



Displacement in Chelsea & Everett: Infosheet

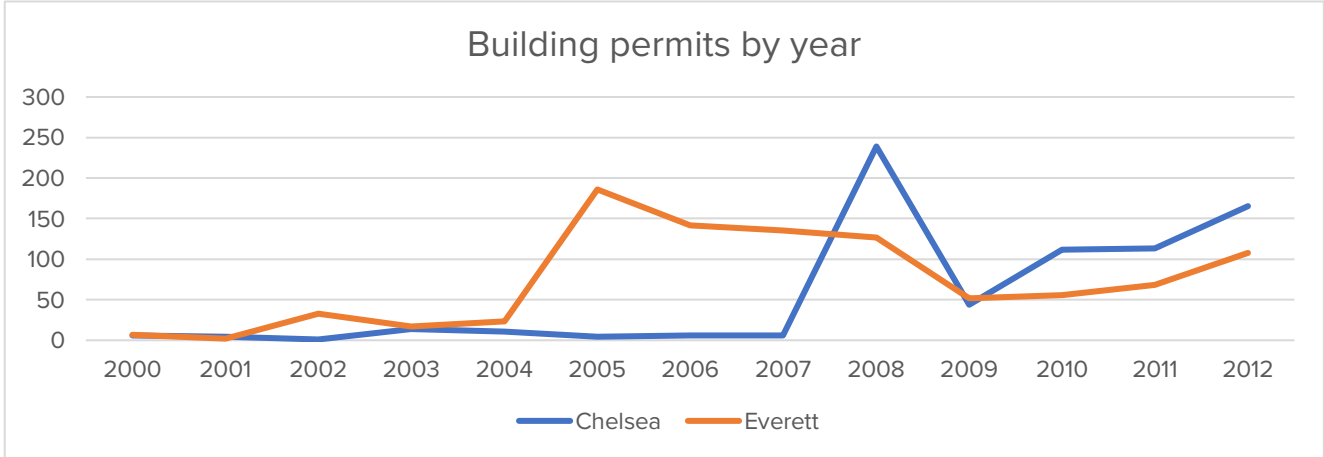
 Basic Census Statistics	Chelsea	Everett
Population estimate	39,272 people	41,667 people
Percentage of households who have moved in the past 5 years	54.6%	44%
Median age	33.2 years	35.1 years
% Latinx	65.9%	22.9%
% Black (including Black & Latinx)	36.6%	19.8%
% non-Latinx white	21.9%	45.9%
Unemployment rate	5.5%	7.2%
Number of families living below poverty rate	1,326 families	1,402 families
Percent of all people living below poverty rate	19.5%	13.9%
Percent of children living below poverty rate	26.5%	20.7%

Source: US Census, 2013-2017 American Community Survey

 Housing & Affordability	Chelsea	Everett
Renter percentage (share of rental housing units)	74.3%	60.3%
Median rent (US Census, 2013-2017 average)	\$1,285/month	\$1,344/month
Median rent (Zillow, 2018)	\$2,253/month	\$2,138/month
Percentage of renters paying more than 30% of their income in rent	52.3%	58.5%
Percentage of owners paying more than 30% of their income for housing	42.4%	50.1%
Total number of “cost-burdened” renter households	4,390 households	5,236 households

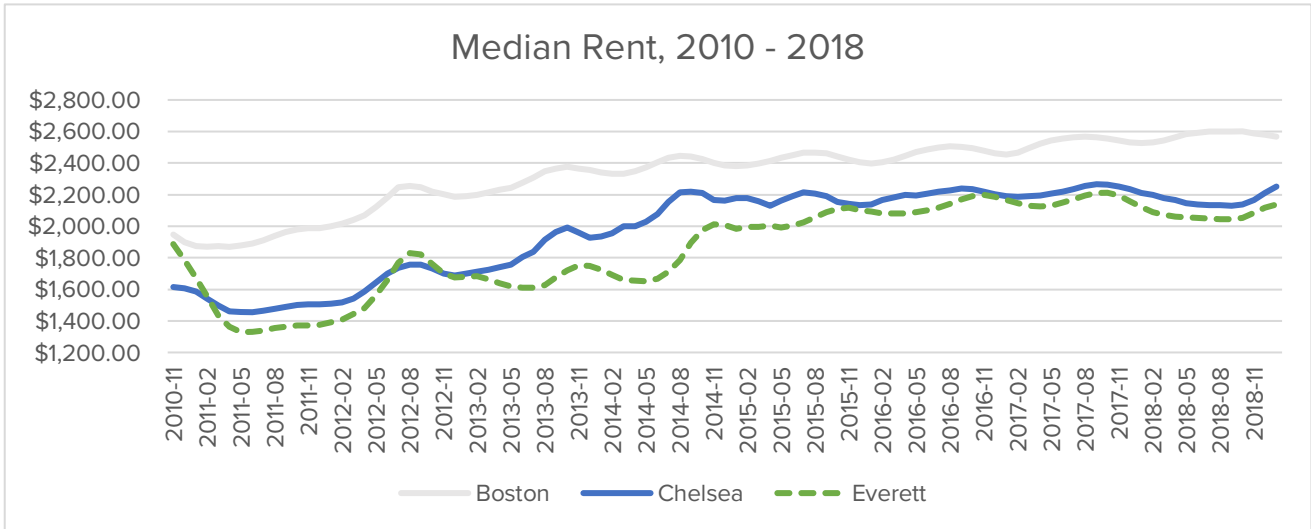
Source: US Census, 2013-2017 American Community Survey and housing.ma profile

Increase in Development in Chelsea & Everett

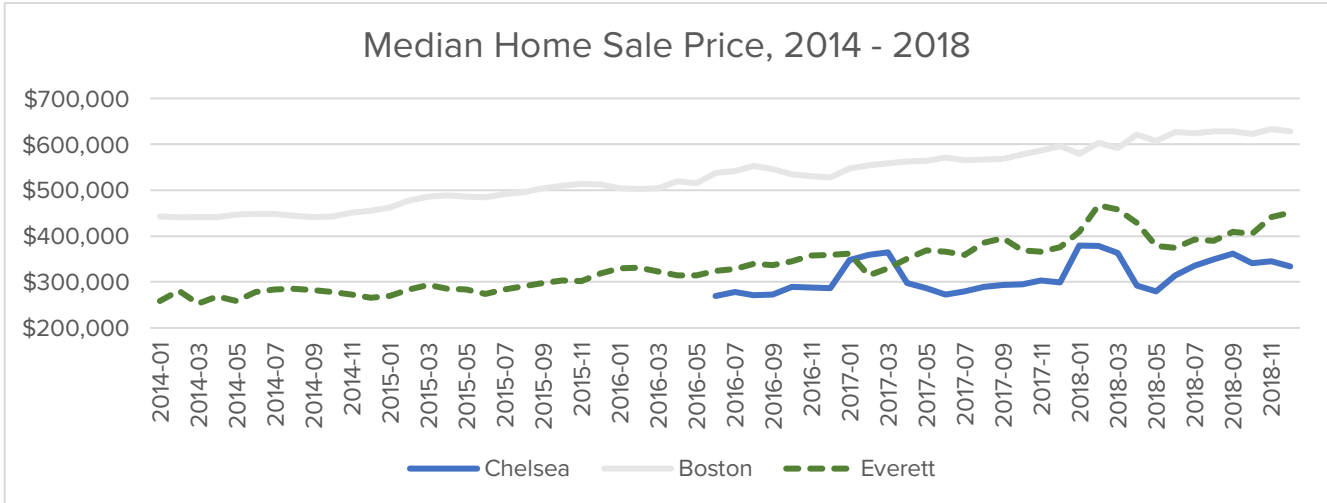


Source: Housing.ma data profile

Rent & Home Price Increases



Source: Zillow



Source: Zillow



Impact on Students

Source

In 2018, Chelsea schools had a 16.5% “churn” rate—the percentage of students who transferred either into or out of the school district in that year (1,131 students).

Everett’s churn rate was 19.0% (1,492 students), and Revere’s rate was 14.4% (1,162 students).

All of these rates are higher than the statewide average, which was 10.2% in 2018.

[Mass DoE](#)


Top causes of students switching school districts in the Boston area:

- economic reasons & poverty,
- immigration & bi-nationality,
- family dynamics, and
- community & upward mobility.

[Chelsea study](#),
based on
interviews with
school district
staff (slide 21)

Research has found that students generally lose about **three months** of reading and math learning each time they switch schools.

[Education Week](#)

 Health	Chelsea	Everett
Percent of people who reported their health as excellent or very good	40%	52%
Percent of people earning less than \$30,000 per year who reported their health as excellent or very good	32.5%	43%

Source: Healthy Neighborhoods Study Research Consortium

Data Resources

- <http://www.housing.ma/>: Housing-oriented data profiles by municipality for anywhere in Massachusetts
- <https://www.zillow.com/research/data/>: Data downloads from Zillow’s research division
- <https://www.massbuilds.com/map>: Interactive map of major, completed real-estate projects or those being planned in the area
- <http://profiles.doe.mass.edu/search/map.aspx?county=Suffolk>: Massachusetts Department of Education school district profiles for Suffolk County
- <https://databasic.io/>: Toolkit of workshop activities that guide how to use data in your work