

**CITY OF NEWTON, MASSACHUSETTS**  
**DEMOGRAPHIC AND SOCIOECONOMIC PROFILE**

**JUNE 2002**

**Planning and Development Department**

# NEWTON DEMOGRAPHIC AND SOCIOECONOMIC PROFILE

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## **A NOTE from MAYOR COHEN**

### **THE GARDEN CITY**

The City of Newton, located six miles west of downtown Boston, has been designated “Tree City U.S.A.” for six consecutive years. Settled in 1630, Newton is comprised of 13 villages – *Auburndale, Chestnut Hill, Newton Centre, Newton Corner, Newton Highlands, Newton Lower Falls, Newton Upper Falls, Newtonville, Nonantum, Oak Hill, Thompsonville, Waban and West Newton.*

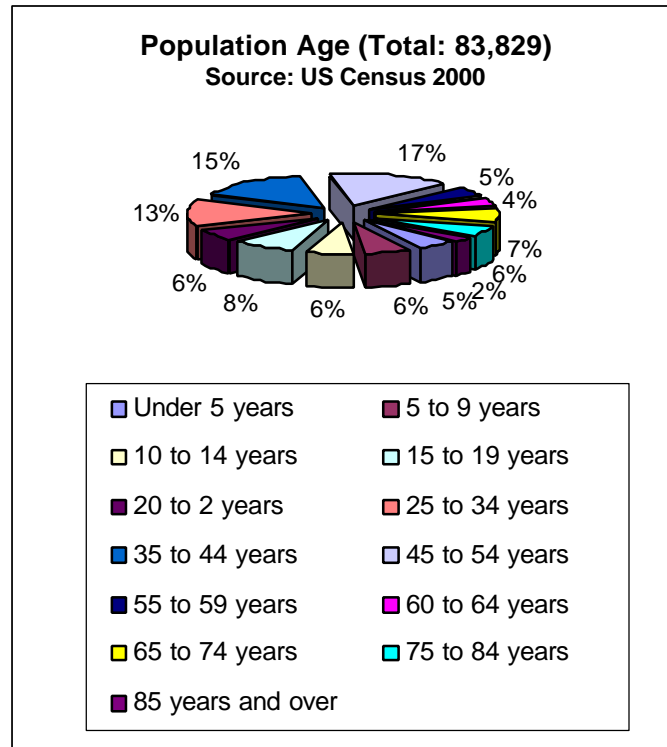
Newton is a desirable community to live and work in because of its proximity to Boston, an excellent school and multiple transportation systems, attractive neighborhoods, high property values, and a well-run local government. The city boasts an award-winning public library and a city museum that was once a stop on the Underground Railroad.

Newton was one of the five U.S. cities with a population over 50,000 to receive the *U. S. Conference of Mayors Livability Award*. Newton’s award-winning recycling program recycles 40% of residential solid waste and saves the City approximately \$500,000 a year. This year the City of Newton became the only city in the Northeast to win the John A. Sasso National Community Development Week Award. The City of Newton receives approximately \$3 million in annual Community Development Block Grant (CDBG), HOME Program (HOME) and Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds are used to finance activities including architectural access, business loans, homeless assistance programs, housing development, housing rehabilitation, human services and neighborhood improvements.

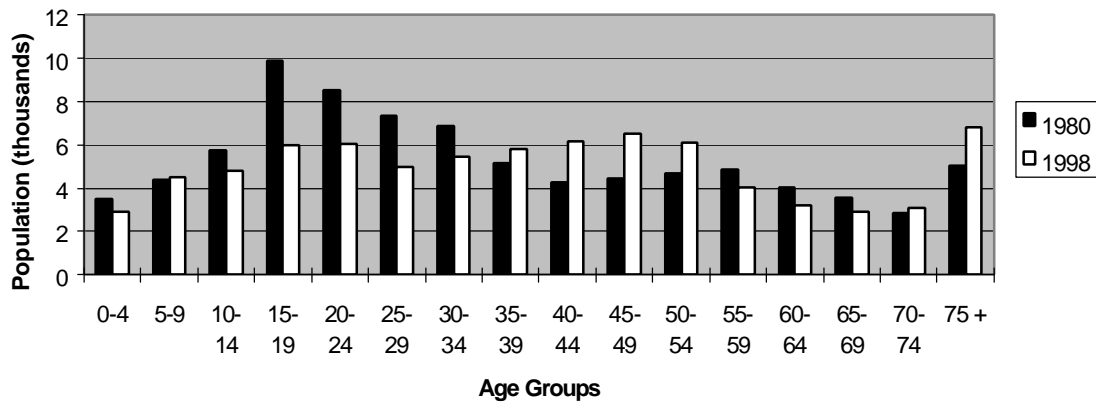
Newton is governed by an elected mayor, a 24-member Board of Aldermen who represent the City’s eight wards, and eight school committee members.

# POPULATION

Newton's population, which peaked at 92,384 in the 1960s, has decreased over the last four decades. According to the U.S. Census, the population of Newton decreased from 83,622 in 1980 to 82,585 in 1990. It increased slightly to 83,829 in 2000 but still remains below what it was in the 1960s.



**Changes in Age Groups 1980-1998**  
(City Census)



	Population in Thousands	
Age Groups	1980	1998
0-4	3.507	2.927
5-9	4.361	4.529
10-14	5.735	4.795
15-19	9.896	5.971
20-24	8.553	6.057
25-29	7.324	4.962
30-34	6.855	5.483
35-39	5.137	5.839
40-44	4.274	6.182
45-49	4.452	6.522
50-54	4.666	6.128
55-59	4.874	4.02
60-64	4.063	3.22
65-69	3.56	2.909
70-74	2.877	3.104
75 +	5.033	6.848
		1000

According to the City Census, the three largest age groups in 1999 were 75+ year olds, 45-49 year olds and 15-19 year olds respectively. The median age was 40.15 and there were 28,884 households in the City.

Source: 1980 and 1999 City Census

### ***RACE and ETHNICITY***

<b>Changes in Race/Ethnicity</b>			
	<u>1980</u>	<u>1990</u>	<u>2000</u>
African-American	1,300	1,717	1,653
American Indian/Eskimo	69	95	61
Caucasian	79,962	76,623	73,831
Hispanic	1,147	1,638	2,111
Other	594	390	598
Pacific Islander/Asian	1,697	3,760	6,463
<b>Total</b>	<b>84,769</b>	<b>84,223</b>	<b>84,717</b>
<b>Total Minority Population</b>	<b>4,807</b>	<b>7,600</b>	<b>10,886</b>

The total minority population in Newton grew from 1980 to 2000, as demonstrated by the breakdown above. According to the 1990 U.S Census, with the exception of the "Other" race category all categories experienced growth between 1980 and 1990. The African-American

population increased by 32.1%, the American Indian/Eskimo population increased by 37.7%, the Hispanic population increased by 42.8% and the Pacific Islander/Asian population had the largest increase by category with an increase of 121.6%. However., between 1990 and 2000, the number of African-Americans living in Newton decreased by about four percent, the number of American Indian/Eskimo/Alaska Natives decreased by thirty six percent and reached a level similar to that in 1980. The number of Newton residents of Hispanic origin increased between 1990 and 2000 by about twenty-nine percent to 2,111. Most significantly, the number of Newton residents of Asian or Pacific Islander origin increased from 3,760 to 6,463 between 1990 and 2000, an increase of about 72 percent.

Source: 1980, 1990, 2000 U.S. Census

## ***INCOME***

In 1989, 58% of households earned over \$50,000; of that group, 37% earned over \$75,000, 23% earned over \$100,000, and 10% earned over \$150,000. In 1999, 71.8% of all Newton households earned over \$50,000; of that group, 56.2% earned over \$75,000, 42.7% earned over \$100,000 and 24.6% earned over \$150,000.

<b>Household, Family and Per Capita Income</b>			
		<u>Newton</u>	<u>MA</u>
Median Household Income	1980	\$26,663	\$30,018
	1990	\$59,719	\$36,952
	2000	\$86,052	\$50,502
Median Family Income	1980	\$30,436	\$21,166
	1990	\$70,071	\$44,367
	2000	\$105,289	\$61,664
Per Capita Income	1980	\$11,611	\$7,459
	1990	\$28,840	\$17,224
	2000	\$45,708	\$25,952

Source: 1980, 1990, 2000 U.S. Census

## ***EDUCATION***

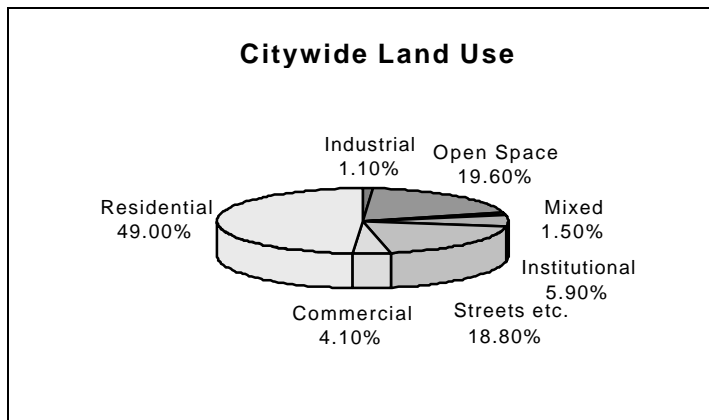
Newton's outstanding school system has 15 elementary, 4 middle, and 2 senior high schools. Enrollment is projected to be 11,339 in the year 2000. Nearly 88% of students go on to higher education. In fiscal year 2000, the School Department operating budget from the City is \$101,289,952; pupil teacher ratios are 23:1 at the elementary level, 14.5:1 at the middle schools, and 16:1 at the senior high schools; the average teacher salary is \$53,343 and the approximate per pupil expenditure is \$9,071.

Approximately 17.4% of students are from minority backgrounds. The native languages of bilingual students include Russian, Chinese, Spanish, Japanese and Hebrew. The School Department reports that 17.1% of school-age residents are enrolled in private or parochial schools. Newton is home to several institutions of higher learning: Andover Newton Theological School, Boston College, Lasell College, Mount Ida College, and the Swedenborg School of Religion. Approximately 57% of residents hold bachelors or advanced degrees according to the 1990 U.S. Census.

<b>Public School Enrollment and Projections</b>				
	Actual	Projected		
Grade	<u>1998-1999</u>	<u>1999-2000</u>	<u>2000-2001</u>	<u>2001-2002</u>
K – 5	5,293	5,132	5,135	5,155
6 – 8	2,614	2,726	2,707	2,661
9 – 12	3,259	3,481	3,640	3,742
<b>Totals</b>	<b>11,166</b>	<b>11,339</b>	<b>11,482</b>	<b>11,558</b>

Source: Newton School Department

## **LAND USE and DEVELOPMENT**



Source: Recreation and Open Space Plan, 1995

Newton encompasses 18.22 square miles, 98% of which are land and 2% which are water surfaces. Density ranges from 3.85 to 13.7 persons per acre. Open space comprises 19.6% (2,988) acres of total land area, 55% of which is publicly owned. Newton is bordered to the north and west by the Charles River and contains 14 lakes and ponds and 22 streams and brooks. Of the 23,838 residential structures noted in the 1990 U.S. Census, 71.1% are listed as one-unit dwellings, 14.1% as two-unit dwellings, 1.3% as 3 unit dwellings, .7% as dwellings of 4 or more units, 12.3% as condominiums, and .7% as miscellaneous. There were 611 units of housing developed in multi-residential structures in the past five years.

Commercial uses occupy 4.1% of land area. Nearly 24% of commercial land parcels are office uses, 21% are small retail uses, and 6% are storage or warehouse uses. Only 1.1% of land area in Newton is industrial. Institutions which saw major development in the past five years included, Temple Emmanuel, Oak Hill Middle School, Charles River Country Club, Temple Beth Avodah, Newton Wellesley Hospital, Solomon Schecter School, Boston College, Brae Burn Country Club.

The following information from the City Bond Prospectus shows the assessed valuation of property by type for 1999 and the percentage that each represents.

<b><u>Property Type</u></b>	<b><u>Valuation</u></b>	<b><u>% of Total</u></b>
Residential	\$8,978,253,758	87.68%
Commercial	1,015,895,342	9.92
Industrial	110,349,000	1.08
Personal	135,370,600	1.32
<b>Total</b>	<b>\$10,239,868,700</b>	<b>100.00%</b>

Source: City Bond Prospectus, 1999

## ***RECREATION and CULTURE***

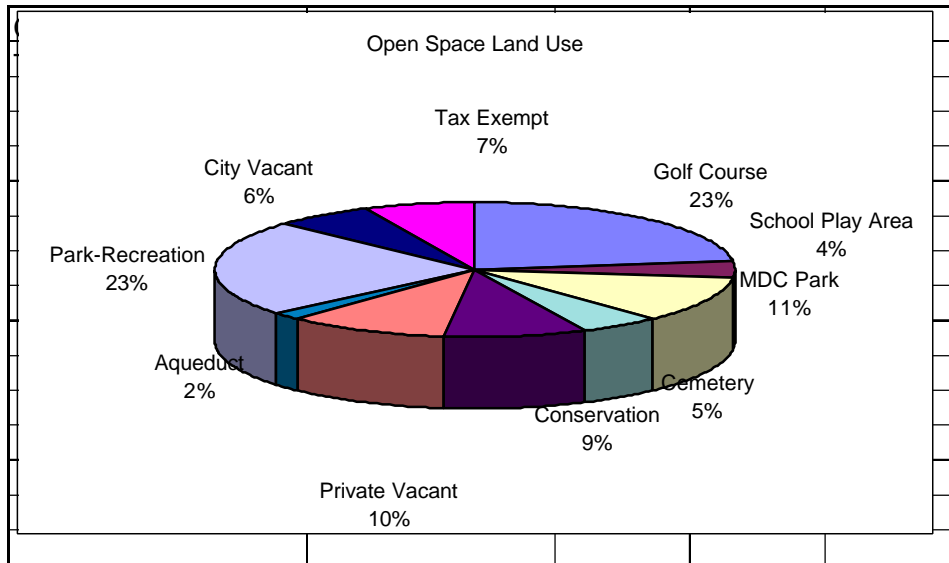
Recreational and cultural opportunities abound --- including over 30 playgrounds and parks, 17 City-owned conservation areas totaling 216 acres, an outdoor pool and lake, 71 tennis courts, and an 18 hole public golf course. The Mayor's Office of Cultural Affairs supports year round cultural and arts programming such as a Children's Enrichment Program, Friday Afternoons at the Boston Symphony Orchestra, the Heartbreak Hill International Youth Race, Farmers Market, and outdoor summer music concerts. The Newton Symphony Orchestra offers concerts, lectures and special events. Also, the Senior Center serves 3,000 seniors yearly.

## ***HOUSING***

In 2000, there were a total of 32,112 housing units in Newton, 97.1% of them occupied. In 1990, there were a total of 30,497 housing units, 96.6% of which were occupied. In 1980 there were a total of 29,130 housing units (including vacant seasonal and migratory units) in Newton, according to the 1980 Census.

Out of 31,201 units that were occupied in 2000, according to U.S Census 2000, 21,692 (69.5%) were owner-occupied and 9,509 (30.5%) were renter-occupied. The average household size of owner-occupied units was 2.7 and the average household size of renter-occupied units was 2.08. Of 30,497 housing units identified in the 1990 U.S. Census, 68.9% were owner-occupied. The Census documented 2,280 condominiums in 1990 as compared to 558 in 1980 and 9,158 renter-occupied units in 1990 as compared to 8,949 in 1980. Only 19% of dwellings were built after 1960.





Source: 1990 U.S. Census

The median sales price for a residential unit continued to increase from \$81,200 in 1980 and \$293,400 in 1990 according to the U.S Census, to an increase to \$375,000 as reported by Banker and Tradesman in the fourth quarter of 1999. The City Assessor valued single family homes as follows for 1998.

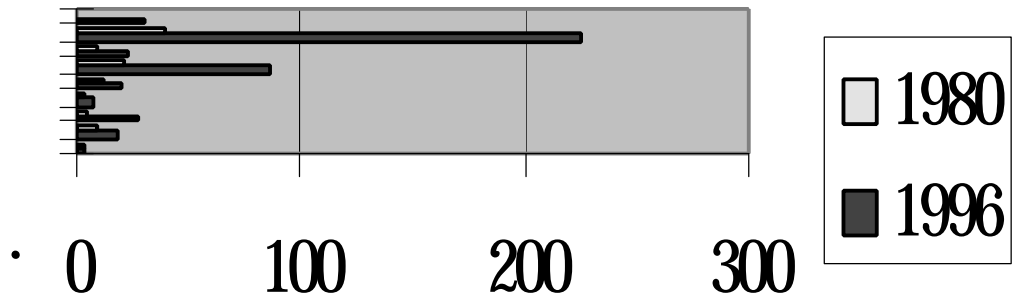
<u>Value of Dwelling</u>	<u>% of Homes</u>
less than \$200,000	11.38%
less than \$300,000	33.09%
less than \$400,000	27.59%
less than \$500,000	21.47%
less than \$600,000	6.38%
less than \$700,000	1.32%
greater than \$700000	3.83%

Source: City Assessor

Currently there are approximately \$1,600 affordable rental units in Newton. The City's commitment to affordable housing for low and moderate income families and seniors is reflected in its work with private developers and non-profit organizations to develop affordable housing.

# Growth of Newton Industries (Percent)

## 1980-1996



### **CITY FINANCES**

Newton is the only city in Massachusetts to hold an AAA credit rating from Moody's Investment Service. The City's FY99 operating budget was \$175,461,588 with property taxes accounting for 82% of revenue. The Capital Improvement Program (CIP) is designed to improve or maintain the physical infrastructure, such as the renovation of the Police Department Headquarters and the construction of the new Newton Free Library. The CIP for FY01-05 is projected at \$73,674,188.

Source: City of Newton FY1999 Budget

### **BUSINESS and EMPLOYMENT**

The largest employment sectors in 1996, the most recent year for which data was available, were services (51% of jobs), wholesale and retail trade (24% of jobs), and government (6.9% of jobs). In 1996, service and retail jobs accounted for 70.5% of employment. The 3,167 business establishments in Newton are located primarily in the 13 village centers. Newton's unemployment rate ranged from a high of 4.9% to a low of 2.0% between 1992 and 1996 compared to ranges of 8.6% - 4.3% for the state and 7.4% - 5.5% for the nation.

Source: Massachusetts Department of Employment and Training

Newton businesses employ about 43,905 persons - the following lists those with 250 or more employees.

<p><b><u>Employers with 250-499 Employees</u></b>          Bloomingdales          Cambridge Soundworks          C&amp;K Components          Coyne Electrical School          CSC Consulting          Education Development Center          GZA Geo Environmental          H.C. Stark          Interim Healthcare          IVEX Corporation          Marriot Corporation          NCR Corporation          Polaroid Corporation          Registry Inc.          Soil &amp; Rock Instrumentation</p>	<p><b><u>Employers with 500-999 Employees</u></b>          Cahners Publishing          Filenes          Jewish Community Center          Marcam Corporation          Reed Elsevier Inc.          Rodgers &amp; Associates          Star Market</p> <p><b><u>Employers with 1000-4999 Employees</u></b>          Boston College          City of Newton          Newton Wellesley Hospital          Reed Publishing          Technical Aid Corporation</p>
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Sources: American Business Information, Inc., Dunn's Regional Business Directory, Newton Department of Planning and Development

## ***TRANSPORTATION***

Transportation includes inter-city buses and light rail commuter systems operated by the Mass Bay Transportation Authority (MBTA) and the intra-city City-operated "Nexus" bus system. Peter Pan and Greyhound buses connect at the Riverside MBTA station on Grove Street. The following services were in operation in the summer of 1999. Please contact the operator to verify schedules.

**Nexus: phone - (617) 552-5500**

The City's inter-city bus service, Nexus, was launched in May of 1997. The service runs Monday through Friday and provides commuter connections. All busses are handicapped accessible. Fares range from \$.50 to \$1.00 for a single ride and \$4.00 to \$8.00 for a 10-ride pass. For schedule and fare information call 617-552-5500.

**Mass Bay Transportation Authority : phone - (617) 222-3200 or web site at [www.mbta.com](http://www.mbta.com)**

**Bus Routes:**

- #52 - Dedham Mall to Watertown Square via Oak Hill, Newton Centre, Newton Corner
- #57 - Watertown Square to Kenmore Square via Newton Corner
- #59 - Needham Junction to Watertown Square via Needham Street, Newton Highlands
- #505 - West Newton to Moody Street
- #553 - Waltham to Newton Corner via West Newton and Newtonville
- #554 - Belmont to Newton Corner via West Newton and Newtonville
- #556 - Waltham to Newton Corner via Newtonville
- #558 - Auburndale to Newton Corner and Boston via Waltham Center

**Express Buses to Boston:**

The MBTA operates express buses from: Riverside MBTA station on Grove Street (#500); Newton Corner to Downtown Boston (#501); Newton Corner to Copley Square (#502) and Newton Corner to Watertown (#504).

**Commuter Rail to Boston:**

Service to Boston is available along the Green Line at Riverside, Woodland, Waban, Elliot, Newton Highlands, Newton Centre, and Chestnut Hill. The MBTA Framingham Line connects stations in Auburndale, West Newton and Newtonville with the Back Bay and South Station. The MBTA Commuter Rail service also connects travelers to points West (i.e. Natick, Framingham and Worcester).

**The Ride: phone - (617) 222-5123**

Veterans' Transportation Services operates The Ride for physically disabled persons. Door-to-door service is available from 6:30 a.m. to 1:00 a.m. Reservations are required.

**Additional Transportation Services:**

In addition to Nexus, MBTA services and The Ride, Newton also offers transportation options for the elderly and the ill. Among the services for senior residents are the "Shoppers Bus", which takes senior citizens door-to-door from their homes to their preferred shopping areas. There are also "medical transportation" services that assist residents (primarily seniors) access local medical and related facilities.

*The Community Profile is produced every two years by the City of Newton Department of Planning and Development. For additional information about the City, please call the Department of Planning and Development at 552-7135 or access the Department through the City of Newton's web-site at [www.ci.newton.ma.us](http://www.ci.newton.ma.us)*

Revised June 2002