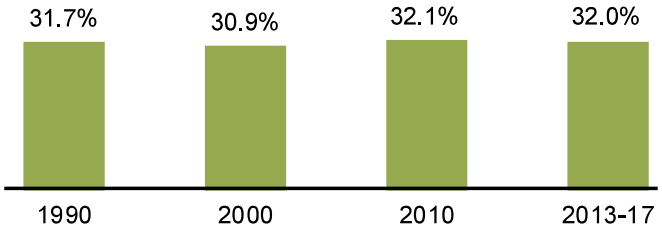


HOUSING TRENDS

Dwelling Units



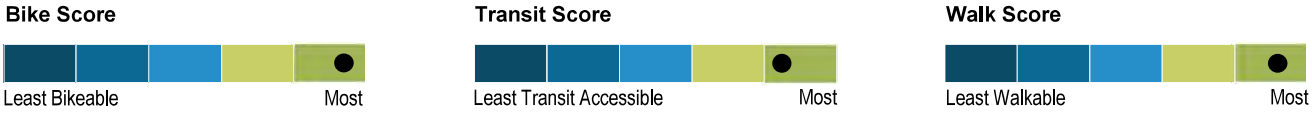
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

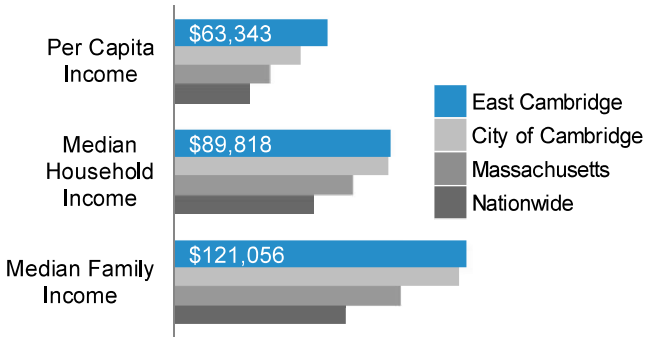
Accessibility



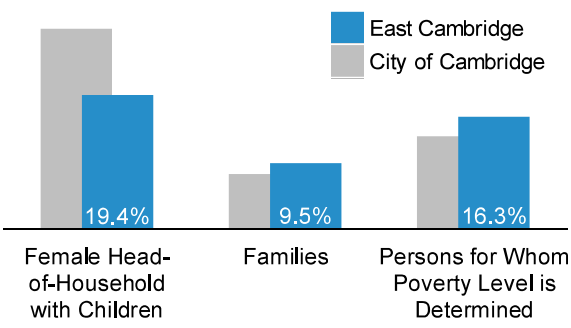
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*

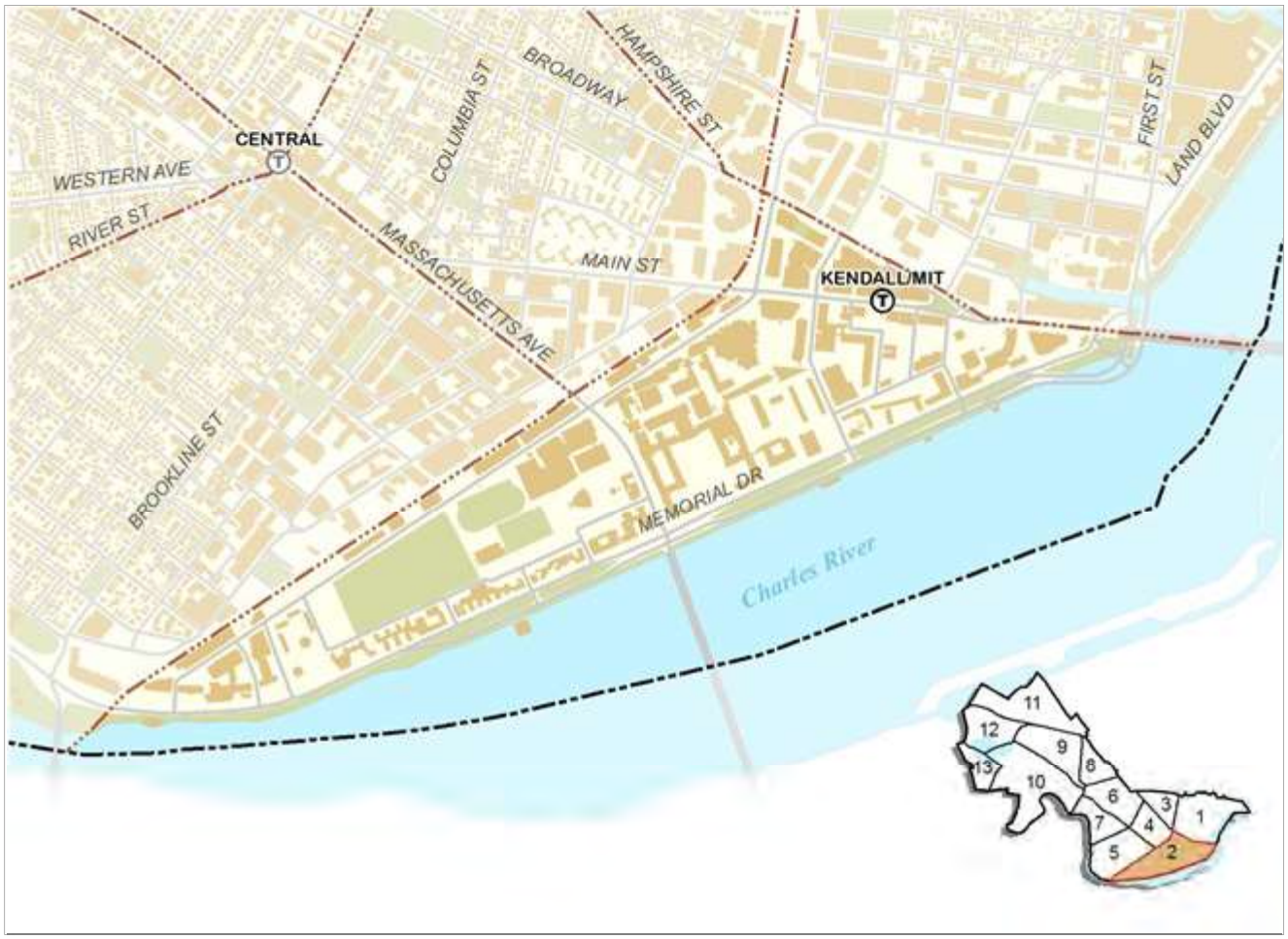


Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

MIT / AREA 2 NEIGHBORHOOD PROFILE



Land Area	242 acres	(0.38 sq. mi.)
Persons per Acre	20.1	
Dwelling Units per Acre	1.3	

5.9% of city

Population	4,859 residents	
In Households	556	(11.4% of total)
In Families	166	(3.4% of total)
In Group Quarters	4,303	(88.6% of total)
Persons per Household	2.33	
Persons per Family	2.77	
17 Years or Younger	103	(2.1% of total)
65 Years or Older	20	(< 1% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.59	
Black / All Others	0.10	

4.4% of city

Households		
Households	239	
Families	60	(25.1% of total)

2.8% of city

	% of Units	% of Properties
Single Family	0.0%	0.0%
2 to 4 Units	0.1%	14.3%
5 to 12 Units	0.0%	0.0%
13 to 25 Units	0.0%	0.0%
26 Units or More	99.9%	85.7%

Housing Stock (% of Units)

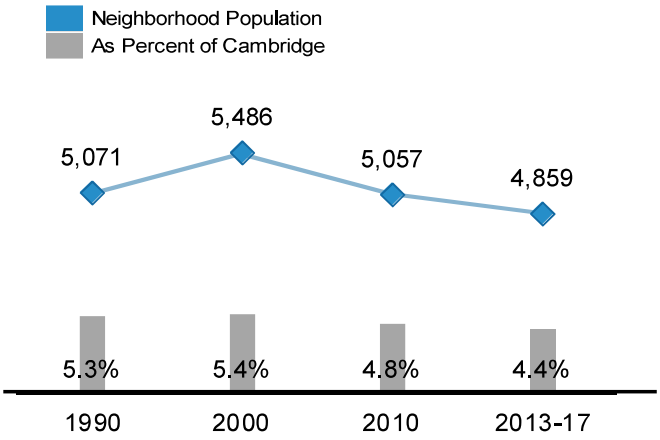
Residential Properties (% of Properties)

Housing Occupancy

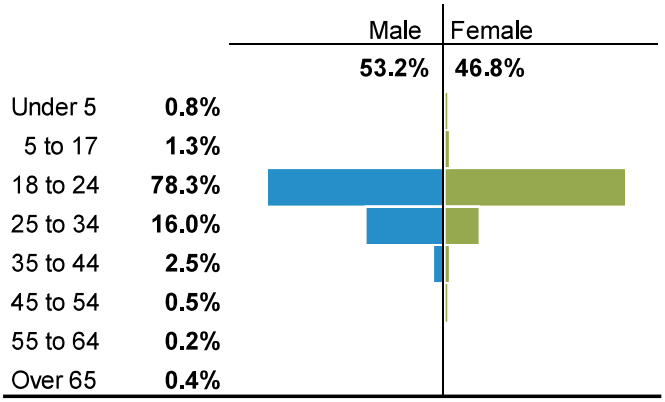
Dwellings	316	(1.3 per acre)
Owner-Occupied	-	(< 1% of total)
Renter-Occupied	239	(75.6% of total)
Market Vacant	13	(4.1% of total)
Other Vacant	64	(20.3% of total)

1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

POPULATION TRENDS



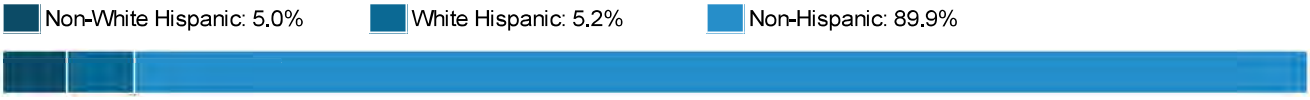
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

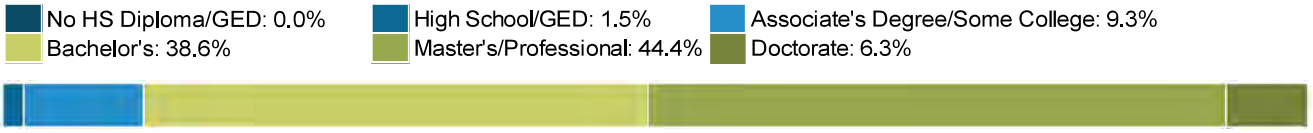
Race

Hispanic Origin

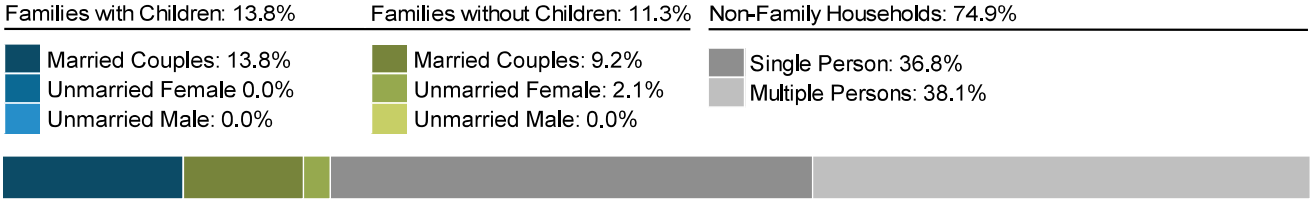


Language Spoken at Home

Educational Attainment

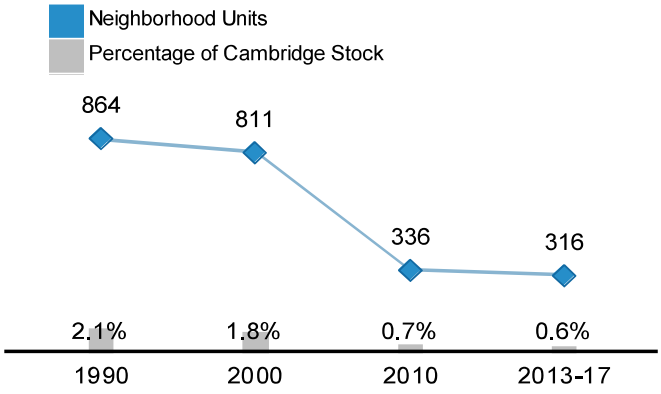


Households



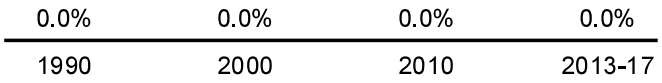
HOUSING TRENDS

Dwelling Units



Owner Occupied Units *(as % of occupied units only)*

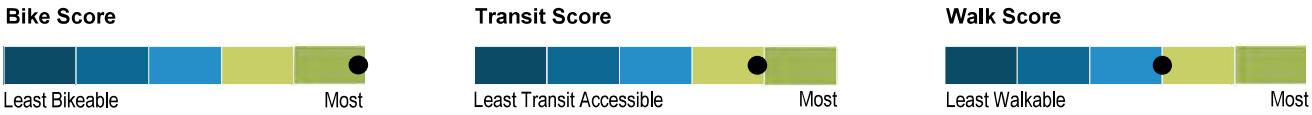
Note: There are no owner-occupied units in MIT / Area 2.



TRANSPORTATION

Journey to Work

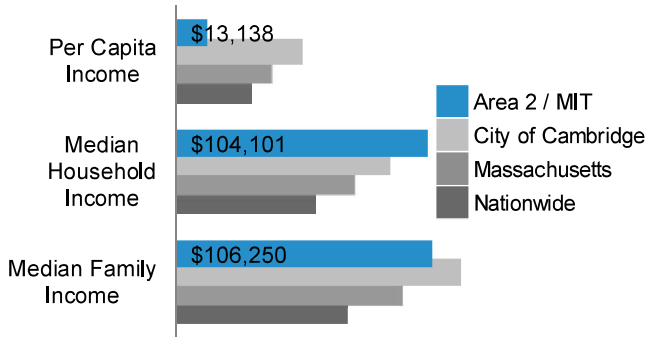
Accessibility



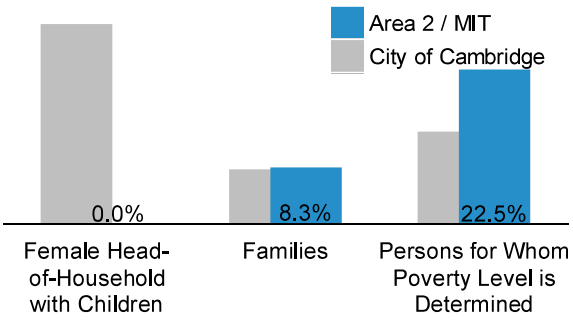
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

WELLINGTON-HARRINGTON / AREA 3 NEIGHBORHOOD PROFILE

Land Area	152 acres	(0.24 sq. mi.)
Persons per Acre	43.3	
Dwelling Units per Acre	19.3	

3.7% of city

Population		6,576 residents
In Households	6,563	(99.8% of total)
In Families	3,491	(52.2% of total)
In Group Quarters	13	(< 1% of total)
Persons per Household	2.37	
Persons per Family	3.03	
17 Years or Younger	857	(13.0% of total)
65 Years or Older	618	(9.4% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.46	
Black / All Others	0.16	

5.9% of city

Households		
Households	2,765	
Families	1,153	(41.7% of total)

5.5% of city

	% of Units	% of Properties
Single Family	7.5%	26.3%
2 to 4 Units	44.6%	56.9%
5 to 12 Units	27.2%	14.8%
13 to 25 Units	6.2%	1.4%
26 Units or More	14.6%	0.7%

Housing Stock (% of Units)

Residential Properties (% of Properties)

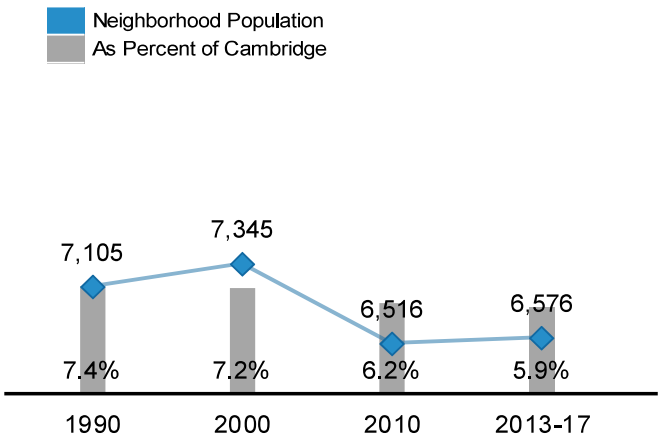
Housing Occupancy

Dwellings	2,928	(19.3 per acre)
Owner-Occupied	819	(28.0% of total)
Renter-Occupied	1,946	(66.5% of total)
Market Vacant	11	(< 1% of total)
Other Vacant	152	(5.2% of total)

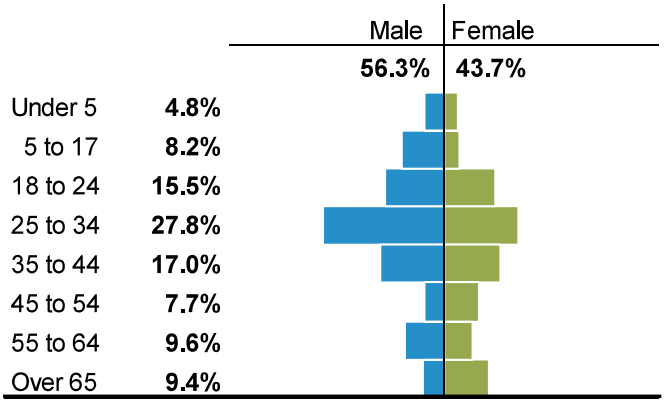
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

WELLINGTON-HARRINGTON / AREA 3

POPULATION TRENDS



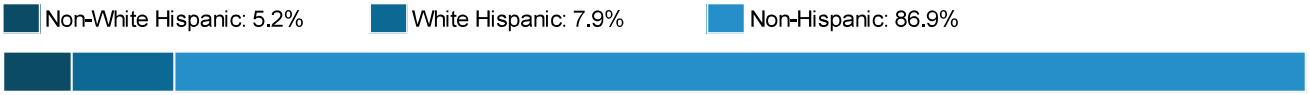
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

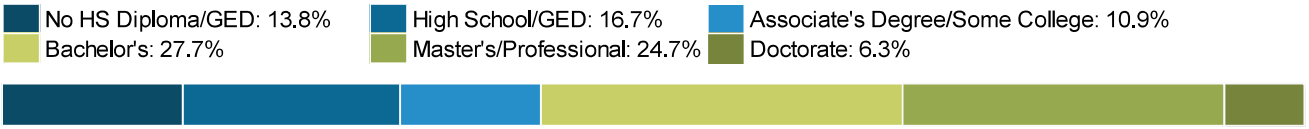
Race

Hispanic Origin

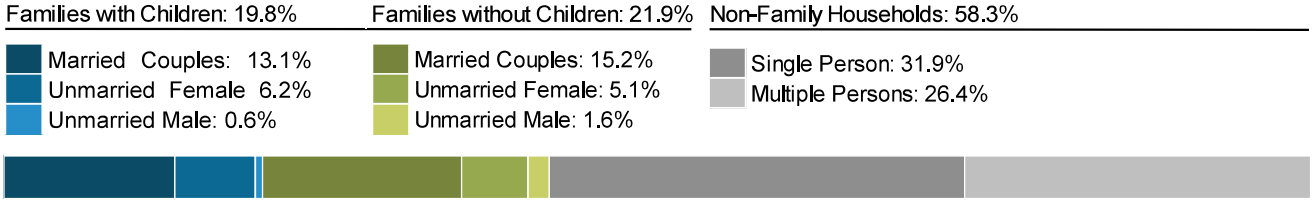


Language Spoken at Home

Educational Attainment

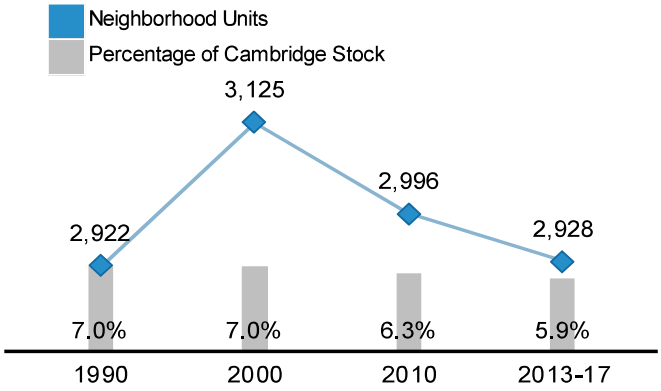


Households

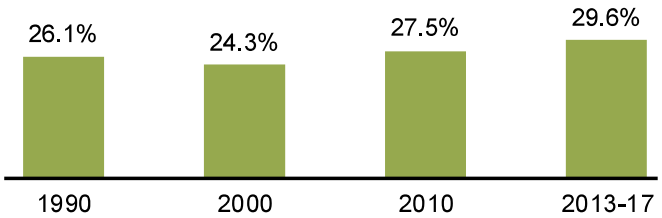


HOUSING TRENDS

Dwelling Units



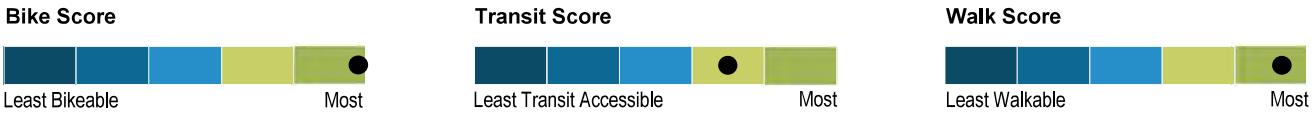
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

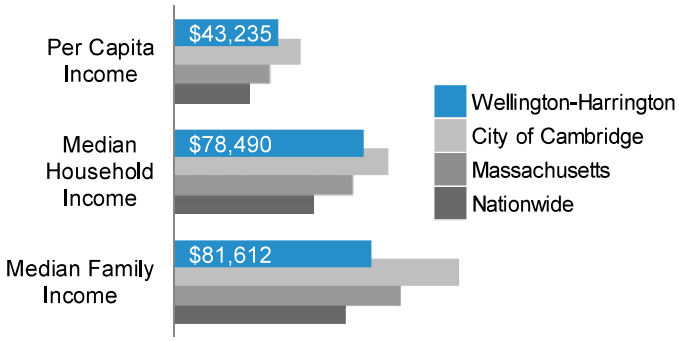
Accessibility



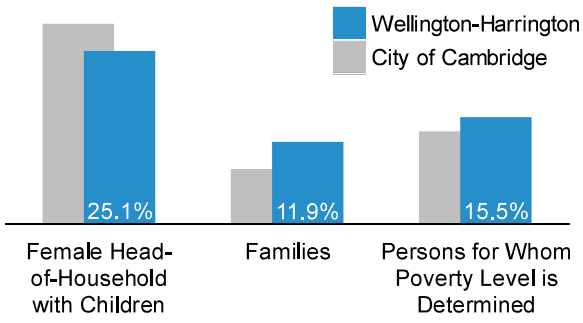
Vehicles per Household

ECONOMIC MEASURES

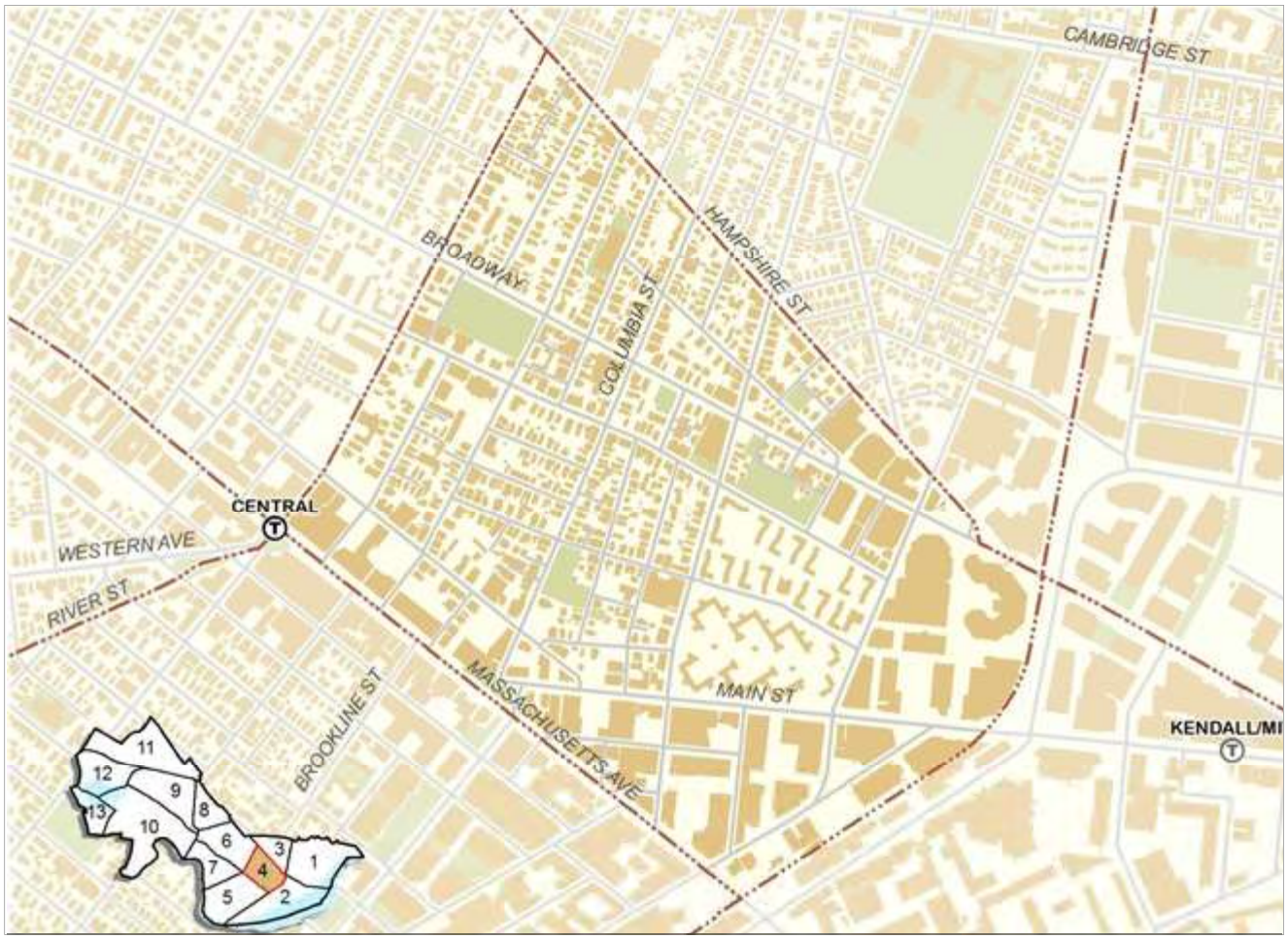
Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.



Land Area	191 acres	(0.30 sq. mi.)
Persons per Acre	36.9	
Dwelling Units per Acre	15.7	

4.7% of city

Population		7,053 residents
In Households	6,856	(97.2% of total)
In Families	3,889	(55.2% of total)
In Group Quarters	197	(2.8% of total)
Persons per Household	2.62	
Persons per Family	3.36	
17 Years or Younger	1,097	(15.6% of total)
65 Years or Older	529	(7.5% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.57	
Black / All Others	0.32	

6.4% of city

Households		
Households	2,617	
Families	1,159	(44.3% of total)

5.9% of city

	% of Units	% of Properties
Single Family	4.9%	24.8%
2 to 4 Units	29.0%	54.7%
5 to 12 Units	22.3%	15.8%
13 to 25 Units	11.0%	3.0%
26 Units or More	32.8%	1.7%

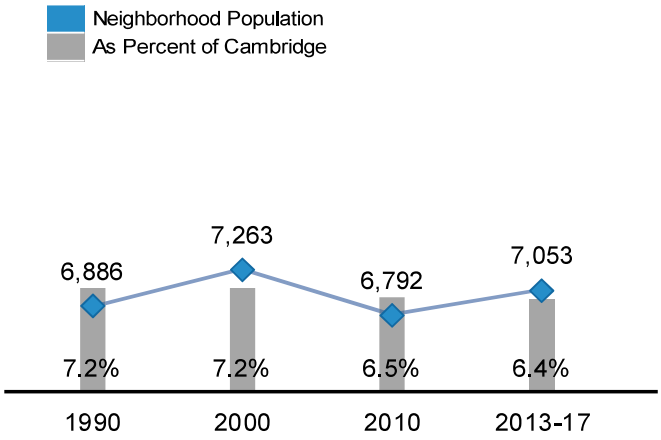
Housing Stock (% of Units)

Residential Properties (% of Properties)

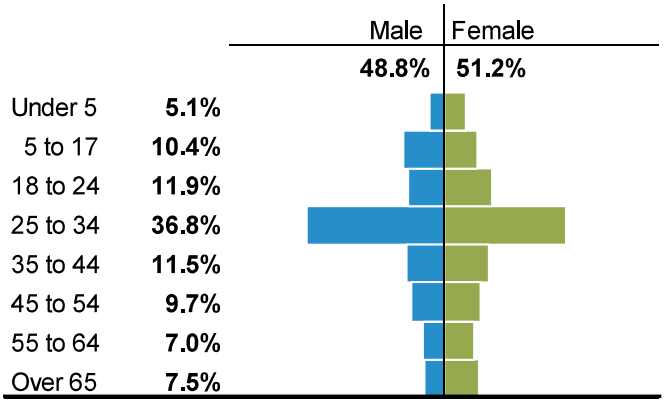
Housing Occupancy		
Dwellings	3,007	(15.7 per acre)
Owner-Occupied	795	(26.4% of total)
Renter-Occupied	1,822	(60.6% of total)
Market Vacant	144	(4.8% of total)
Other Vacant	246	(8.2% of total)

1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

POPULATION TRENDS



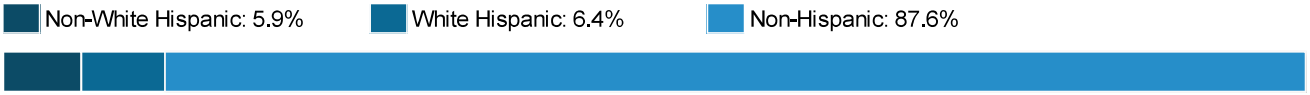
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

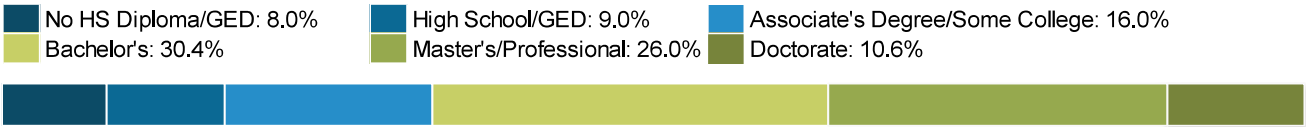
Race

Hispanic Origin

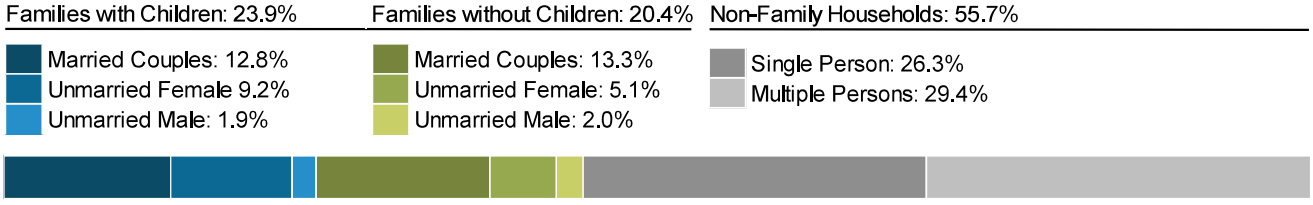


Language Spoken at Home

Educational Attainment

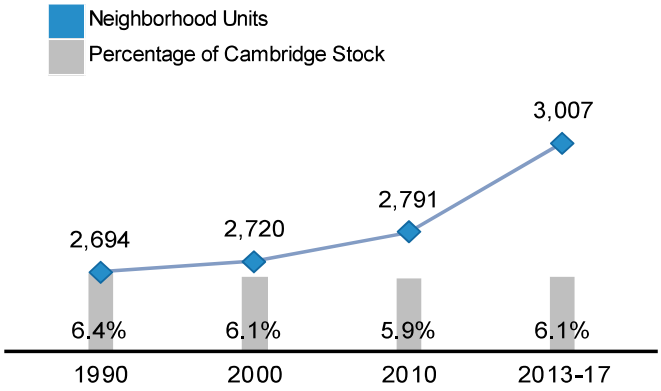


Households

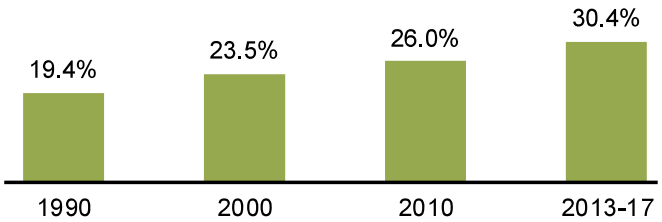


HOUSING TRENDS

Dwelling Units



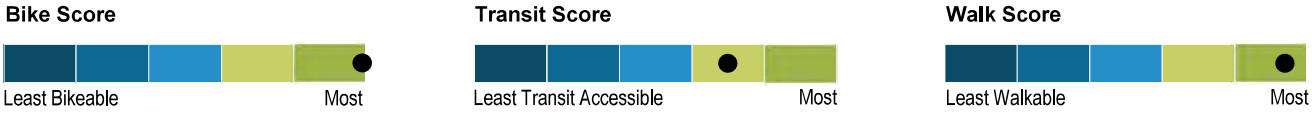
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

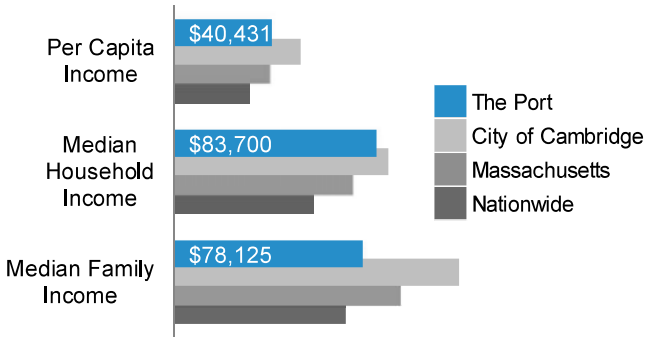
Accessibility



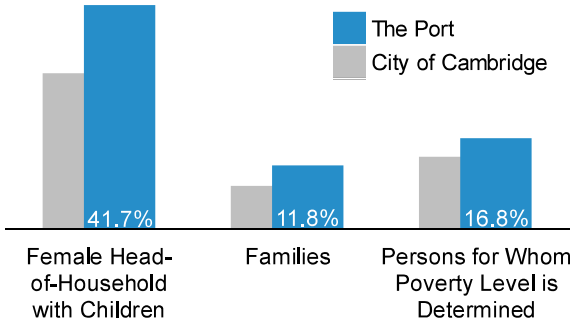
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

CAMBRIDGEPORT / AREA 5 NEIGHBORHOOD PROFILE

Land Area	**338 acres**	*(0.53 sq. mi.)*
Persons per Acre	37.3	
Dwelling Units per Acre	16.6	

8.3% *of city*

Population	**12,621 residents**	
In Households	10,771	*(85.3% of total)*
In Families	5,426	*(42.4% of total)*
In Group Quarters	1,850	*(14.7% of total)*
Persons per Household	2.12	
Persons per Family	2.75	
17 Years or Younger	1,440	*(11.4% of total)*
65 Years or Older	1,266	*(10.0% of total)*
Diversity Index[1]		
White / Black / Asian / Other	0.54	
Black / All Others	0.20	

11.4% *of city*

Households		
Households	5,083	
Families	1,972	*(38.8% of total)*

11.9% *of city*

	% of Units	% of Properties
Single Family	4.3%	23.7%
2 to 4 Units	29.4%	62.1%
5 to 12 Units	13.2%	10.4%
13 to 25 Units	5.5%	1.8%
26 Units or More	47.6%	2.0%

Housing Stock (% of Units)

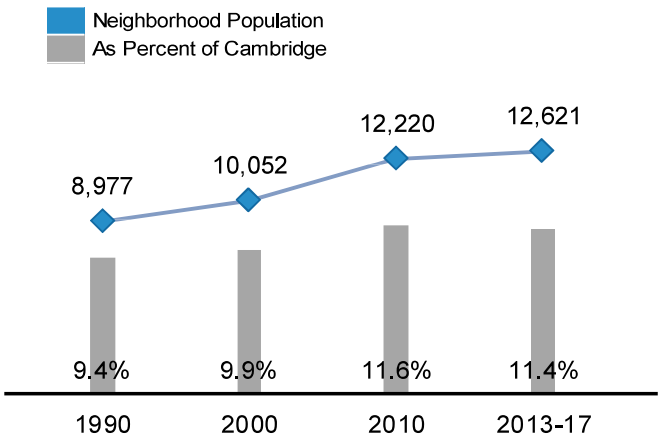
Residential Properties (% of Properties)

Housing Occupancy		
Dwellings	5,618	*(16.6 per acre)*
Owner-Occupied	1,788	*(31.8% of total)*
Renter-Occupied	3,295	*(58.7% of total)*
Market Vacant	147	*(2.6% of total)*
Other Vacant	388	*(6.9% of total)*

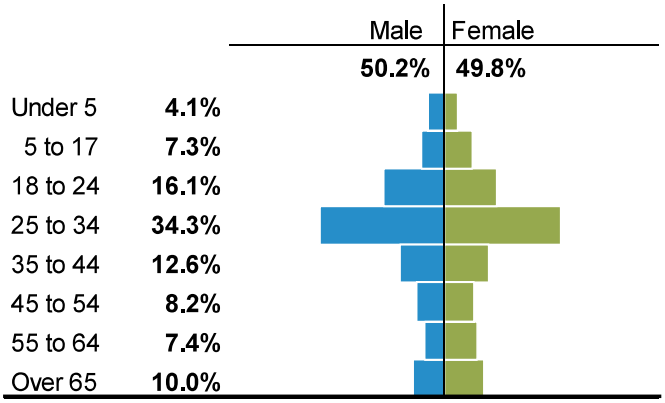
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

CAMBRIDGEPORT / AREA 5

POPULATION TRENDS



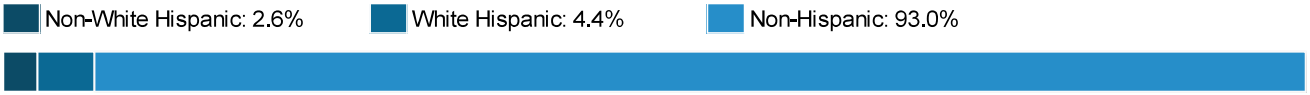
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

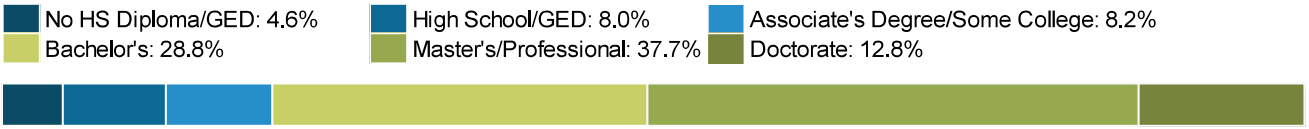
Race

Hispanic Origin

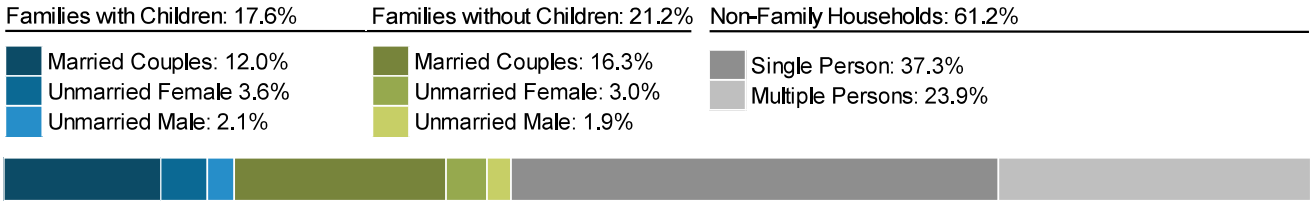


Language Spoken at Home

Educational Attainment



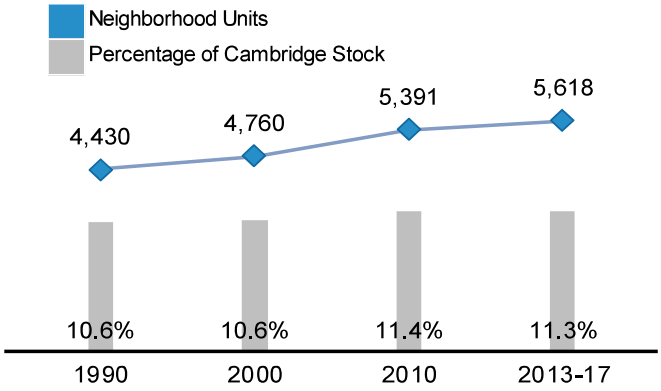
Households



CAMBRIDGEPORT / AREA 5

HOUSING TRENDS

Dwelling Units

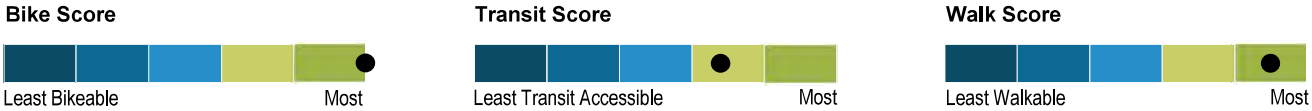


Owner Occupied Units *(as % of occupied units only)*

TRANSPORTATION

Journey to Work

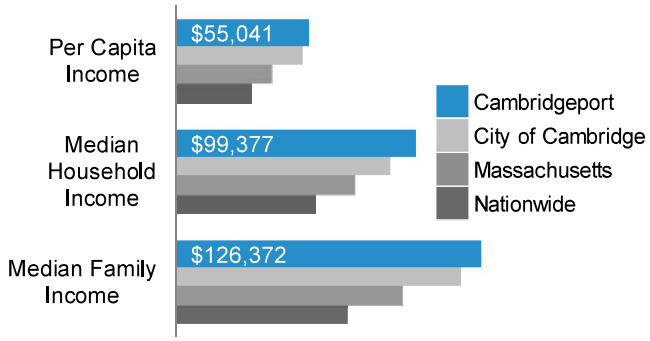
Accessibility



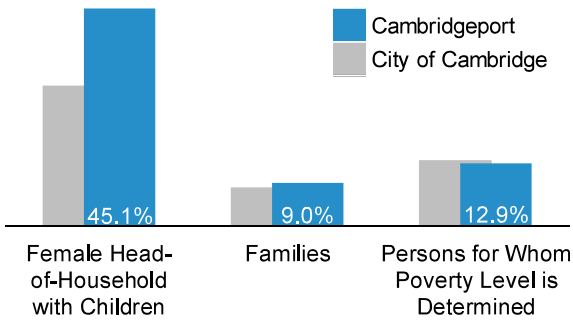
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*

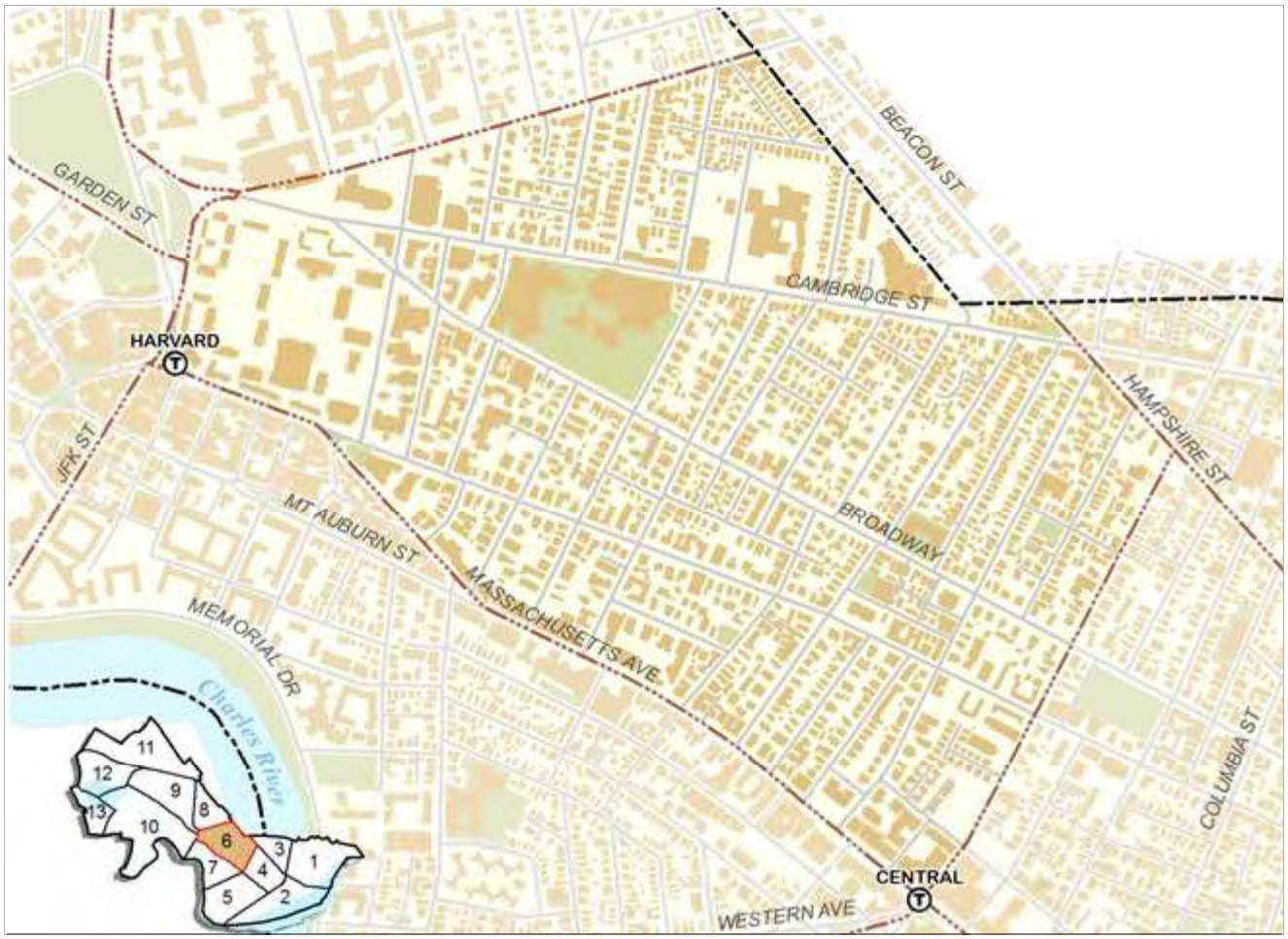


Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

MID-CAMBRIDGE / AREA 6 NEIGHBORHOOD PROFILE



Land Area	293 acres	(0.46 sq. mi.)
Persons per Acre	45.9	
Dwelling Units per Acre	23.1	

7.2% of city

Population	13,438 residents	
In Households	11,394	(84.8% of total)
In Families	5,672	(39.2% of total)
In Group Quarters	2,044	(15.2% of total)
Persons per Household	1.95	
Persons per Family	2.63	
17 Years or Younger	1,137	(8.5% of total)
65 Years or Older	1,588	(11.8% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.42	
Black / All Others	0.07	

12.1% of city

Households		
Households	5,838	
Families	2,157	(36.9% of total)

12.3% of city

	% of Units	% of Properties
Single Family	4.5%	24.7%
2 to 4 Units	26.0%	55.2%
5 to 12 Units	15.8%	11.8%
13 to 25 Units	11.7%	3.5%
26 Units or More	42.0%	4.8%

Housing Stock (% of Units)

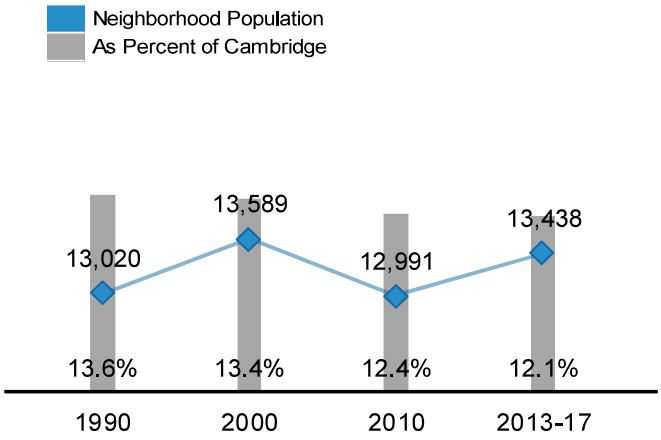
Residential Properties (% of Properties)

Housing Occupancy		
Dwellings	6,771	(23.1 per acre)
Owner-Occupied	2,191	(32.4% of total)
Renter-Occupied	3,647	(53.9% of total)
Market Vacant	110	(1.6% of total)
Other Vacant	823	(12.2% of total)

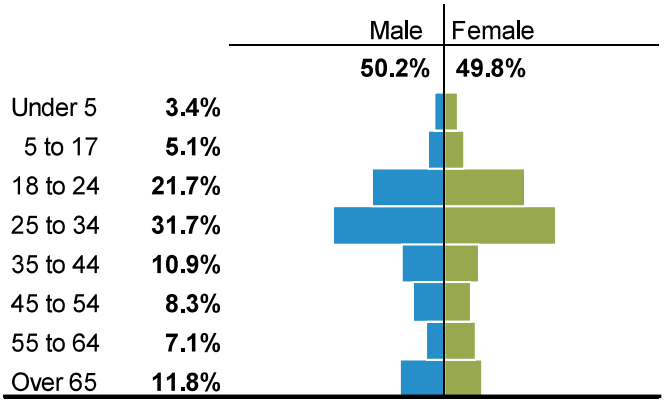
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

MID-CAMBRIDGE / AREA 6

POPULATION TRENDS



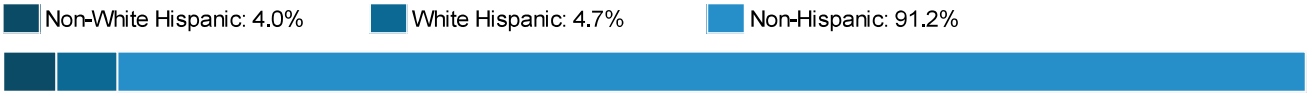
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

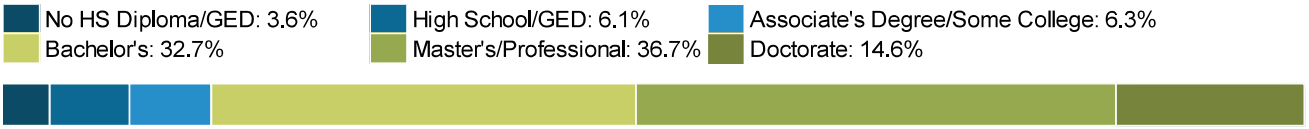
Race

Hispanic Origin

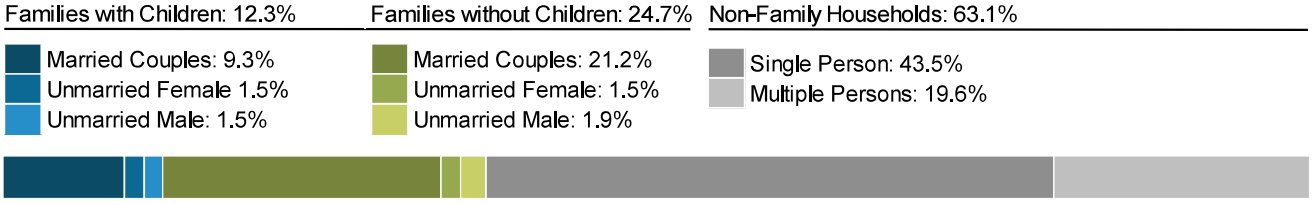


Language Spoken at Home

Educational Attainment

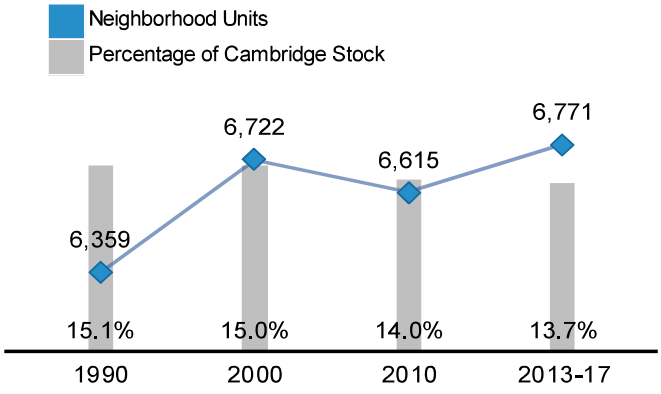


Households

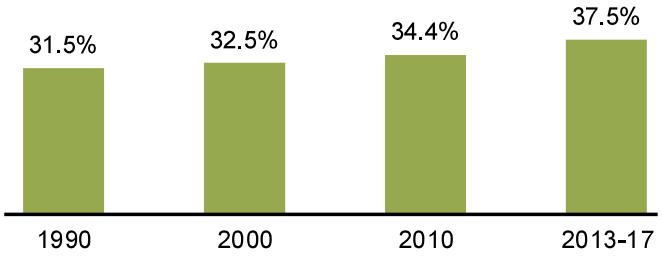


HOUSING TRENDS

Dwelling Units



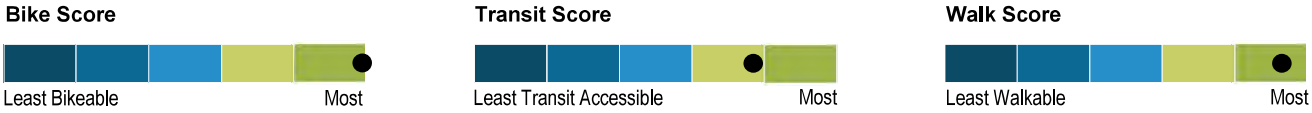
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

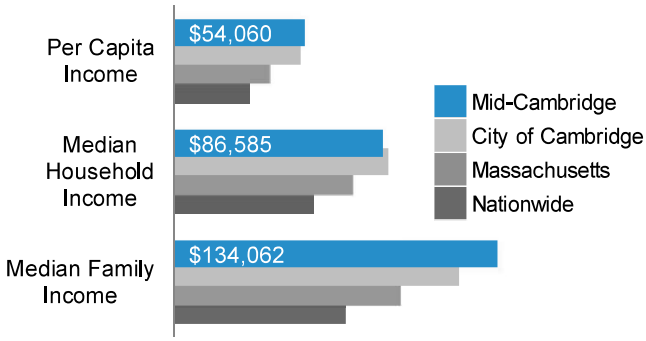
Accessibility



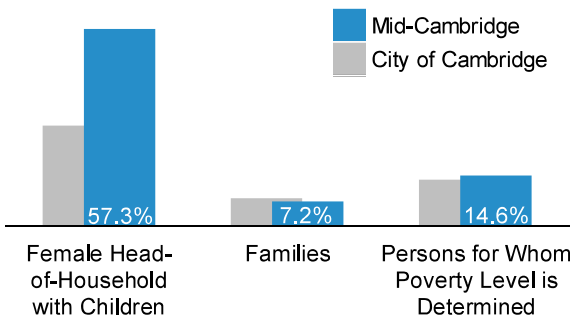
Vehicles per Household

ECONOMIC MEASURES

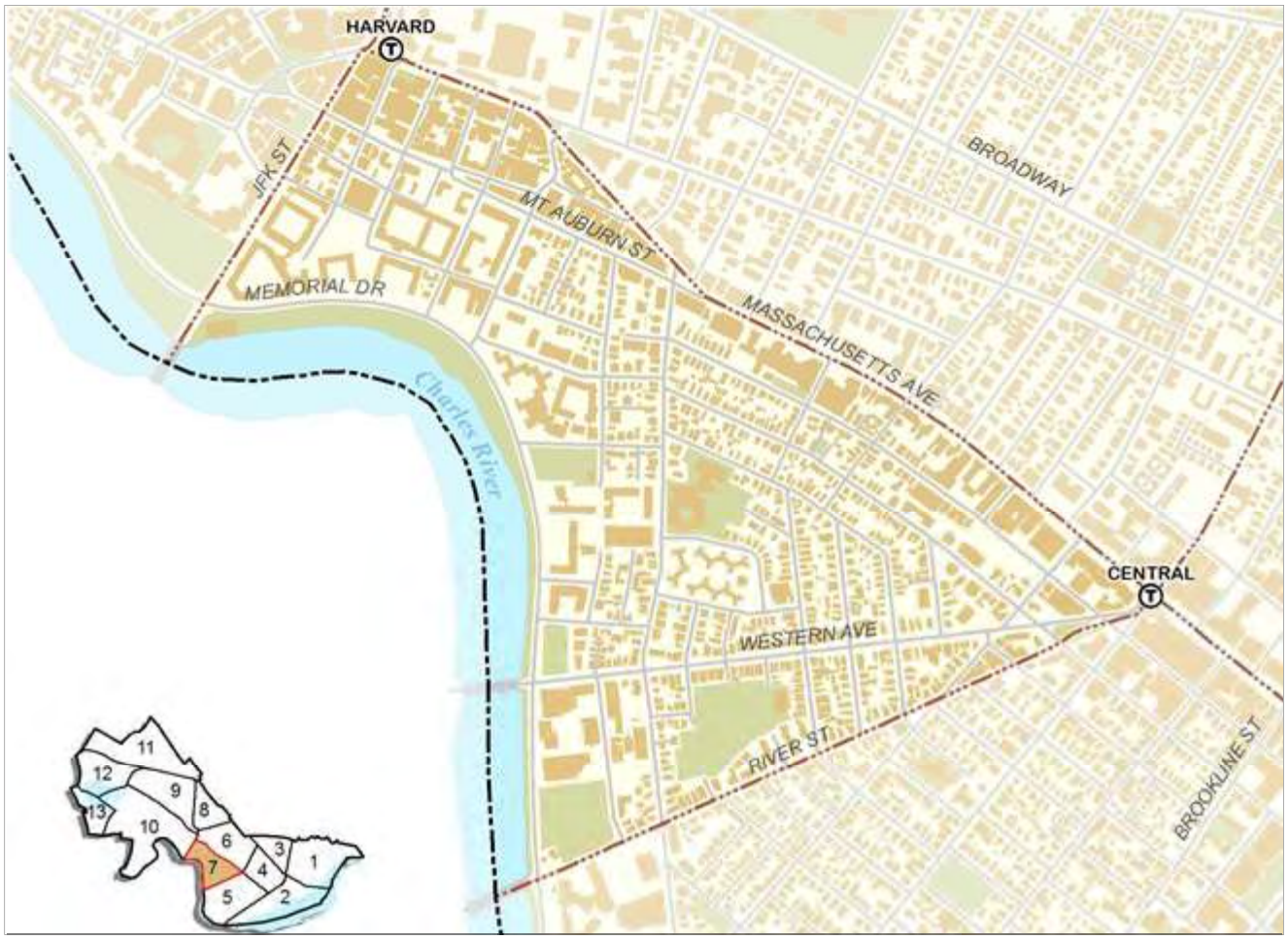
Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.



Land Area	202 acres	(0.32 sq. mi.)
Persons per Acre	61.2	
Dwelling Units per Acre	20.6	

4.9% of city

Population	12,361 residents	
In Households	7,683	(62.2% of total)
In Families	4,121	(32.3% of total)
In Group Quarters	4,678	(37.8% of total)
Persons per Household	2.08	
Persons per Family	2.74	
17 Years or Younger	1,173	(9.5% of total)
65 Years or Older	835	(6.8% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.55	
Black / All Others	0.20	

11.1% of city

Households		
Households	3,698	
Families	1,505	(40.7% of total)

7.3% of city

	% of Units	% of Properties
Single Family	4.2%	24.4%
2 to 4 Units	26.9%	57.8%
5 to 12 Units	13.1%	11.8%
13 to 25 Units	8.1%	2.6%
26 Units or More	47.6%	3.4%

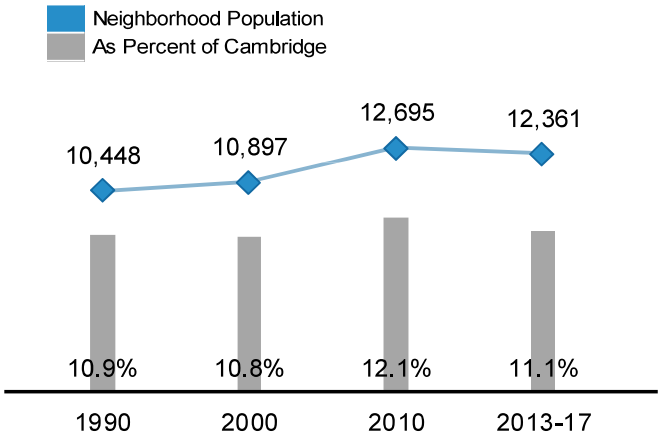
Housing Stock (% of Units)

Residential Properties (% of Properties)

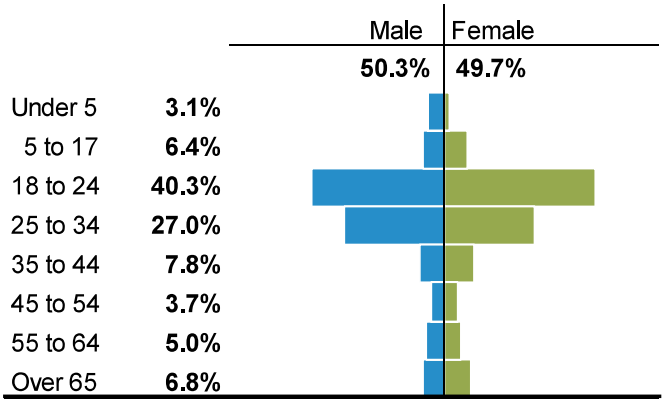
Housing Occupancy		
Dwellings	4,165	(20.6 per acre)
Owner-Occupied	880	(21.1% of total)
Renter-Occupied	2,818	(67.7% of total)
Market Vacant	87	(2.1% of total)
Other Vacant	380	(9.1% of total)

1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

POPULATION TRENDS



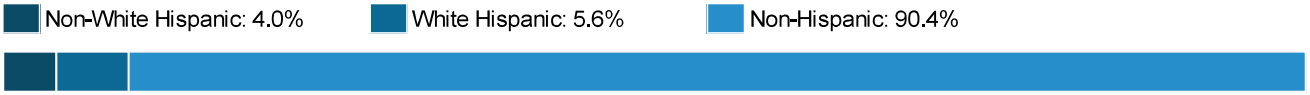
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

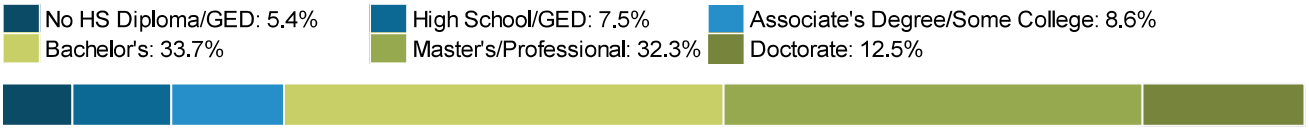
Race

Hispanic Origin

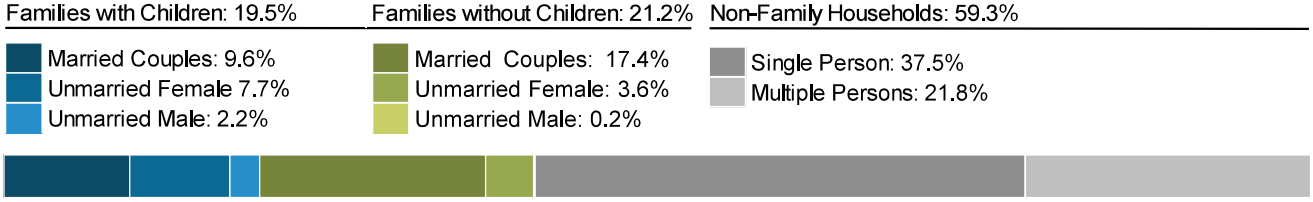


Language Spoken at Home

Educational Attainment

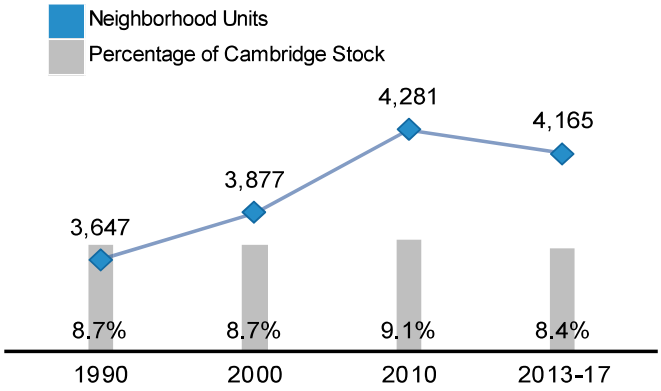


Households

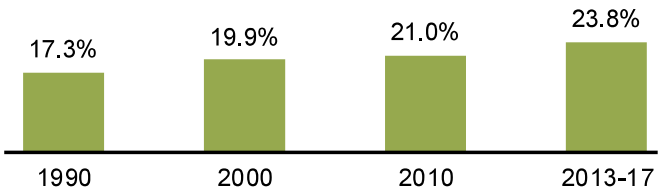


HOUSING TRENDS

Dwelling Units



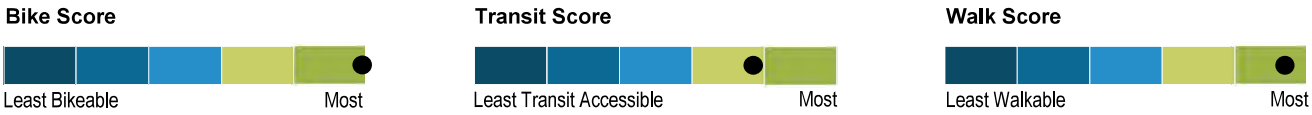
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

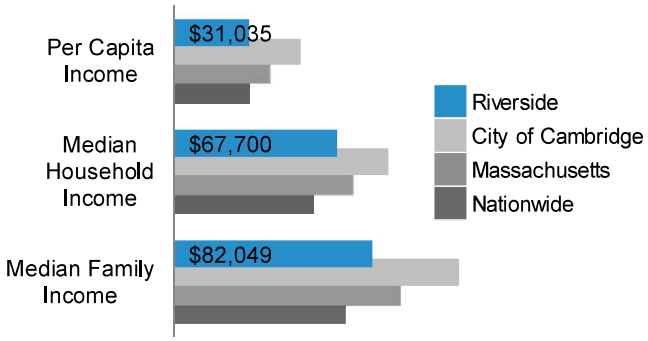
Accessibility



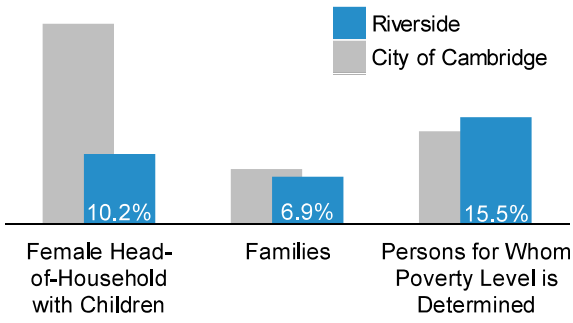
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

Land Area	410 acres	(0.64 sq. mi.)
Persons per Acre	29.4	
Dwelling Units per Acre	14.8	

10.0% of city

Population	12,034 residents	
In Households	10,674	(88.7% of total)
In Families	6,621	(54.3% of total)
In Group Quarters	1,360	(11.3% of total)
Persons per Household	1.99	
Persons per Family	2.88	
17 Years or Younger	1,678	(13.9% of total)
65 Years or Older	1,763	(14.7% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.44	
Black / All Others	0.20	

10.9% of city

Households		
Households	5,374	
Families	2,298	(42.8% of total)

11.0% of city

	% of Units	% of Properties
Single Family	9.9%	43.7%
2 to 4 Units	24.8%	45.7%
5 to 12 Units	8.8%	5.4%
13 to 25 Units	6.8%	1.6%
26 Units or More	49.7%	3.5%

Housing Stock (% of Units)

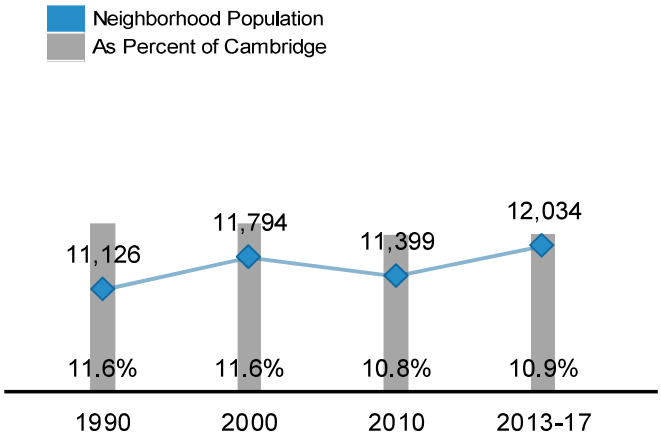
Residential Properties (% of Properties)

Housing Occupancy

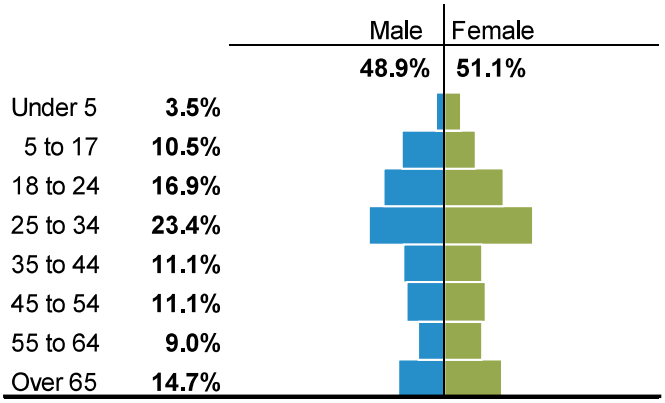
Dwellings	6,076	(14.8 per acre)
Owner-Occupied	2,276	(37.5% of total)
Renter-Occupied	3,098	(51.0% of total)
Market Vacant	79	(1.3% of total)
Other Vacant	623	(10.3% of total)

1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

POPULATION TRENDS



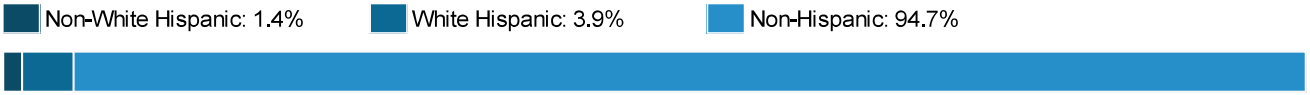
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

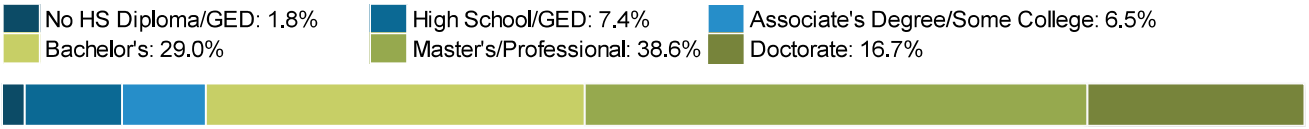
Race

Hispanic Origin

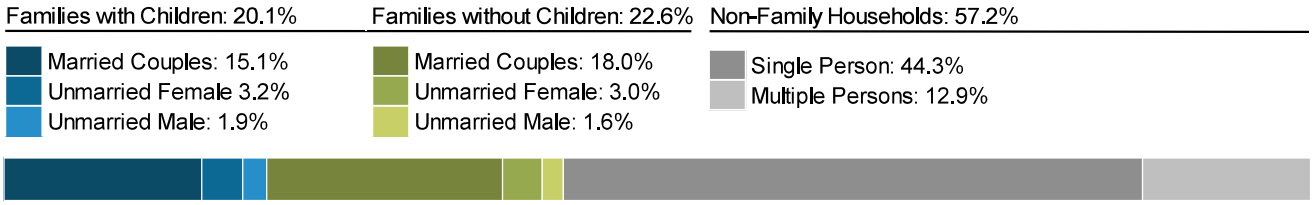


Language Spoken at Home

Educational Attainment

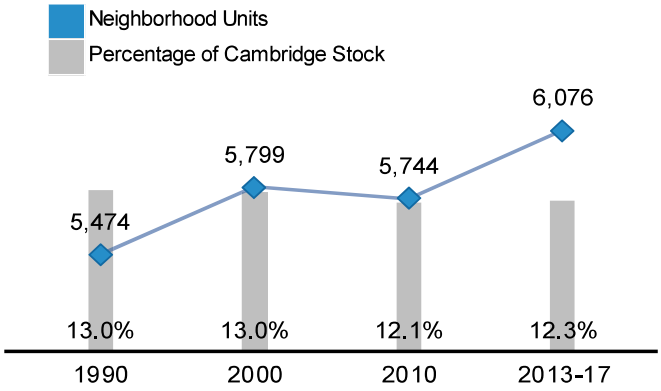


Households



HOUSING TRENDS

Dwelling Units

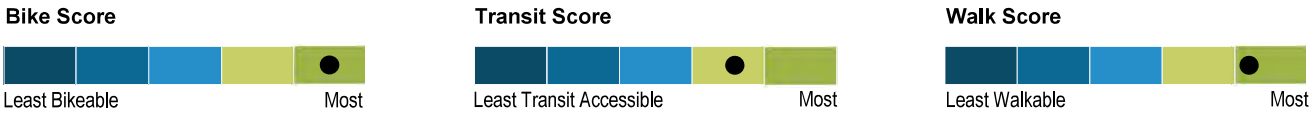


Owner Occupied Units *(as % of occupied units only)*

TRANSPORTATION

Journey to Work

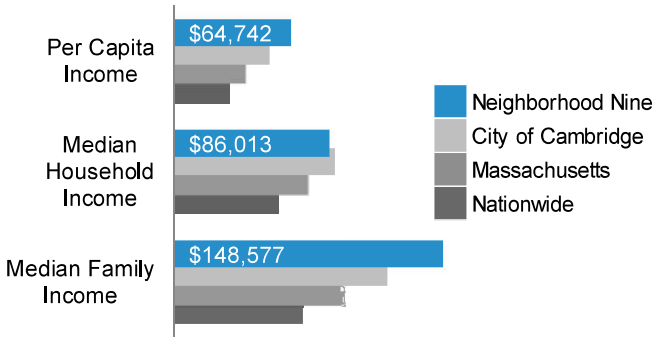
Accessibility



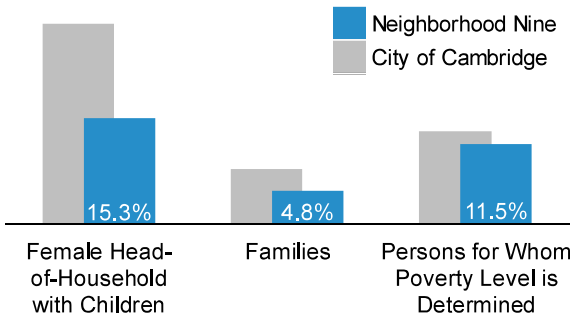
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

Land Area	**550 acres**	*(0.86 sq. mi.)*
Persons per Acre	25.4	
Dwelling Units per Acre	11.6	

13.5% *of city*

Population		**13,951 residents**
In Households	13,854	*(99.3% of total)*
In Families	9,512	*(70.9% of total)*
In Group Quarters	97	*(< 1% of total)*
Persons per Household	2.30	
Persons per Family	2.96	
17 Years or Younger	2,430	*(17.4% of total)*
65 Years or Older	1,694	*(12.1% of total)*
Diversity Index[1]		
White / Black / Asian / Other	0.60	
Black / All Others	0.21	

12.6% *of city*

Households		
Households	6,018	
Families	3,217	*(53.5% of total)*

13.9% *of city*

	% of Units	**% of Properties**
Single Family	7.4%	34.7%
2 to 4 Units	30.2%	58.8%
5 to 12 Units	5.3%	3.6%
13 to 25 Units	6.0%	1.5%
26 Units or More	51.0%	1.5%

Housing Stock (% of Units)

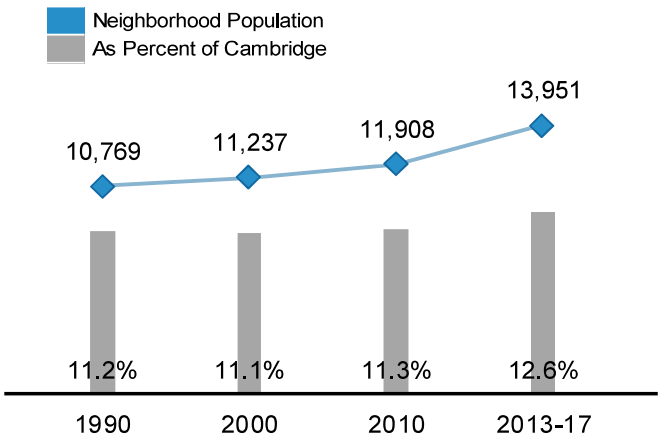
Residential Properties (% of Properties)

Housing Occupancy		
Dwellings	6,354	*(11.6 per acre)*
Owner-Occupied	1,957	*(30.8% of total)*
Renter-Occupied	4,061	*(63.9% of total)*
Market Vacant	109	*(1.7% of total)*
Other Vacant	227	*(3.6% of total)*

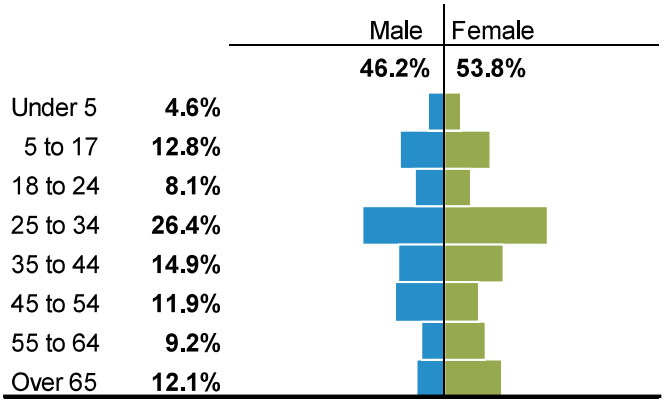
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

NORTH CAMBRIDGE / AREA 11

POPULATION TRENDS



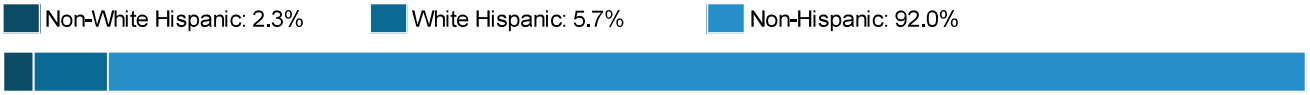
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

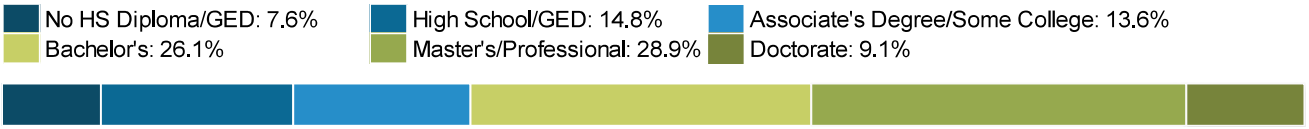
Race

Hispanic Origin

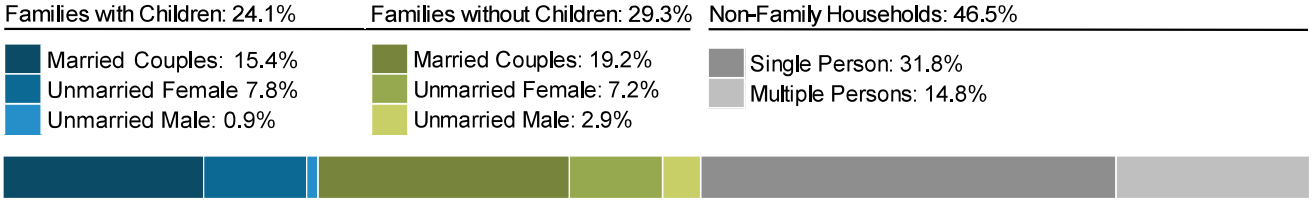


Language Spoken at Home

Educational Attainment

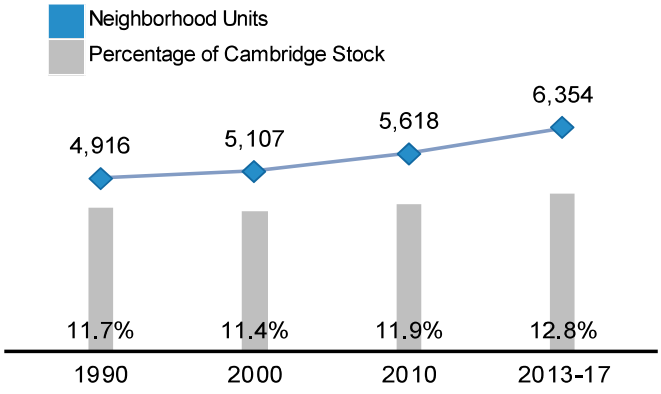


Households

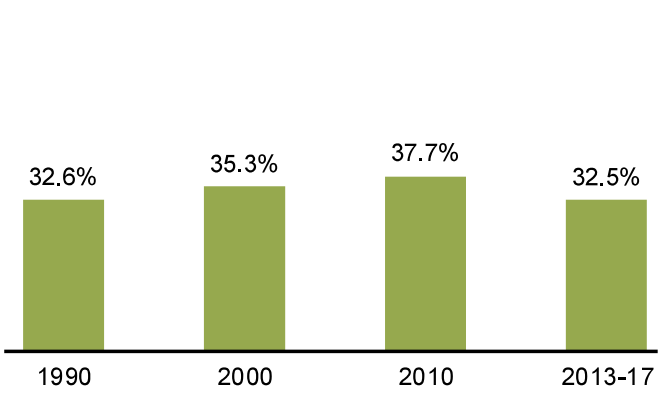


HOUSING TRENDS

Dwelling Units



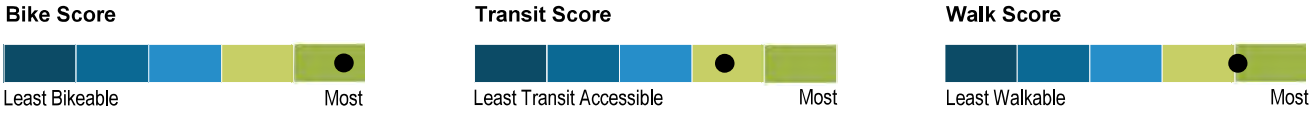
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

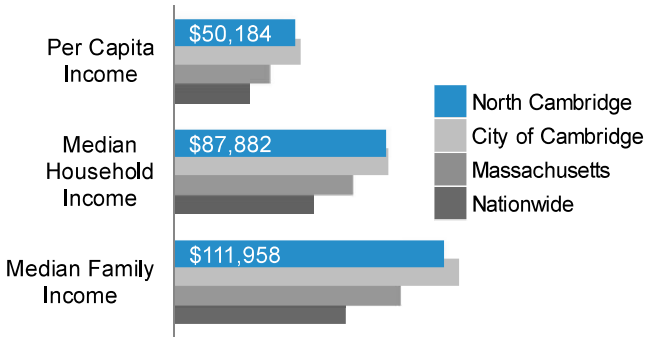
Accessibility



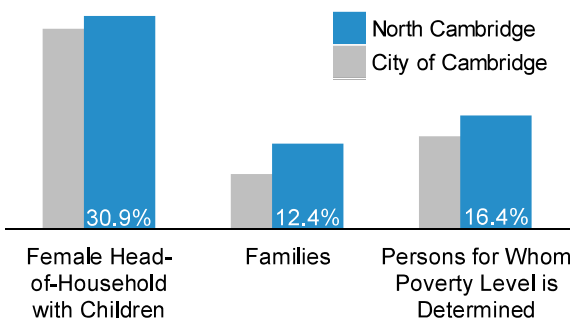
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



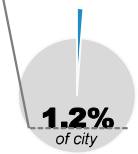
Rates of Poverty

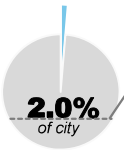


Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

CAMBRIDGE HIGHLANDS / AREA 12 NEIGHBORHOOD PROFILE

Land Area	**189 acres**	*(0.30 sq. mi.)*
Persons per Acre	7.0	
Dwelling Units per Acre	4.0	
Population		**1,332 residents**
In Households	1,200	*(90.1% of total)*
In Families	799	*(60.7% of total)*
In Group Quarters	132	*(9.9% of total)*
Persons per Household	1.84	
Persons per Family	2.40	
17 Years or Younger	119	*(8.9% of total)*
65 Years or Older	219	*(16.4% of total)*
Diversity Index[1]		
White / Black / Asian / Other	0.56	
Black / All Others	0.06	
Households		
Households	652	
Families	333	*(51.1% of total)*





	% of Units	% of Properties
Single Family	7.8%	61.0%
2 to 4 Units	8.4%	31.2%
5 to 12 Units	1.1%	1.4%
13 to 25 Units	2.3%	0.7%
26 Units or More	80.5%	5.7%

Housing Stock (% of Units)

Residential Properties (% of Properties)

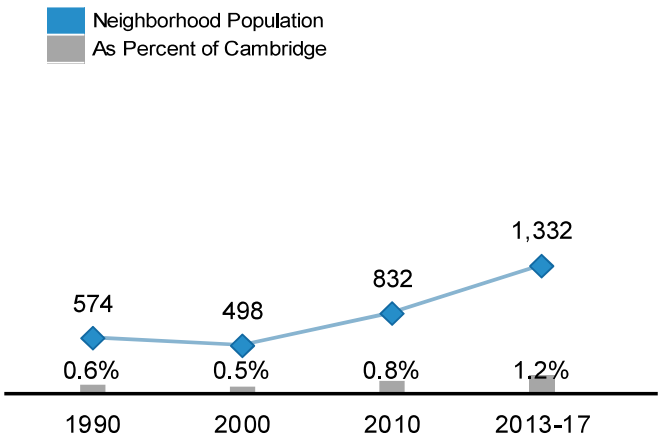
Housing Occupancy

Dwellings	755	*(4.0 per acre)*
Owner-Occupied	229	*(30.3% of total)*
Renter-Occupied	423	*(56.0% of total)*
Market Vacant	-	*(< 1% of total)*
Other Vacant	103	*(13.6% of total)*

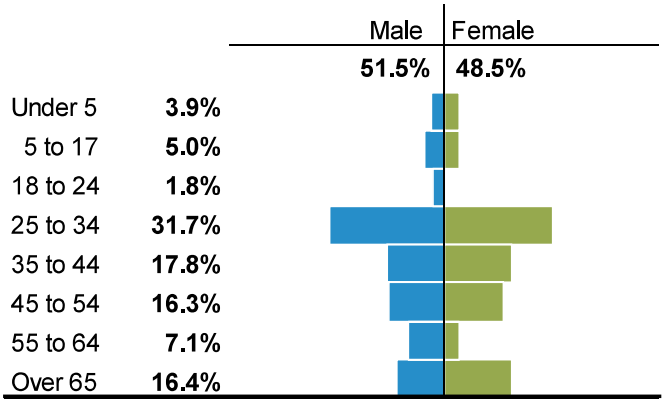
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

CAMBRIDGE HIGHLANDS / AREA 12

POPULATION TRENDS



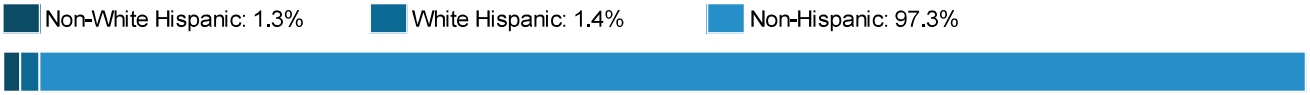
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

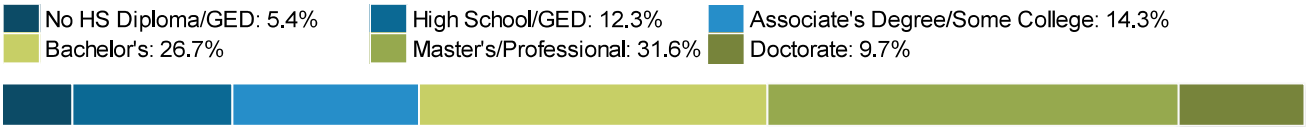
Race

Hispanic Origin

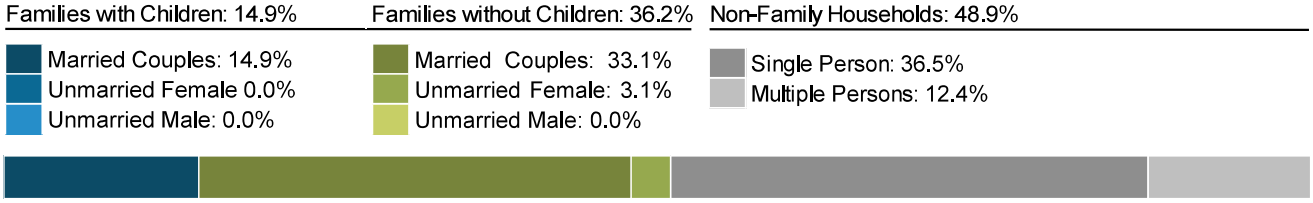


Language Spoken at Home

Educational Attainment



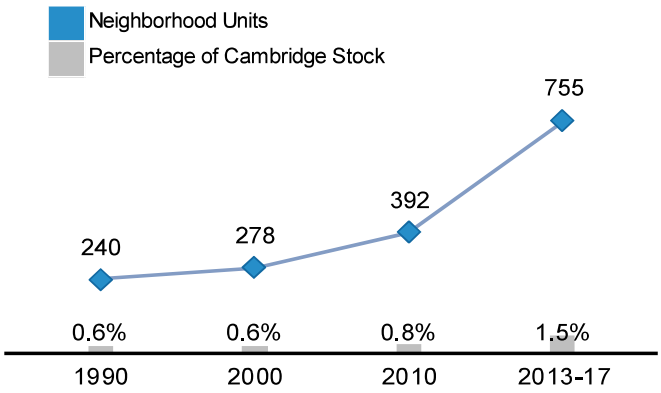
Households



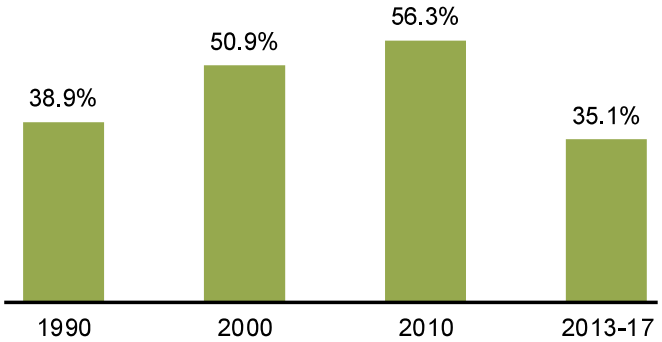
CAMBRIDGE HIGHLANDS / AREA 12

HOUSING TRENDS

Dwelling Units



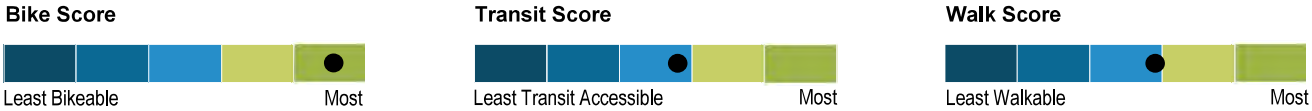
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

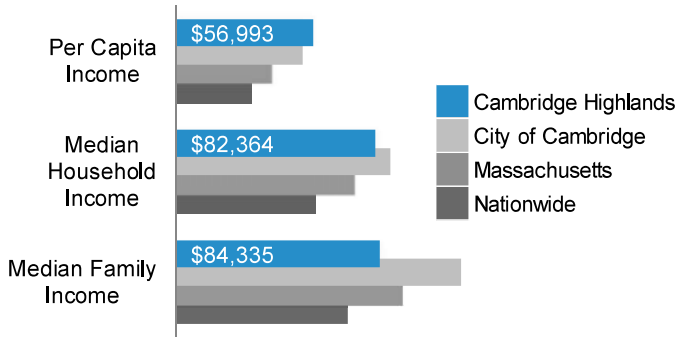
Accessibility



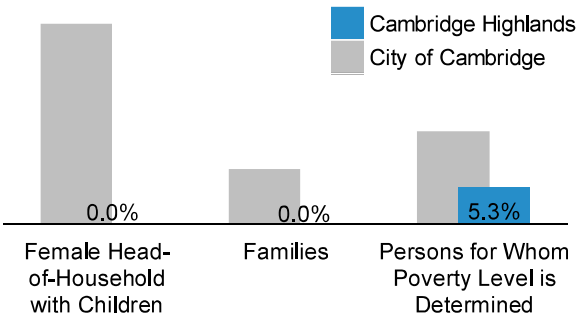
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.

STRAWBERRY HILL / AREA 13 NEIGHBORHOOD PROFILE

Land Area	244 acres	(0.38 sq. mi.)
Persons per Acre	9.6	
Dwelling Units per Acre	5.0	

6.0% of city

Population		2,347 residents
In Households	2,227	(94.9% of total)
In Families	1,639	(66.2% of total)
In Group Quarters	120	(5.1% of total)
Persons per Household	1.97	
Persons per Family	2.91	
17 Years or Younger	510	(21.7% of total)
65 Years or Older	434	(18.5% of total)
Diversity Index[1]		
White / Black / Asian / Other	0.55	
Black / All Others	0.26	

2.1% of city

Households		
Households	1,128	
Families	563	(49.9% of total)

2.1% of city

	% of Units	% of Properties
Single Family	9.8%	31.7%
2 to 4 Units	47.3%	66.0%
5 to 12 Units	2.4%	1.1%
13 to 25 Units	0.0%	0.0%
26 Units or More	40.6%	1.1%

Housing Stock (% of Units)

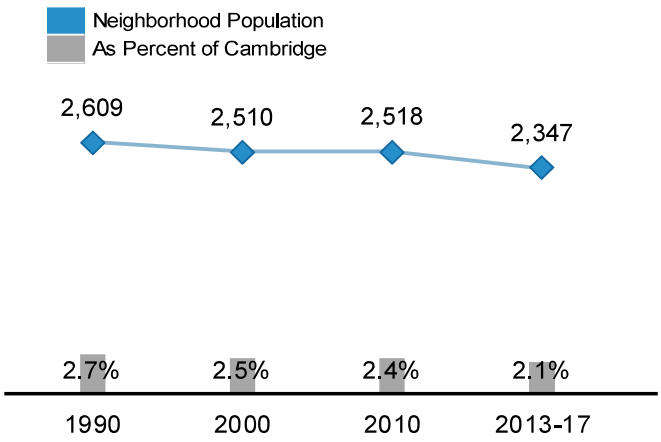
Residential Properties (% of Properties)

Housing Occupancy		
Dwellings	1,223	(5.0 per acre)
Owner-Occupied	435	(35.6% of total)
Renter-Occupied	693	(56.7% of total)
Market Vacant	43	(3.5% of total)
Other Vacant	52	(4.3% of total)

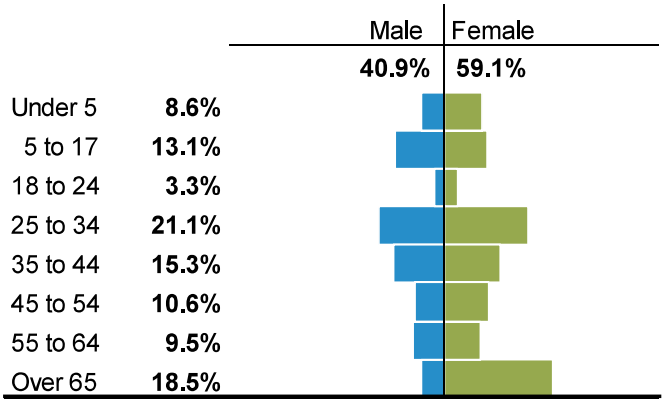
1. The Diversity Index, as it is used in this report, represents the probability that two individuals chosen at random from a given population will belong to different groups. A higher Diversity Index value indicates that a population is more diverse. This measure takes into account both the number of groups and the number of individuals in each group. For example, a large population with two groups of equal sizes would have a Diversity Index of 0.50. For more information, please see the "About the Data" section.

STRAWBERRY HILL / AREA 13

POPULATION TRENDS



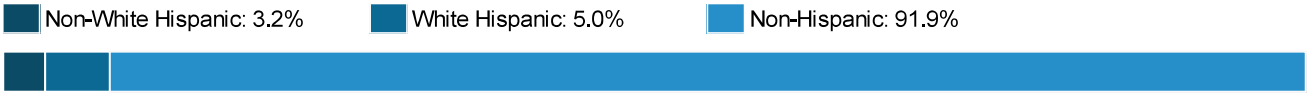
AGE AND SEX BREAKDOWN



DEMOGRAPHICS & DIVERSITY

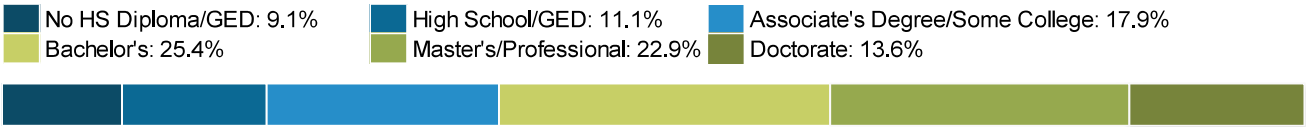
Race

Hispanic Origin

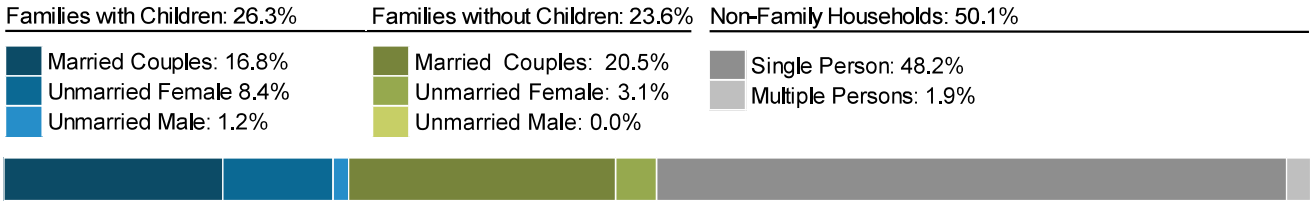


Language Spoken at Home

Educational Attainment



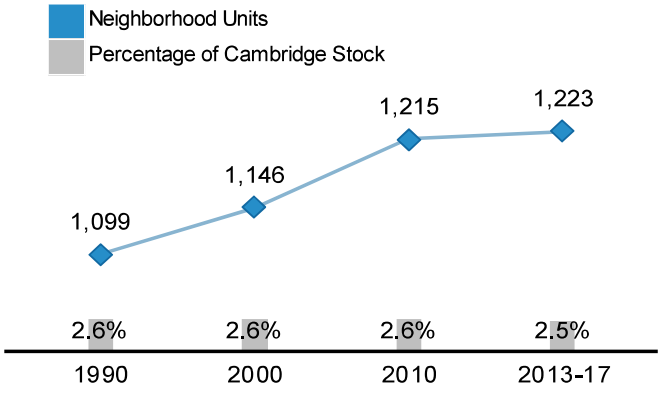
Households



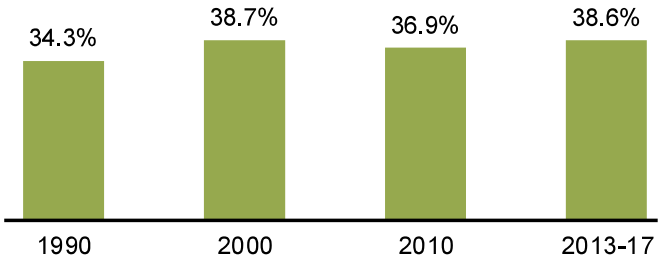
STRAWBERRY HILL / AREA 13

HOUSING TRENDS

Dwelling Units



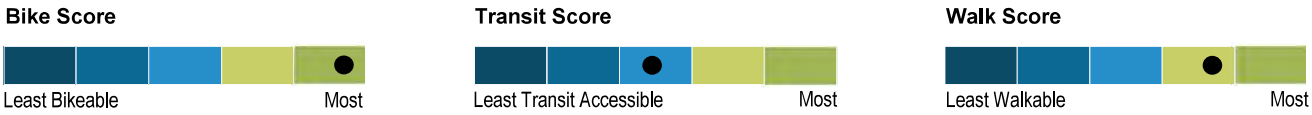
Owner Occupied Units *(as % of occupied units only)*



TRANSPORTATION

Journey to Work

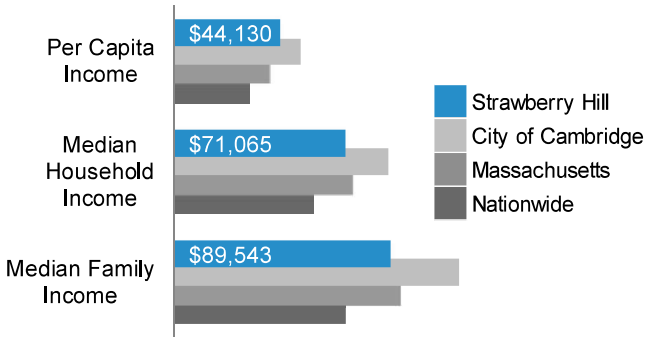
Accessibility



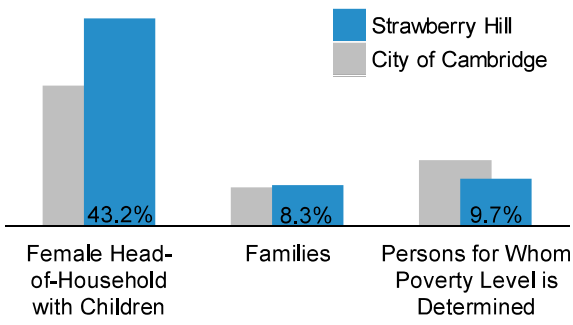
Vehicles per Household

ECONOMIC MEASURES

Income *(all figures adjusted to 2017 levels)*



Rates of Poverty



Housing stock and residential property data as of 6/30/18 from Cambridge Assessing and Community Development Depts. Bike, Transit, and Walk Score are registered trademarks of Walk Score Inc., current as of January 2019. For more information visit: https://www.walkscore.com/MA/Cambridge. All other data from 2013-2017 American Community Survey.