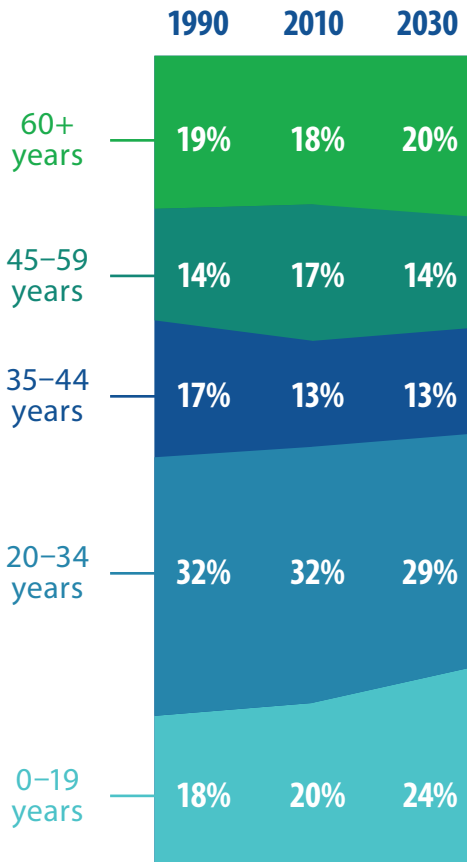


PAST, PRESENT, & FUTURE: BROOKLINE'S POPULATION CHARACTERISTICS

THE SCHOOL AGE POPULATION AND SENIORS ARE EXPECTED TO INCREASE



Source: US Census Bureau & MAPC Status Quo Projections

CLOSE TO ONE IN THREE HOUSEHOLDS HAVE A LOW/MODERATE INCOME



7,285 households
29% of all households

Low/moderate-income varies by household size.
For a household of two, low-income is \$55,800.
Source: CHAS 2008-12

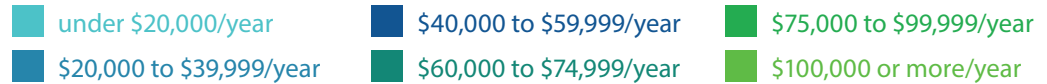
HOUSEHOLD SIZE IS SMALLER THAN IN THE REGION

	BROOKLINE	MASS.
2000	2.18	2.59
2014	2.27	2.48

But it is growing, contrary to the prevailing trend in the region.

Source: ACS 2010-14 & US Census 2000

BROOKLINE YOUNG PEOPLE AND SENIORS ARE MOST LIKELY TO HAVE VERY LOW INCOMES



under 25 years



25 to 64 years



65+ years



Source: ACS 2010-14

BROOKLINE'S POPULATION IS VERY CLOSE TO WHAT IT WAS IN 1970*, HOWEVER THERE ARE:



MORE HOUSING UNITS

20%, or 4,690, more housing units overall (23,323 in 1970; 28,013 in 2010)



SMALLER HOUSEHOLD SIZES

Household size has decreased 12%. (from 2.6 persons per household in 1970 to 2.3 p/hh in 2010)



FEWER RENTAL UNITS

23%, or 3,907, less rental units overall (73% of all housing units were rental in 1970; 51% were rental in 2010)

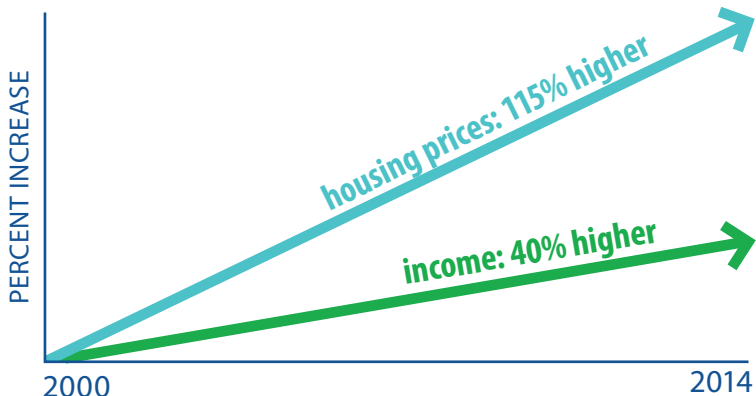
*154 less people in 2010 | Source: US Census Bureau

About **10%** of Brookline's population has limited English proficiency. Immigrants in Brookline hail from all over the world – mainly China, Japan, India, Israel, and Ukraine.

Source: US Census Bureau

HOUSING PRICES IN BROOKLINE ARE INCREASINGLY OUT OF REACH

SALE PRICES ROSE FASTER THAN INCOME



Source: ACS 2010-14 & The Warren Group

WHO IS SPENDING MORE THAN HALF OF THEIR INCOME ON HOUSING COSTS?



Almost 1 of every 5 total households.



More than 1 of every 2 households with low/moderate-income.*



More than 3 of every 4 renter households with low/moderate-income.

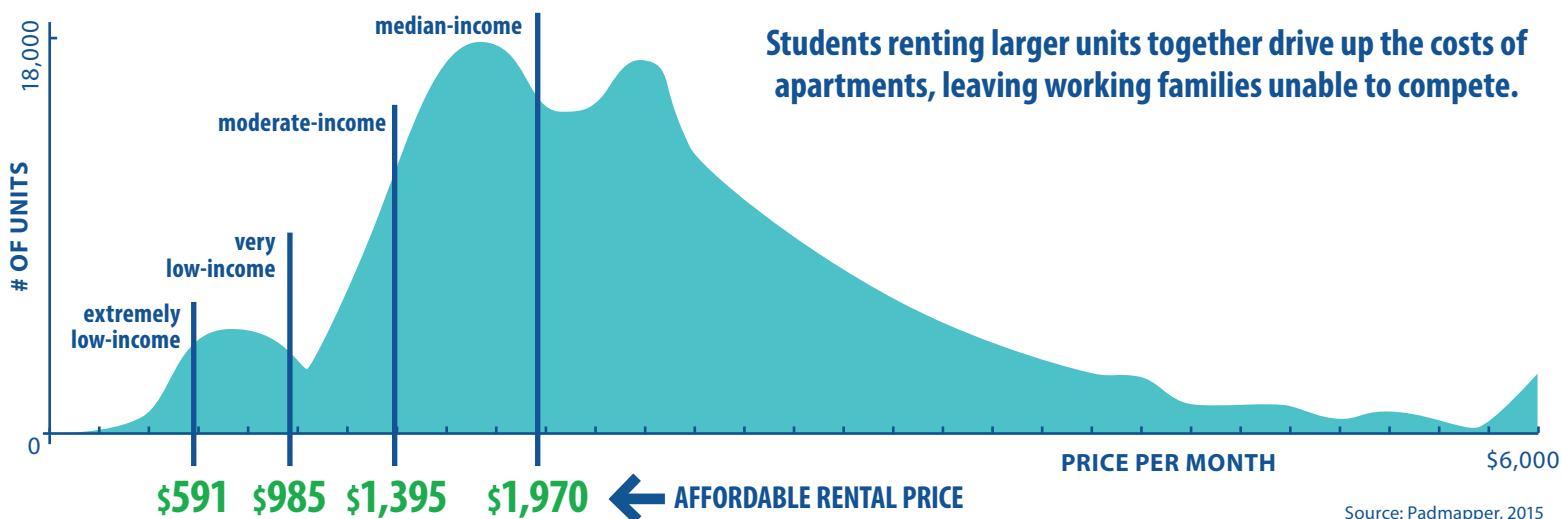
*In this region, a household of four people is considered having low/moderate-income if it has income of \$69,700 or less (per FY2015 HUD Income Limits Summary). Source: CHAS, 2008-12

60% of income: What most households in Brookline are spending on housing and transportation costs combined

45% of income: The standard affordability threshold (30% on housing, 15% on transportation)

Source: ACS 2008-12

RENTS ARE HIGH WITH VERY FEW APARTMENTS AFFORDABLE TO HOUSEHOLDS WITH LOW/MODERATE-INCOME



Students renting larger units together drive up the costs of apartments, leaving working families unable to compete.

Source: Padmapper, 2015