Charlesgate Park

Through an Equity Lens

Boston University, Initiative on Cities

UA 510 A2: Equity and Social Justice

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Introduction

Purpose

The Charlesgate Alliance has been working to restore Charlesgate Park, located under the Bowker Overpass in the Boston University area. Since the construction of the overpass, the park has been difficult to access and is a point of concern for many local residents because of its lack of user-friendly pathways and lighting. More broadly, the Bowker Overpass created conditions that destroyed the connective role that Charlesgate Park had with other parks in the Emerald Necklace system. Said differently, Charlesgate Park no longer connects all of the major parks in the city, starting from the Boston Common/Public Garden and ending at Franklin Park. What we are left with today is a segmented network of parks.

Although the Charlesgate Alliance began as an organization exclusively focusing on the restoration of Charlesgate Park, over time, its project scope has expanded to include improving transportation infrastructure in and around the park and implementing environmentally sustainable practices (e.g., "daylighting" the Muddy River).

Originally, our class partnered with the Charlesgate Alliance with the goal of producing an outreach guide specifically for Kenmore Abbey, an independent living facility for senior citizens; however, this project has evolved to include broader equity concerns given the key connective role of Charlesgate Park and the Charlesgate Alliance.

Through this study, we offer a two-pronged analysis of how the Charlesgate Alliance may actively implement equitable practices through its restoration of the park. First, we highlight general equity concerns and propose different ways in which the Charlesgate Alliance may incorporate an equity lens into this project. Second, we zoom in on Kenmore Abbey and propose ways in which residents may have more opportunities to inform the planning process.

The Class

UA 510 A2 (Equity and Social Justice) is a class in the Department of City Planning and Urban Affairs at Metropolitan College, at Boston University ("BU"). The class focuses on how to operationalize "equity" and "justice" in urban planning practice. The instructor, Haegi Kwon, agreed to work with the Charlesgate Alliance (via the BU's Initiative on Cities) to provide an experiential learning opportunity for students.

Broader Equity Considerations

From an organizational standpoint, the Charlesgate Alliance connects various public and private institutions invested in Boston's parks and public infrastructure. Organizations include, but are not limited to, the Massachusetts Department of

Transportation (DOT), the Massachusetts Department of Conservation & Recreation (DCR), the City of Boston, the Massachusetts State Police, the Boston Police Department, the Emerald Necklace Conservancy, the Esplanade Association, Friends of the Public Garden, and Boston University. This reflects how the park is not only a key connector to the major parks and greenways in the city, but also how park restoration is a multi-stakeholder endeavor.

Given its 1) role as a convener for these different stakeholders and 2) efforts to link Boston's major parks - and by extension, various neighborhoods adjacent to these parts - we offer short- and long-term recommendations on how the Charlesgate Alliance may incorporate and/or promote an equity lens into programmatic and design practices that will ideally promote a diversity of uses and a diversity of users.

Equitable Participation at Kenmore Abbey

As previously described, our team was first approached by BU's Initiative on Cities and the Charlesgate Alliance because the Alliance sought to better engage with a broader base of residents in the Charlesgate neighborhood.

Kenmore Abbey, specifically, is an independent living facility for senior citizens. It is located at 488 Commonwealth Avenue, within walking distance to Charlesgate Park. The building is currently managed by the Preservation of Affordable Housing (POAH). The units remain affordable through Section 8, an affordable housing voucher. There are 199 units in the facility and there are approximately 250 residents (some residents reside with "live-in" caregivers). Many residents are foreign-born and English is not their first language. Further, many residents experience disabilities and/or have difficulty with mobility.

Through this work, we explore how to implement different strategies for residents' equitable participation because residents represent a core constituent group in the area; many are long-term residents, would be directly affected by the park's restoration, and contribute to the area's economic, social, and racial diversity. However, Charlesgate Alliance has experienced challenges in conducting outreach to this population. Through this guide, we hope to facilitate communication between residents, Kenmore Abbey, and the Charlesgate Alliance.

As a basis for our analysis, we present definitions of equity and justice and a demographic analysis of the Charlesgate neighborhood and areas immediately surrounding it in the next section.

Defining Equity and Justice

Equity

Equity can be defined as "… the distribution of material and nonmaterial benefits derived from public policy that does **not already favor those who are already better off at the beginning**. Further, it does **not require that each person be treated the same but rather that treatment be appropriate**."[1]

Equity and equality are different in that equity acknowledges that not all groups are on equal footing; therefore, decision-makers must consider different approaches for different groups to promote equality of opportunity or equal access to opportunity. An equitable approach to community participation is providing the tools and resources that residents need to participate as equally as other community residents who face relatively few barriers to participation.
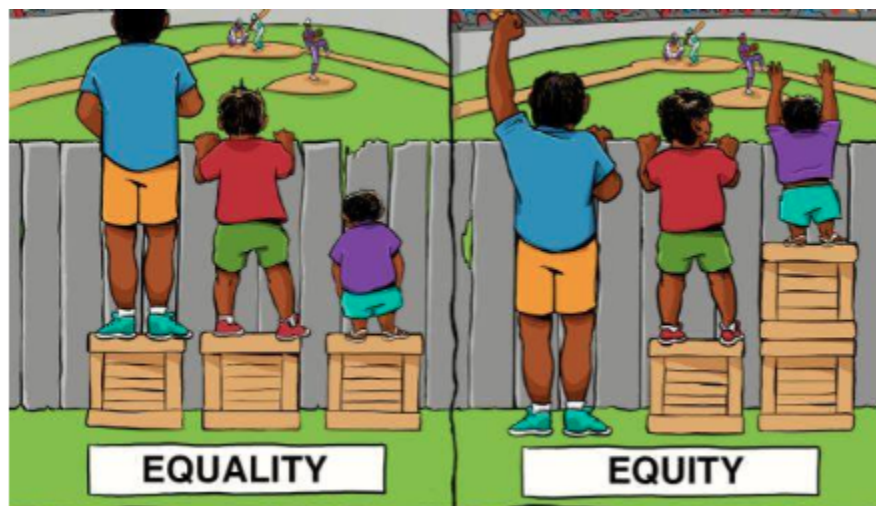
As you can see in these images[2], the individuals in the picture to the left experience "equality," or in this case, an equal distribution of resources. Yet even when all individuals use the crates, they are not all able to see the game. In this case, equal distribution merely perpetuates the status quo. Equity, on the other hand, acknowledges that a specific group needs to address inequality appropriately, which is why the individual on the right has more crates.

Community participation is integral to the development of neighborhoods, cities, and regions in the US and can impact how public and private resources are distributed to

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[1] Fainstein, Susan. 2010. *The Just City*. Ithaca: Cornell University Press. Please refer to page 36 for the definition.

[2] https://subjectguides.library.american.edu/c.php?g=1025915&p=7715533

various groups; these investments (or acts of disinvestment) then directly impact the well-being of communities. Due to language and cultural barriers, receiving input from Kenmore Abbey residents is more difficult. This means that the Charlesgate Alliance may need to use alternative strategies - and in some cases, dedicate *more* resources to Kenmore Abbey outreach efforts. This may include having translators present at community meetings (e.g., translators for Cantonese, Mandarin, and Russian). In addition, some residents may require additional accommodations due to age and disability status. Going one step further, we also believe that the Charlesgate Alliance should *prioritize* engagement with residents given past challenges.

Ultimately, applying the same outreach strategies used to reach advantaged individuals and groups (e.g., those who are able to speak English fluently, have access to various educational opportunities, experience financial security/possess real assets, and/or are able to engage in planning and political activities) to the Kenmore Abbey context may contribute to inequitable planning processes and outcomes.

Justice

Justice is often used synonymously with equity, however some would add that "social justice" implies that distribution of resources in society is equitable and there is recognition and equal opportunity for participation in society, as a whole. In line with this explanation, we identify three aspects of justice that are equally important: distributional, recognitional, and procedural.
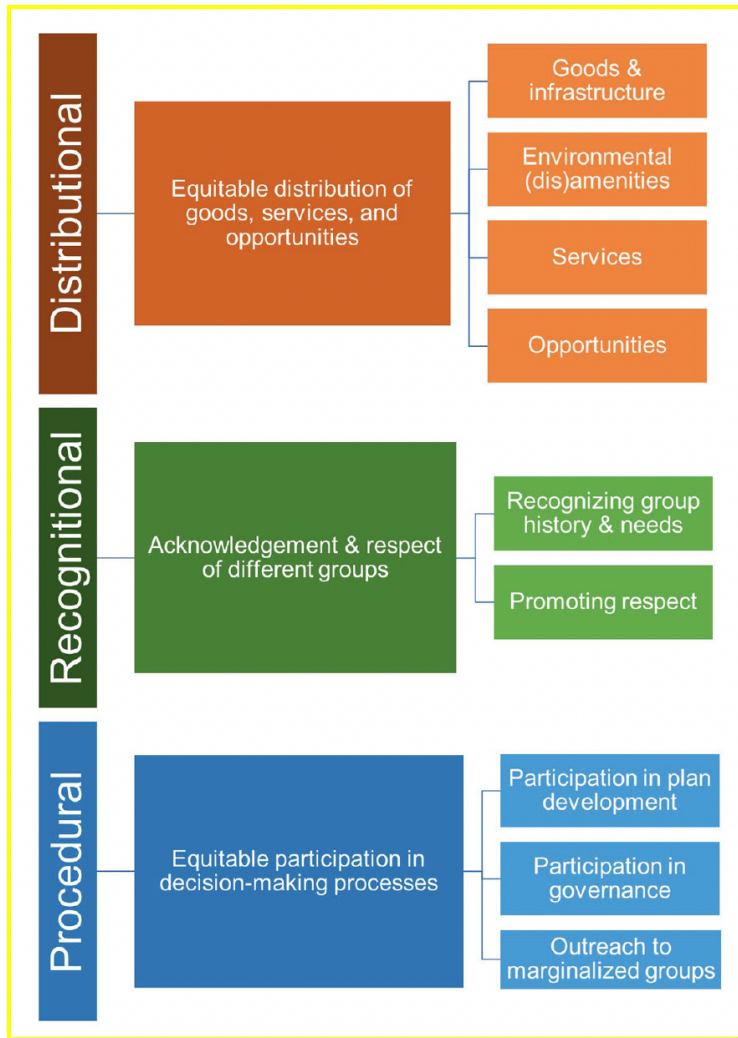
As shown in the figure[3], *distributional justice* is the equitable distribution of goods, services, and opportunities. "Goods, services, and opportunities" include a wide range of supports, infrastructure, and amenities - from government-sponsored financial assistance, to parks, schools, and supermarkets. Distributional justice, then, suggests that all residents in a locale have equitable access to attractive, accessible, and usable parks, as well as to high-performing schools. *Recognitional justice* is the acknowledgement and respect of different groups. This includes recognizing disparities in the ways different groups are or have been treated. The last type is *procedural justice* which is equitable participation in decision making processes. Examples include outreach to marginalized groups and other practices that make public participation accessible to all relevant communities.

[3] Meerow, Sara, Pani Pajouhesh, and Thaddeus R. Miller. 2019. "Social equity in urban resilience planning." *Local Environment* 24(9): 793-808.

While procedural justice appears to be the most relevant for the purposes of our study, it is important to note how all the three components are co-constitutive. By recognizing the need to account for barriers to participation, Charlesgate Alliance can use strategies to create more equitable participatory processes, which would then allow for Kenmore Abbey residents and other groups to experience a fairer distribution of amenities and services in the park.

Demographics

In this section, we offer an analysis based on 2020 Census data[4] to explore six census tracts which together include all residents within a 0.5 mile walk from the Charlesgate Park. We offer a demographic analysis of our "immediate area of interest" (the area surrounding Charlesgate Park) in relation to our "broader area of interest" (several nearby neighborhoods within 2,000 feet of the Charlesgate Park), as well as the City of Boston.

Specifically, the **immediate area of interest** is Tract 101.04 (henceforth called "the Charlesgate neighborhood"); the **broader area of interest** includes the Charlesgate neighborhood plus five additional census tracts: Tracts 102.06 ("Fenway Park/Lansdowne St"), 104.03 ("Berklee College of Music"), 105 ("Christian Science Center"), 107.01 ("Back Bay Boylston St"), and 108.02 ("Back Bay Charles River").

Please see below for a map and description of the boundaries of these tracts.

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[4] The American Community Survey, 2020
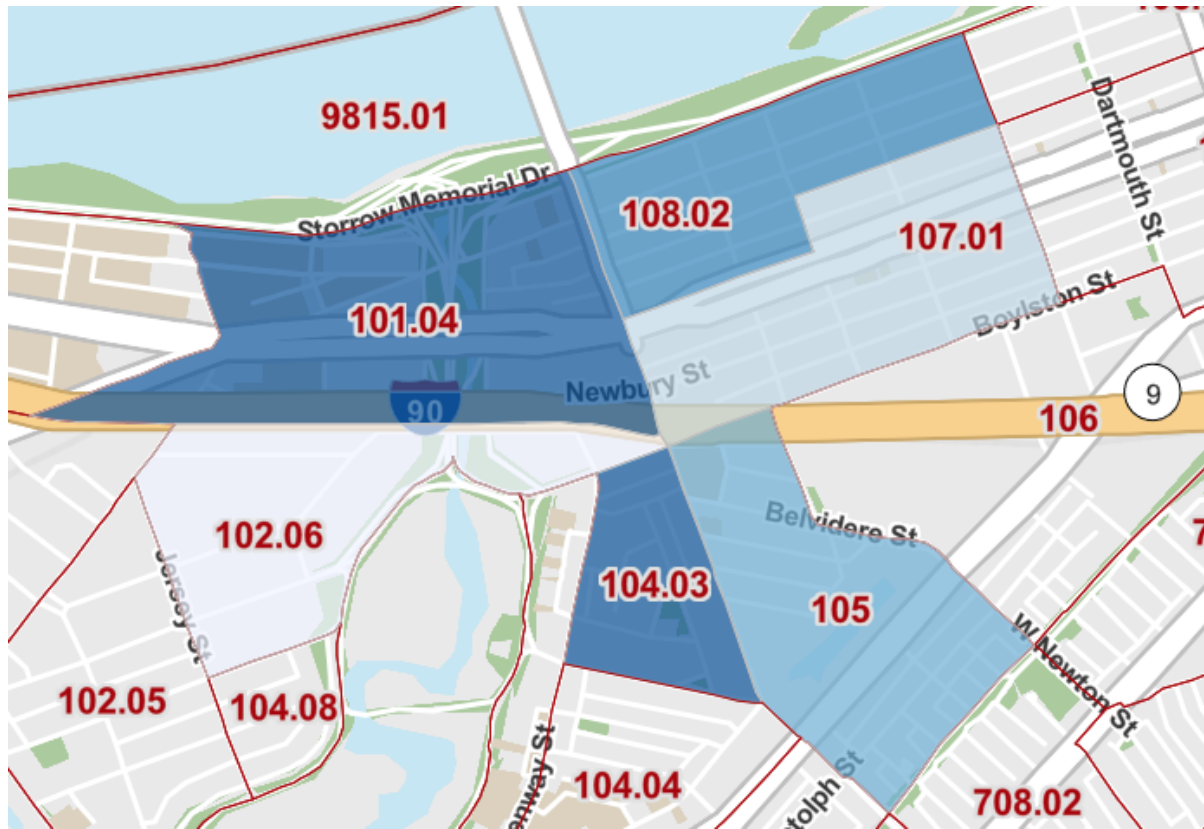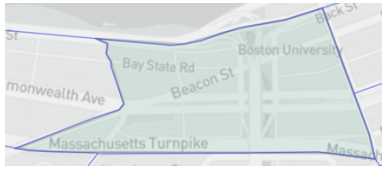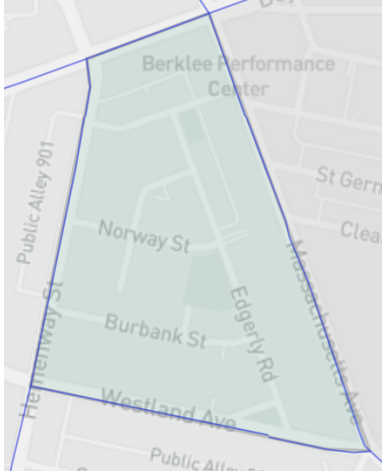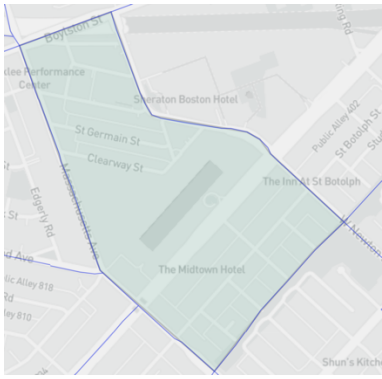
Image of Area	Census Tract	Area Name (as defined by us)	Boundaries
	101.04	Charlesgate Neighborhood	**Northern Boundary**: Storrow Drive **Eastern Boundary**: Massachusetts Avenue **Southern Boundary**: Massachusetts Turnpike **Western Boundary**: Deerfield St, Beacon St.
	102.06	Fenway Park/ Lansdowne St	**Northern Boundary:** Massachusetts Turnpike **Eastern Boundary:** Massachusetts Avenue **Southern Boundary:** Boylston St, Park Drive & Peterborough Street **Western Boundary:** Jersey Street

	104.03	Berklee College of Music	**Northern Boundary:** Boylston Street **Eastern Boundary:** Massachusetts Avenue **Southern Boundary:** Westland Avenue **Western Boundary:** Hemenway Street
	105	Christian Science Center	**Northern Boundary:** Boylston St. **Eastern Boundary:** Belvidere St. **Southern Boundary:** Southwest Corridor Path **Western Boundary:** Massachusetts Ave
	107.01	Back Bay/ Boylston St.	**Northern Boundary:** Commonwealth Ave/ Marlborough St **Eastern Boundary:** Exeter Street **Southern Boundary:** Boylston St **Western Boundary:** Massachusetts Avenue
	108.02	Back Bay/ Charles River	**Northern Boundary:** Storrow Drive **Eastern Boundary:** Exeter Street **Southern Boundary:** Commonwealth Ave/ Marlborough St **Western Boundary:** Massachusetts Avenue

Demographic Analysis of the Charlesgate Neighborhood and Surrounding Areas

In this section, we note that the population of the Charlesgate neighborhood, our immediate area of interest, reflects its status as a home to many college students. The following sections offer a more detailed analysis:

Age

The area skews toward a young population. 55% of residents are between the ages of 18 and 24 years old, with a median age of 22.5 years. By comparison, only 15% of the population in Boston is between 18 and 24 years old, and 32% of residents in our broader area of interest fall within this age range. Boston's median age is 32.4 years. (See Table 9 in the Appendix C for more details.)

Gender

The number of women is much greater than the number of men living in the Charlesgate neighborhood: the sex ratio (number of men per 100 women) is 77 (i.e., 77 men for every 100 women). This compares to a ratio of 92 for the entire city of Boston.

Occupancy status

A significant portion of residents in the Charlesgate neighborhood are renters rather than owners[5]. 78% of households rent their units. Further, the majority of households - 74% - are non-family households (i.e., unrelated by birth, marriage, or adoption). Specifically, among renter-occupied households, 76.5% are non-family households and among owner-occupied households, 62.5% are non-family households. (See Table 1 in Appendix C.)

In our broader area of interest (i.e., six Census tracts including the Charlesgate neighborhood), we find similar statistics. 81% of all households rent their homes and the majority of all households are non-family households (76%). Among renter-occupied households, specifically, 81% are non-family households and among owner-occupied households, 55% are non-family households. (See Table 2 in Appendix C.)

In the City of Boston, 65% of households are renter-occupied. However, there are significantly more families in the city, compared to our areas of analysis – 48% of households are family households (as opposed to 52% non-family). Further, among renter-occupied households, 40% are family households. Among owner-occupied units,

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[5] We were unable to conduct an analysis of how many students live on campus compared to those who commute (e.g., between BU and Allston-Brighton).

61% are family households. (See Table 3 in the Appendix C.)

For the purposes of this study, we define a family as "a household maintained by a householder who is in a family, and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families." A family is "a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together." (Source: "Subject Definitions" on census.gov)

Income

Income levels in the Charlesgate neighborhood are lower than the City of Boston overall, and much lower than the Back Bay area, east of Massachusetts Avenue. The median income of all households in the Charlesgate neighborhood is $59,795. Almost 30% of all households earn less than $25,000. At the same time, almost 40% of households earn at least $100,000 (24% of households earn between $100,000 to $200,000 and 15% earn more than $200,000). Among family-occupied households, the median income is $168,333. For non-family households, the median income is $50,950. (See Table 4 in Appendix C.)

These observations differ from those in the Back Bay area east of Massachusetts Avenue ("Back Bay/Boylston Street" and "Back Bay/Charles River"). This area is within the "broader area of interest" studied above, but is significantly different from the Charlesgate neighborhood and is worth singling out.

11% of households earn less than $25,000 while over 60% of households earn more than $100,000 (34% earn between $100,000 to $200,000 and 32% earn more than $200,000). Back Bay/Boylston St. has a median Income of $116,267, nearly twice that of the Charlesgate neighborhood, and Back Bay/Charles River has a median Income of $146,094. Among family households, the median incomes are $181,875 and over $250,000, respectively. Among nonfamily households, the median incomes are $104,049 and $122,530, respectively. (See Table 5 in Appendix C.)

By contrast, income levels in the City of Boston are more aligned with those in the Charlesgate neighborhood. In Boston, the median income is $76,298, with 23% of households earning less than $25,000 and 40% earning at least $100,000 (26% earning between $100,000 to $200,000 and 14% earning more than $200,000). For family-occupied households, median income is $89,270 and for nonfamily households, $61,649. (See Table 7 in Appendix C.)

Race

The population of the Charlesgate neighborhood is less diverse than the City of Boston, with a much greater percentage of White residents (71%) and Asian residents (18%), and fewer Black and African American residents (3%) and Hispanic residents (10%), regardless of race.

Compared to the Charlesgate neighborhood, the broader area of interest has about the same percentage of residents who identify as White (72%), Black and/or African American (5%), slightly more residents who identify as Hispanic (15%), and slightly fewer residents who identify as Asian (14%). Back Bay/Boylston Street and Back Bay/Charles River, combined, is even less diverse than the Charlesgate neighborhood and the broader area of interest, having an even higher percentage of White residents (83.1%) but fewer Asian residents (10.5%).

In Boston, by contrast, 52% of residents identify as White, 10% as Asian, 24% as Black and/or African American, and 20% as Hispanic. (See Table 8 in Appendix C.)

Takeaways

Residents in our immediate area of interest may generally be characterized as younger, more female, more White and Asian, and more likely to be renting and living as nonfamily households than in the City of Boston. It is also worth noting that the economic distribution of residents resembles a U-shape - almost 30% of residents earn less than $25,000 while almost 40% of households earn *at least* $100,000; consequently, one may say that this area is economically diverse. While it would be easy to then assume that the majority of low-income residents consist of "poor" students, an analysis conducted by *The New York Times*[6] complicates this picture.

Specifically, Boston University ranks 84th *out of 2,395 colleges* for its share of students from the top one percent (or families who made at least $630,000 per year) in 2015 dollars; this represents 10% of BU students. Further, it ranks 129th for its share of students from the top fifth percent (or families who made approximately $110,000 per year) in 2015 dollars - or 61% of students. On the other end of the spectrum, BU ranks 2,080th for its share of students from the bottom fifth (or families who made approximately $20,000 or less per year by 2015 standards); this represents only 4.2% of students.

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[6] Aisch, Gregor, Larry Buchanan, Amanda Cox, and Kevin Quealy. January 18, 2017. "Some Colleges Have More Students From the Top 1 Percent Than the Bottom 60. Find Yours." *The New York Times.* Accessible at:
https://www.nytimes.com/interactive/2017/01/18/upshot/some-colleges-have-more-students-from-the-top-1-percent-than-the-bottom-60.html

By comparison, Harvard ranks 42nd for its share of students from the top one percent, 63rd for its share of students from the top fifth, and 2,011th for its share of students from the bottom fifth of the income distribution. MIT ranks 164th for its share of students from the top one percent, 133rd for its share of students from the top fifth, and 1,775th for its share of students from the bottom fifth of the income distribution.

Although it is important to remember that students from BU represent a diverse group – many include first-generation college students as well as low-income students of color – the data suggests that for the most part, BU students come from families that are, generally speaking, financially well-off.

Ultimately, the Charlesgate Alliance must offer a nuanced portrayal of what "diversity" means in the Charlesgate neighborhood.

Kenmore Abbey and its Residents

For this section, our team gathered general information about the management team at Kenmore Abbey and the residents through a combination of online research and conversations with staff.

Background Information

There are 199 units in the facility (comprising two buildings) with approximately 250 residents. The facility relies on Section 8, an affordable housing voucher, in order to remain affordable. All residents meet restricted income eligibility requirements.

Management

The Preservation of Affordable Housing, also known as POAH, is a nonprofit agency that oversees 126 affordable housing developments (and 12,000 units) across 11 states. As stated on the organization's website, the purpose of POAH is to "preserve, create and sustain affordable, healthy homes that support economic security, racial equity, and access to opportunity for all." POAH specializes in preserving affordability for at-risk housing developments. Founded in 2001, POAH has become renowned in acquisition, development, preservation and management of affordable housing units. Kenmore Abbey is just one of the 32 affordable housing properties that POAH oversees in Massachusetts.

At Kenmore Abbey, POAH partners with other organizations to provide a number of services to residents. Kenmore Abbey's community events coordinator, Kristen Rogers, is an employee of Boston Senior Home Care but spends a significant amount of her time at Kenmore Abbey. Further, case managers from Boston Senior Home Care and

Central Boston Elder Services (CBES), coordinate care for all the residents. In sum, three organizations work together to offer a wide range of resident services.

While the management team overseeing Kenmore Abbey has a general understanding of the needs of residents, they are unable to offer detailed information about the resident population because they are not case managers. As a result, this section offers basic insights into the lives of residents and we hope to build off this information through the survey.

Language

The majority of the residents do not speak English as their primary language; 104 residents speak either Mandarin or Cantonese, 46 residents speak Russian, 14 speak Farsi, and seven speak Spanish. Only 75 residents are native English speakers. When needed, Kenmore Abbey staff may act as translators; one staff member speaks Mandarin while another speaks Cantonese, for example. There are no Russian speakers on staff. Sometimes, bilingual residents may assist other residents. For written translation (e.g., newsletters, surveys), POAH uses a translating service.

Disability Status

12% of the residents are under 60 years of age and have a disability (physical and/or mental disability). We were unable to obtain information on how many residents in total have disabilities; however, many residents rely on the use of walkers and canes. Anecdotally, many residents use public transportation, specifically the T (since there is an elevator that allows them to get to and from the platform) and the bus. Many residents also choose to ride with Ride MBTA.

Social Life and Activities

There are walking groups, exercise classes (e.g., chair yoga), cultural events (e.g., Chinese New Year events), weekly coffee hours, and monthly birthday parties. Before the pandemic, Kenmore Abbey offered other activities such as ballroom dancing. Participation rates for such activities are variable; events celebrating holidays such as Chinese New Year and International Women's Day remain popular. Apart from these organized activities, many residents independently engage in activities such as ping pong, mahjong, and private walking groups.

Prior to the pandemic, health screenings (e.g., blood pressure screening) were also popular, but the pandemic has impacted the availability of such services. Vaccine drives remain popular among residents.

Currently, many residents appear to be staying with their families and have yet to return to their apartments due to the pandemic. This may affect Charlesgate Alliance's outreach activities. Unfortunately, management does not have an exact count of how many individuals are away.

Equity Concerns

Trends in Boston and in Areas Surrounding the Charlesgate Neighborhood

Since the turn of the millennium, Boston has seen widespread gentrification[7] of nearly every neighborhood, with rapid, large-scale development in select neighborhoods putting pressure on the city as a whole. It is easy to point the finger at the massive commercial development efforts of the Seaport, for example, and note how it has changed the cost-of-living in South Boston. The same could be said of the new large residential developments along Boylston Street in Fenway, or the InkBlock buildings near SoWa in the South End. However, gentrification is not limited to housing; just as insidious are the changes to neighborhoods that come not only with high-rise developments, but with higher-end grocery stores and new coffee shops. Nearly every census tract along the Southwest Corridor, from Mission Hill to Jamaica Plain, has seen an increase in the White share of the population by at least 8 percentage points. Likewise, mean property values in these same neighborhoods have increased dramatically, with Mission Hill seeing a 127% increase since 2015.

Boston University provides a great example on how development along Charlesgate Park could impact the city. The Charlesgate neighborhood has a median age of 22.5, with many students renting in the buildings neighboring the park. If rents rise, Boston University students may no longer be able to afford these units and they will move to other, more affordable neighborhoods near the university, like Allston and Brighton. Allston particularly, which reported a combined number of 2,684 families living in the neighborhoods in the 2010 census (Boston Redevelopment Authority 2010) and 1,445 families in 2020 (Boston Planning and Development Authority 2020), is facing increasing pressure from students over its stock of relatively affordable, multi-bedroom housing units. *Even as the population increases, the share of the population living in*

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[7] For the purposes of this study, we define gentrification as change that occurs when a traditionally low-income neighborhood experiences a significant in-migration of higher-income residents, often accompanied by changes to the social (e.g., loss of social networks), physical (e.g., newer housing stock), and economic (e.g., businesses) character of the neighborhood. In the US, residents who are displaced due to gentrification are often low-income people of color. In the scholarly literature, there is no one agreed-upon definition. This is similar to "displacement." For the purposes of this study, we define displacement as the process in which an individual, family, or group moves due to conditions or circumstances that are difficult to control or prevent. Displacement may occur from a variety of circumstances such as eviction, eminent domain, and higher costs of living.

family households has decreased. Increased student migration into Allston and Brighton pushes families out of Boston and into the suburbs, causing a ripple effect of displacement.

Dove-tailing with Boston's history of displacement in Boston, however, is also a history of activism and innovation in response. For example, resident organizations that fight for this purpose include City Life Vida Urbana in Jamaica Plain, Alternatives for Community and Environment in Roxbury, and a number of community land trusts and tenants' organizations (the most famous of which is the Dudley Street Neighborhood Initiative in Nubian Square). Between the rise of cost-of-living following the COVID-19 pandemic and the several large development projects near the Charlesgate neighborhood, there is an increased need and an invaluable opportunity for community organizations to stand against displacement and economic injustice.

According to the Boston Planning and Development Agency, there are eleven development projects in the Fenway and Back Bay neighborhoods. Of these projects, there are seven in design and permitting and four that are already under construction. Three projects are particularly of influence to the focus area of the Charlesgate project, described below:

Parcel 12

Currently under construction, this project is located between Boylston Street and Newbury Street, in the airspace over the Massachusetts Turnpike. The finished building will be a mixed-use space, with 70,000 square feet of retail space and 350,000 square feet of office space. There will also be 150 below-grade parking spaces attached to the new building.

Parcel 13

This project, like Parcel 12, will be located in the airspace above the Massachusetts Turnpike between Boylston and Newbury Streets, opposite Parcel 12 across Massachusetts Avenue. Originally proposed as a hotel with luxury condominiums, the Peebles Group developing Parcel 13 has committed to 125 units of a100% affordable housing, along with 300,000 square feet of lab and office space. Original plans to add parking spaces have been eliminated.

2 Charlesgate West

The project, still in the permitting phase of development, is immediately adjacent to our focus area. The current office building at 2 Charlesgate West, constructed in 1963, is six stories tall and has served as the headquarters of Trans National Holdings since

1976. The new 23-story building would provide 400 residential housing units and 3,000 square feet of retail on the first floor, with 75 below-grade parking spaces.

We have identified these three developments, of the many ongoing developments in the immediate area, as being particularly significant to the Charlesgate Alliance project due to the potential to increase traffic within the park, as well as the potential for connections to be made to a wider community. Parcels 12 and 13, in addition to bringing in new residents, shoppers, lab, and/or office workers, will transform the Hynes Convention Center Green Line Station. Currently, this stop services the B, C, and D lines and is the second-closest train station to the Charlesgate area. As the Hynes station currently only has one entrance and is not accessible for those with disabilities, this development brings a significant change in the transit possibilities for visitors to Charlesgate with mobility restrictions. The development at 2 Charlesgate West promises a number of open space improvements on Park Drive, which will hopefully connect the park at Charlesgate to the residential properties in the Back Bay Fens neighborhood (currently outside our broader area of interest, in census tracts 104.08 and 102.05 pictured on the map.)

Kenmore Abbey & General Oversights in Planning for Immigrant Populations

In urban planning scholarship, there is a growing awareness of how planners must consider different outreach strategies to reach immigrant communities[8]. More broadly, this burgeoning literature helps stakeholders to explore how practitioners' biases and biases inherent to planning organizations and institutions impact planning practices and outcomes. In turn, these dynamics perpetuate inequality in cities and regions.

While there is tremendous diversity within the "immigrant population," studies point to common challenges that immigrant groups face in relation to public participation:
- Language limitations
- Cultural factors (e.g., planners lacking awareness of religious holidays)
- Immigration status (e.g., individuals' and families' fear of deportation)
- Lack of familiarity with political processes (and relatedly, lack of outreach by political groups)
- For some, fear of expressing political beliefs based on experiences in countries of origin
- For low-income individuals and families, financial constraints (e.g., working two to three jobs)

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[8] For examples, please refer to: 1) Willow S. Lung-Amam. 2017. *Trespassers? Asian Americans and the Battle for Suburbia.* Oakland: University of California Press and 2) Lee, Aujean C. 2019. "Engaging Non-Citizens in an Age of Uncertainty." *Journal of the American Planning Association* 85(3): 271-286.

While this does not represent a comprehensive list, it offers a sense of what kinds of general considerations that planners and other stakeholders should incorporate into plans for community outreach as cities and regions in the US become increasingly diverse. Further, these observations remind us that in the planning process, it is important to consistently evaluate **who makes decisions** and is invited "to the table," **who is excluded** from decision-making processes, and **for whom these decisions are made**.

Core Guiding Principles and Case Study

We consider park restoration *not as a singular act, but as a set of actions that contribute to the social, economic, and political dynamics in a locale*. For instance, real estate values often (but not always) increase with park development and restoration,[9] potentially impacting neighborhood affordability, resident demographics, economic activity, and social ties that exist in affected communities. Consequently, we believe that it is important to think about the restoration of Charlesgate Park in a **holistic**, **equitable, and inclusive** manner, which would ideally **promote a diversity of uses and a diversity of users**.

Case Study in Applying an Equity Lens to Park Planning

Many cities have incorporated an equity lens in their planning for new park spaces, including Washington, D.C. (11th Street Bridge Park), Atlanta's Beltline, Philadelphia's Rail Park and Los Angeles' River Park. We looked at the Washington, D.C. 11th Street Bridge Park plan[10] as a case study that embodied the perspectives that we are proposing here. Planners (broadly defined) focused on the following areas and sets of actions:

Housing affordability
- Supporting the work of nonprofits and other entities to build new affordable housing near the park

Park Design
- Designing informal, formal, and temporary uses for various park uses

Supporting local communities through cultural programming
- Making cultural/arts programs accessible and affordable to all park visitors

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[9] Anguelovski, Isabelle, James Connolly, and Anna Livia Brand. 2018. "From Landscapes of utopia to the margins of the green urban life: For whom is the new green city?" *City* 22(3):417-436.
[10] https://bbardc.org/project/11th-street-bridge-park/

- Celebrating the history and culture of local communities of color and featuring organizations and artists from underrepresented communities

Workforce Development & Business Support
- Prioritizing applications from individuals or businesses from low-income neighborhoods or underrepresented communities. This may apply to kiosks, food trucks, and other relevant businesses.
- Advocating for equitable distribution of funding and programs
- Supporting programming for emerging artists and youth from communities of interest

Recommendations: A Broad View

The following recommendations correspond to one of three goals: preserving (or promoting) a sense of neighborhood in the Charlesgate neighborhood, making connections beyond the Charlesgate neighborhood, and meeting the needs of Kenmore Abbey residents. We have given both short-term recommendations, which can be enacted in this phase of the Charlesgate Park project, and long-term recommendations, which can be put in place over time. Several of these recommendations may already be included in the Charlesgate Alliance's plan for the space.

Goal: Preserving (or Promoting) a Sense of Neighborhood in the Charlesgate Area

Short-Term Recommendations
Student Outreach   • Establish connections to student organizations that can help with the operations and programming of the space (cleanup volunteering, hosting programmed events, etc.)   o Student organizations allow for lasting relationships as individual students turnover   Community Partnerships and Neighborhood Change   • Consider park restoration in the context of significant physical and socioeconomic change in the immediate and surrounding areas

- Ensure that developers and other potential stakeholders are aligned with an equitable vision for the park as Charlesgate Alliance continues to seek financial support to fill funding gaps
- Continue to engage in affordable housing advocacy efforts in the area to promote a diversity of park uses and users

Long-Term Recommendations

Local Housing Outreach and Advocacy

- Work towards preventing student displacement that may result from the combination of park restoration and large-scale developments in the area
- Continue to engage in affordable housing advocacy efforts (same as above)
- Consider including local housing advocates in governance (advisory board, steering committee, etc.)
    - Invitation could be extended, if not already extended, to management of affordable housing properties on Charlesgate West

Independent Evaluation

- Conduct regular studies on park use, demographic profiles of visitors, and changes near the park (compared to changes in the city, as a whole)
    - Third party studies are important for accountability and objectivity
    - Costs could be shared with neighborhood institutions (e.g., BU) or parks and park systems nearby

Feedback Ticketing System
- Ensure members of the public have equal access to the Charlesgate Alliance team by creating a 311-type ticketing system
    - Can be an online form that is either filled out by community member or staff member who receives verbal feedback/phone call

Goal: Making Connections Beyond the Charlesgate Neighborhood

Short-Term Recommendations
Information ● Distribute information on the project to a wider audience to reach people who may use the park as a visitor to the Fenway/Kenmore neighborhood (e.g., make an announcement in a newsletter for cyclists, showing them the plan for new bike lanes)
Long-Term Recommendations
Workforce Development and Business Support ● Prioritize applications from vendors and businesses from underrepresented groups in Boston   ○ This may apply to kiosks, food trucks, and other relevant businesses Programming ● Coordinate with other park organizations (i.e. Emerald Necklace Conservancy, Franklin Park) and with cultural organizations throughout Boston to promote programming opportunities that attract a wider audience Collaboration to Promote Organizational and Systems-Level Change ● Share information on equity-related initiatives with partners (e.g., the Friends of the Public Garden) and ideally, coordinate activities among multiple partners and supporters to promote systems-level change ● Support existing equity initiatives (e.g., Emerald Necklace Conservancy's Justice, Equity, Diversity, and Inclusion goals)

We believe that these recommendations not only reflect our values (planning the park in a holistic, equitable, and inclusive manner to promote a diversity of uses and a diversity of users), but also points to how Charlesgate Alliance may contribute to positive change beyond the confines of Charlesgate Park. For example, by sharing information on equity initiatives with other organizations, we believe that Charlesgate Alliance can be a part of a network that promotes equity in Boston's parks in a more coordinated and scalable way.

Recommendations: Kenmore Abbey

The recommendations in this section pertain to Kenmore Abbey and its residents. We begin by offering short- and long-term recommendations and focus specifically on the survey and focus groups.

Goal: Meeting the Needs of Kenmore Abbey Residents

Short-Term Recommendations
Launch Survey and Focus Groups • Secure translation for both the survey and focus groups • Work closely with Kenmore Abbey, Initiative on Cities (BU), and other entities to coordinate activities • Use this opportunity to begin to have internal conversations about equity within the organization
Long-Term Recommendations
Ongoing Physical Maintenance • Maintain sidewalks and pathways to help seniors and people with mobility issues feel safe and welcome in parks   o Snow removal and weather-related responses are also important in avoiding tripping hazards • Consider adding design features that encourage water safety Welcoming Design Features • Feature multiple languages on interactive signage that can be easily updated by Charlesgate Alliance staff with community and park information • Avoid defensive design (sometimes referred to as anti-homeless architecture)

Survey

Our class worked closely with Kenmore Abbey staff to develop the survey. Conversations with Kristen Rogers helped us to better understand some basic demographic characteristics of the resident population as well as some of the constraints that exist in conducting a survey at the facility.

The survey is broken down into three parts:
1. General interest questions (e.g., What do you like doing in parks?)
2. Charlesgate Park questions (e.g., Are you interested in any of the following health screenings at Charlesgate Park?)
3. Demographic questions (e.g., What is your primary language?)

A survey "package"

The survey should be distributed with an introductory letter (both are featured in Appendix A), explaining the purpose of the survey and logistics for submission. We also suggest that the Charlesgate Alliance consider offering incentives (e.g., coupons to Stop and Shop) to increase response rates.

Survey: Two Approaches to Data Collection

The Charlesgate Alliance should consider a two-phased approach because response rates for surveys at Kenmore Abbey are typically low. Specifically, every two years, POAH conducts an 8-page resident survey to assess resident needs; however, the response rate is typically 10% (20 respondents out of 200). Consequently, Kenmore Abbey's outreach coordinator suggested that surveys should be conducted in-person during coffee hours or other events.

We are concerned that this approach will significantly (and artificially) limit residents' opportunities for input. This is especially concerning because Limited English Proficient (LEP) immigrant groups are often considered to be "hard to reach" populations and eliminating the paper survey may perpetuate the status quo. Therefore, we are suggesting that Charlesgate Alliance distribute the survey to all residents but also plan to engage in in-person data collection.

To encourage higher response rates, we suggest that Charlesgate Alliance consider offering incentives to residents (such as a $5 gift card to Stop and Shop or transportation vouchers). Further, we have limited our survey to 24 questions, potentially avoiding "survey fatigue."

In the **first phase of data collection**, the Charlesgate Alliance may distribute surveys to all residents. Based on our conversations with Kristen Rogers, we propose the following considerations:

- Offer residents a fixed amount of time to submit the survey (e.g., two weeks)
- Distribute reminders to residents (via flyers)
- Ask residents to submit the surveys to Kenmore Abbey staff. This will enable staff to keep track of survey participants (to prevent residents from taking the survey multiple times). Staff will also be able to either distribute gift cards, coupons, or vouchers directly to residents.

If response rates are low after a two week period, then the Alliance may consider entering a **second phase of data collection**. In this phase, we suggest in-person data collection, primarily through attending Kenmore Abbey events. Charlesgate Alliance should work closely with Kristen Rogers to determine which events to attend for best results (e.g., coffee hours) and to avoid obtaining information from residents who have already completed the survey.

Translation

As mentioned earlier, a significant portion of the resident population do not consider English as their primary language. We suggest that the survey be translated into Chinese and Russian. Charlesgate Alliance should also consider translation services for focus groups (mentioned below), specifically for Mandarin, Cantonese, and Russian.

Survey Timeline

We propose the following timeline for the survey:

- May 2022
    - Charlesgate Alliance and Kenmore Abbey management review survey and offer feedback
    - Translators/translation services identified

- June 2022
    - Survey translation complete, reviewed, and tested
    - Survey distributed
    - In-person data collection (if response rates low for first phase)

- July 2022
    - Non-English responses translated via translation service
    - Surveys analyzed
    - Findings presented

Public Presentation & Focus Groups

Why focus groups?

Kenmore Abbey staff has expressed interest in inviting the Charlesgate Alliance to present information about Charlesgate Park to residents. Running focus groups after the presentation may be a way to gain additional insights into the needs and preferences of residents, as well as an opportunity to gain clarity on questions raised from survey results. However, the Charlesgate Alliance may decide to forgo conducting focus groups if response rates are high (e.g., 40-50%) and the survey offers enough information to inform design and programmatic decisions. (See Appendix B for a sample of questions.)

Focus Group Timeline

- Early August:
    o Develop recruitment materials
    o Finalize questions for focus groups
    o Secure translation support
    o Determine speakers, facilitators, and/or volunteers for event
    o Procure necessary materials (pictures, etc.)

- Late August:
    o Hold public presentations and focus groups
    o Analyze focus groups and present findings

Focus Group Recruitment

Charlesgate Alliance should consider offering incentives for participation (e.g., Stop and Shop gift certificates). We also strongly encourage Charlesgate Alliance to work closely with Kenmore Abbey staff to:

- Advertise on their monthly events calendar (at least one month in advance)
- Distribute flyers in different languages to all units
- Reach out to residents for recruitment
- Promote diverse resident participation (e.g., proportionate to languages spoken at Kenmore Abbey)

Conducting the Focus Groups

The following are guidelines for running the focus groups:

- Focus groups should be held immediately following a presentation by Charlesgate Alliance
- Limited English Proficient (LEP) participants should be grouped by language (e.g., one focus group with Cantonese speakers, one with Mandarin speakers)
- Each group should consist of six to eight participants, but no more than 10
- A facilitator and translator should be present in each group (assuming that the facilitator does not speak the primary language of the participants). Ideally, another individual could be present as notetaker. Recording the conversation may be helpful.
- Focus groups should last about 60 minutes
- Snacks and beverages should be provided, if permitted
- Visual displays/pictures should be used as reference points in each focus group

Depending on the availability of resources, Charlesgate Alliance and Kenmore Abbey should determine whether focus groups will happen over the course of several days (e.g., focus groups conducted in Cantonese one day, Mandarin another) or whether they will be held in one day (e.g., simultaneous translation in multiple languages for presentation and focus groups). If there are several facilitators, a short training session should be held prior to the focus groups

Conclusion

In sum, we would like to recognize this critical moment in the project, where the Charlesgate Alliance has so many opportunities to engage in practices to promote equity in the Charlesgate neighborhood and beyond. With many design decisions still ahead, connecting with Kenmore Abbey residents through a public process is the next step in ensuring that the park at Charlesgate brings the greatest benefit to its neighbors. In presenting the demographic data and nature of development projects surrounding the Charlesgate neighborhood, our hope is that the public process that begins with Kenmore Abbey can grow into an understanding of the project's impact on the immediate area, and to the Greater Boston area beyond Fenway. Our recommendations are just a few suggestions that can set Charlesgate Alliance on a path to infuse the planning process with an equity lens.

Appendix A:
Survey Materials

Dear Resident,

Do you enjoy spending time in parks? Do you know that there is a park called Charlesgate Park near Kenmore Abbey?

The Charlesgate Alliance, an organization overseeing the restoration of Charlesgate Park, is working with the Preservation of Affordable Housing (POAH) and Boston University to ask all residents to fill out a survey to better understand residents' needs and preferences about parks and public events.

Your input will help to make Charlesgate Park a more enjoyable and accessible place for everyone.

Please complete the three parts of the survey, starting on the next page, and please submit the completed survey to Kristen Rogers [more information here]. Each resident is eligible to receive one [incentive] for completion of the survey.

This survey is voluntary and anonymous. All information will only be used for the purpose of restoring Charlesgate Park. Your participation is greatly appreciated!

[picture of park should be included here]

Kenmore Abbey Survey

Part I: General Interest Questions

In this section, we will ask you about your thoughts and opinions regarding general interests in parks and outdoor recreation.

1. How long have you lived in this community? [Check one]

- ☐ Less than 1 year
- ☐ 1 years to 4 years
- ☐ 5 years to 9 years
- ☐ 10 or more years
- ☐ Prefer not to answer

2. How often do you spend time outdoors? [Check one]

- ☐ Daily
- ☐ Weekly
- ☐ Monthly
- ☐ Rarely
- ☐ Prefer not to answer or does not apply

3. How often do you visit local parks or green spaces on a regular basis (weather permitting)? [Check one]

- ☐ Daily
- ☐ Weekly
- ☐ Monthly
- ☐ Rarely
- ☐ Prefer not to answer or does not apply

4. What do you enjoy doing in parks? [Check all that apply]

- ☐ Relaxing
- ☐ Taking a walk
- ☐ Walking a dog
- ☐ Visiting with a friend
- ☐ Picnicking
- ☐ Reading
- ☐ Other:_____
- ☐ Prefer not to answer or does not apply

5. What amenities do you value most in parks? [Check all that apply]

- ☐ Seating
- ☐ Paths
- ☐ Green space
- ☐ Tables
- ☐ Lighting
- ☐ Spaces or equipment for exercise
- ☐ Playground
- ☐ Dog park
- ☐ Other: _____
- ☐ Prefer not to answer or does not apply

6. How frequently do you interact with your friends, family, or neighbors? [Check one]

- ☐ Daily
- ☐ Weekly
- ☐ Monthly
- ☐ Rarely
- ☐ Prefer not to answer or does not apply

7. Which of the following community centers do you visit? [Check all that apply]

- ☐ Fenway Community Center
- ☐ Chinese Consolidated Benevolent Association of New England
- ☐ Greater Boston Chinese Golden Age Center
- ☐ Joyful Living Center
- ☐ Dacha Adult Day Health Center
- ☐ Zabota Center
- ☐ Other: _____
- ☐ Prefer not to answer or does not apply

Part II: Charlesgate Park Questions

In this section, we will ask you about your thoughts and opinions about Charlesgate Park.

8. Are you aware that there is a park called Charlesgate Park? [Check one]

- ☐ Yes
- ☐ No
- ☐ Unsure
- ☐ Prefer not to answer

9. Do you find it easy to access Charlesgate Park from your residence? [Check one]

☐ Yes
☐ No
☐ Unsure
☐ Prefer not to answer or does not apply

10. Are you interested in any of the following health screenings at Charlesgate Park? [Check all that apply]

☐ Vaccine clinics (e.g., Covid-19, Influenza)
☐ Blood pressure measurement
☐ Blood sugar measurement
☐ Vision screening
☐ Hearing screening
☐ Other: _____
☐ Not interested in health screenings at the park

11. Are you interested in participating in any of the following physical activities at Charlesgate Park? [Check all that apply]

☐ Dance class
☐ Walking group
☐ Yoga or chair yoga
☐ Tai Chi
☐ Other: _____
☐ Not interested in participating in physical activities at the park

12. Are you interested in participating in any of the following arts programs at Charlesgate Park? [Check all that apply]

☐ Movie screenings
☐ Dance performances
☐ Theater performances
☐ Music concerts
☐ Other: _____
☐ Not interested in participating in arts programs at the park

13. Are you interested in having any of the following vendors or services at Charlesgate Park? [Check all that apply]

☐ Food trucks
☐ Food and/or beverage kiosks
☐ Farmers markets
☐ Mobile libraries
☐ Food drives
☐ Other: _____
☐ Not interested in having vendors or services at the park

14. If you have visited Charlesgate Park, what aspects of the park did you enjoy?

_____

_____

15. If you have visited Charlesgate park, what aspects of the park would you like to see improved?

_____

_____

Part III: Demographic Questions

In this section, we will ask about demographic information. Your answers will only be used to inform park improvements.

16. What is your age? [Check one]
- ☐ Under 65
- ☐ 65-74
- ☐ 75-84
- ☐ 85-89
- ☐ 90 or over
- ☐ Prefer not to answer

17. What is your gender? [Check one]
- ☐ Male
- ☐ Female
- ☐ Prefer not to answer

18. What is your race? [Check one]
- ☐ Black or African American
- ☐ White
- ☐ Asian
- ☐ American Native Indian, Alaska Native, Hawaiian, or Other Pacific Islander
- ☐ Multiracial (two or more races)
- ☐ Other: _____
- ☐ Prefer not to answer

19. What is your primary language? [Check one]

- ☐ English
- ☐ Mandarin
- ☐ Cantonese
- ☐ Vietnamese
- ☐ Russian
- ☐ Farsi
- ☐ Spanish
- ☐ Portuguese
- ☐ Haitian Creole
- ☐ Other:_____
- ☐ Prefer not to answer

20. In the past 12 months, how often were you worried that you would not have enough to eat because there wasn't enough money for food? [Check one]

- ☐ Often, more than 50% of the time
- ☐ Sometimes, more than 25% but less than 50% of the time
- ☐ Rarely, less than 25% of the time
- ☐ Never
- ☐ Prefer not to answer

21. Do you have any disabilities? [Check all that apply]

- ☐ **Hearing difficulty:** deaf or having serious difficulty hearing
- ☐ **Vision difficulty**: blind or having serious difficulty seeing, even when wearing glasses
- ☐ **Cognitive difficulty**: having difficulty remembering, concentrating, or making decisions because of a physical, mental, or emotional problem
- ☐ **Ambulatory difficulty**: Having serious difficulty walking or climbing stairs
- ☐ Other:_____
- ☐ Prefer not to answer or does not apply

22. If you selected any of the above disabilities, does your disability(s) impact your mobility? This includes your ability to move or be moved freely and easily. [Check one]

- ☐ Always, 100% of the time
- ☐ Often, more than 50% of the time
- ☐ Sometimes, more than 25% but less than 50% of the time
- ☐ Rarely, less than 25% of the time
- ☐ Never
- ☐ Prefer not to answer or does not apply

23. If you experience difficulty with mobility, do you use any of the following devices? [Check all that apply]

- ☐ Walker
- ☐ Cane
- ☐ Wheelchair
- ☐ Other: _____
- ☐ Prefer not to answer or does not apply

24. Which of the following would facilitate your access to the park? [Check all that apply]

- ☐ Curb cuts (e.g., sloped curbs on sidewalks)
- ☐ Accessible pedestrian signals (e.g., push buttons at intersections)
- ☐ Steps with handrails
- ☐ Ramps for wheelchair accessibility
- ☐ Signs to the park
- ☐ Lighting
- ☐ Other: _____
- ☐ Prefer not to answer or does not apply

This is the end of the survey. Thank you for your participation.

Appendix B

Focus Group Sample Questions

<u>Introduction</u>
- If using pictures, remind participants that pictures are simply a tool to help people see what could be possible and what we should add or change.

<u>Preliminary Questions</u>
- Please share your name and how long you have been a resident of Kenmore Abbey
- Could you describe an instance that you enjoyed being in a park? What made your visit positive?
- How about your worst experience in a park? What made it unpleasant?

<u>Key Questions</u>
- Now that you've seen the presentation, what are your thoughts about the project?
    - What do you think are the most attractive features of the park?
        - What do you think about the playground? Dog park?
    - What do you think are the least important?
    - What do you think is missing?

<u>Closing Questions</u>
- Is there anything that you would like to add to this conversation that hasn't already been discussed?

Appendix C

2020 Census Data

	Occupied housing units	Percent of occupied housing units	Percent owner-occupied housing units	Percent renter-occupied housing units
Table 1				
Occupancy Characteristics				
Immediate Catchment Area, the Charlesgate Neighborhood				
Occupied housing units	1,703		368	1,335
% of total occupied housing units		100%	21.6%	78.4%
HOUSEHOLD SIZE				
1-2 person household	1,563	91.8%	91.8%	91.8%
3+ person household	140	8.2%	8.2%	8.2%
HOUSEHOLD TYPE				
Family households	452	26.5%	37.5%	23.5%
Nonfamily households	1,251	73.5%	62.5%	76.5%

	Occupied housing units	Percent occupied housing units	Percent owner-occupied housing units	Percent renter-occupied housing units
Table 2 **Occupancy Characteristics** **Wider area of interest, Total of 6 Census Tracts**				
Occupied housing units	9,431	9431	1,775	7,656
% of total occupied housing units	100%		18.8%	81.2%
HOUSEHOLD SIZE				
1-2 person household	8,597	91.2%	90.0%	91.4%
3+ person household	834	8.8%	10.0%	8.6%
HOUSEHOLD TYPE				
Family households	2,249	23.8%	44.7%	19.0%
Nonfamily households	7,182	76.2%	55.3%	81.0%

	Occupied housing units	Percent occupied housing units	Percent owner-occupied housing units	Percent renter-occupied housing units
Table 3				
Occupancy Characteristics				
City of Boston				
Occupied housing units	273,188	273,188	96,502	176,686
% of total occupied housing units	100%		35.3%	64.7%
HOUSEHOLD SIZE				
1-2 person household	187,157	68.5%	64.3%	70.8%
3+ person household	86,031	31.5%	35.7%	29.2%
HOUSEHOLD TYPE				
Family households	130,052	47.6%	61.1%	40.2%
Nonfamily households	143,136	52.4%	38.9%	59.8%

	All Households	Family-Occupied	Nonfamily-Occupied
Table 4 **Income Distribution** **Charlesgate Neighborhood**			
Number of households	1,703	452	1,251
% of Households	100%	26.5%	73.5%
Income Level:			
<$25,000	29.3%	6.0%	37.9%
$25,000 < x > $50,000	11.7%	12.4%	11.4%
$50,000 < x > $100,000	19.5%	13.1%	21.8%
$100,000 < x > $200,000	24.4%	31.2%	22.0%
> $200,000	15.0%	37.4%	7.0%
Median Income	$59,795	$168,333	$50,950

Table 5 Income Distribution Back Bay Boylston St, and Back Bay Charles River, Combined			
	All Households	**Family-Occupied**	**Nonfamily Occupied**
Number of Households	3,131	943	2,188
Percent of households	100%	20.1%	69.9%
Income Level:			
<$25,000	10.7%	0%	15.1%
$25,000 < x > $50,000	5.9%	4.1%	6.6%
$50,000 < x > $100,000	17.6%	14.5%	19.8%
$100,000 < x > $200,000	33.9%	23.6%	37.6%
> $200,000	31.8%	57.8%	20.6%

Table 6 Income Distribution Wider area of interest, Total of 6 Census Tracts			
	All Households	**Family-Occupied**	**Nonfamily Occupied**
Number of Households	9,431	2,249	7,182
Percent of households	100%	23.85%	76.15%
Income Level:			
<$25,000	24.6%	8.5%	30.4%
$25,000 < x > $50,000	15.4%	15.9%	14.5%
$50,000 < x > $100,000	17.7%	17.1%	18.1%
$100,000 < x > $200,000	26.5%	23.1%	27.5%
> $200,000	15.8%	35.4%	9.5%

Table 7 Income Distribution City of Boston			
	All Households	**Family-Occupied**	**Nonfamily Occupied**
Number of Households	273,188	130,052	143,136
Percent of households	100%	47.6%	52.4%
Income Level:			
<$25,000	23.0%	16.0%	30.3%
$25,000 < x > $50,000	14.1%	15.5%	13.9%
$50,000 < x > $100,000	22.8%	22.6%	23.0%
$100,000 < x > $200,000	25.9%	28.2%	22.8%
> $200,000	14.1%	17.7%	10.0%

Table 8 Comparison of Racial Breakdown				
	Charlesgate/ BU	**Broader Area of Interest**	**"Back Bay Boylston St." and "Back Bay Charles River"**	**City of Boston**
Total Population	5,027	18,862	5,671	689,326
White Alone	70.5%	71.6%	83.1%	52.1%
Black & African American Alone	2.9%	5.1%	1.3%	24.2%
Asian Alone	17.7%	13.6%	10.5%	9.8%
All Other	2.2%	3.7%	2.8%	6.6%
2 or more	6.7%	6.0%	2.4%	7.2%
Hispanic (all races)	10%	15%	8%	20%

	Table 9 Comparison of Age Breakdown					
	Charlesgate Neighborhood		**Broader Area of Interest**		**City of Boston**	
	Population	**Percentage**	**Population**	**Percentage**	**Population**	**Percentage**
Total	5,027		18,862		689,326	
<18 years	114	2.3%	732	3.9%	108,592	15.8%
18-24 yrs	2,741	54.5%	5,948	31.5%	101,870	14.8%
25-59 yrs	1,658	33.0%	9,966	52.8%	364,975	52.9%
60+ yrs	514	10.2%	2,216	11.7%	113,889	16.5%
Median age (years)	22.5				32.4	
Sex ratio (males per 100 females)	77.3				92.1	
Age dependency ratio	10.8				38.0	
Old-age dependency ratio (>65)	8.3				16.3	
Child dependency ratio (<15)	2.5				21.7	