

Elderly Housing Analysis: Allston-Brighton

Assessment of Housing Needs and Market Impact

Allston-Brighton Community Development Corporation
Team A (fa25-team-a)

November 23, 2025

Abstract

This report presents an analysis of elderly residents (age 62+) in Allston-Brighton, Massachusetts, examining their demographic characteristics, geographic distribution, housing needs, and the potential market impact of transitioning eligible residents to new affordable senior housing. Using voter registration data, property assessments, and housing conditions, we identified 7,396 elderly residents (16.9% of the total voter population) and assessed their eligibility for affordable senior housing opportunities. The analysis shows that 1,090 residents (15.7%) qualify as Medium to Very High priority candidates, with 169 residents (2.4%) in High or Very High priority indicating the most urgent need. The report also evaluates the housing market implications of a proposed 50-60 unit senior housing project, estimating that properties valued at \$32.3-\$49.0 million could become available if 20-30% of homeowner candidates accept housing offers. This work provides insights for housing policy, resource allocation, and community development planning in Allston-Brighton.

Contents

1	Introduction	4
2	Methodology	4
2.1	Data Sources	4
2.2	Analysis Population	5
2.3	Geographic Matching	5
2.4	Eligibility Scoring System	5
3	Who Are the Elderly Residents and Where Do They Live?	6
3.1	Demographic Profile	6
3.2	Geographic Distribution	6
3.2.1	Ward-Level Distribution	7
3.2.2	Precinct-Level Concentration	7
3.2.3	Street-Level Concentration	7
3.2.4	Census Tract Analysis	8
3.3	Mapping and Geocoding Status	8
3.4	Key Insights	9
4	What Supports Are Needed to Connect Elderly Residents with Housing Resources?	9
4.1	Eligibility for Affordable Senior Housing	9
4.2	Key Eligibility Factors	9
4.2.1	Income Eligibility	9
4.2.2	Housing Quality Barriers	10
4.2.3	Residency Stability	10
4.2.4	Amenity Accessibility	10
4.3	Barriers to Housing Access	10
4.3.1	Financial Barriers	10
4.3.2	Building Condition Barriers	11
4.3.3	Property Violations	11
4.3.4	Accessibility Barriers	11
4.3.5	Combined Barriers	11
4.4	Support Services Needed	12
5	How Could Shifting Elderly Residents to New Units Affect Broader Neighborhood Housing Dynamics?	12
5.1	Project Context	13
5.2	Expanded Outreach Pool	13
5.2.1	Tenure Distribution in Outreach Pool	13
5.2.2	Homeowner Property Analysis	13
5.2.3	Estimated Market Impact	13

5.3	Top 60 Candidates Analysis	14
5.3.1	Tenure Breakdown of Top 60	14
5.3.2	Properties That Would Become Available	14
5.4	Geographic Distribution of Market Impact	14
5.4.1	Distribution by Ward	15
5.4.2	Top Census Tracts for Market Impact	15
5.5	Neighborhood-Level Impact Analysis	15
5.6	Market Impact Assessment	15
5.6.1	Property Sales Market	15
5.6.2	Rental Market	15
5.6.3	Neighborhood Effects	16
5.7	Outreach Strategy	16
6	Discussion	17
6.1	Synthesis of Findings	17
6.2	Policy Implications	17
6.3	Limitations	17
7	Conclusions	18
8	Recommendations	18
8.1	Data Sources	21
8.2	Analysis Methods	21
8.3	Exclusion Criteria	21

Introduction

Allston-Brighton, a vibrant neighborhood in Boston, Massachusetts, faces significant challenges in meeting the housing needs of its aging population. With 7,396 elderly residents (age 62+) representing 16.9% of the total voter population, understanding their demographic characteristics, geographic distribution, and housing needs is essential for effective community development and housing policy.

This report addresses three critical questions:

1. **Who are the elderly residents and where do they live?** Understanding the demographic profile and geographic distribution of elderly residents is fundamental to identifying areas of need and planning targeted interventions.
2. **What supports are needed to connect them with housing resources?** Identifying barriers to housing access and eligibility for affordable senior housing opportunities supports targeted resource allocation and support services.
3. **How could shifting elderly residents to new units affect broader neighborhood housing dynamics?** Assessing the market impact of housing transitions is crucial for understanding neighborhood-level effects and planning sustainable community development.

Using voter registration records, property assessments, housing conditions, and geographic information, this report provides evidence-based insights to guide housing policy and community development initiatives in Allston-Brighton.

Methodology

Data Sources

This analysis integrates multiple data sources:

- **Voter Registration Data (2020):** 43,759 registered voters in Wards 21 and 22, including age, address, and geographic identifiers
- **Property Assessment Data (2025):** Building characteristics, property values, housing conditions, and ownership information
- **Census Tract Data:** Median income, demographic characteristics, and geographic boundaries
- **Property Violations:** Open and closed violations indicating housing quality issues
- **Amenity Data:** Locations of stores, parks, and open spaces for accessibility analysis

Analysis Population

The analysis focuses on elderly residents defined as age 62 and older, consistent with standard definitions for senior housing eligibility. After excluding residents already in income-restricted or senior housing projects (458 residents, 6.2% of total), the final analysis population consists of 6,958 elderly residents.

Geographic Matching

Residents were matched to buildings using address-based spatial matching between voter data and property assessment records. This matching allows analysis of housing conditions, property values, and tenure status. However, it is important to note that building matching is spatial (address matching), not temporal (residency verification).

Eligibility Scoring System

An eligibility scoring system (0-100 points) was developed based on multiple need factors. Note: Results in this report reflect the scoring system as of the analysis date. The scoring system prioritizes residents with limited amenity access and removes points for long-term residency, as these residents are less likely to need housing assistance.

- **Need Factors (55 points maximum):**

- Low income (<\$50k census tract): +25 points
- Moderate income (\$50k-\$75k): +15 points
- Poor housing conditions: +20 points
- Fair housing conditions: +10 points
- Open violations: +15 points

- **Amenity Access (10 points maximum):**

- Store proximity: Limited (>1000m) = +5 points, No data = +2 points, Good (500-1000m) = +3 points, Excellent (\leq 500m) = 0 points
- Park proximity: Limited (>600m) = +5 points, No data = +2 points, Good (300-600m) = +3 points, Excellent (\leq 300m) = 0 points

Note: Higher points are assigned to residents with limited amenity access, as they have greater need for housing support. Excellent access receives no points since these residents are already well-served.

Priority levels were assigned based on total scores:

- Very High (36-100 points): 5 residents (0.1%)
- High (26-35 points): 164 residents (2.4%)
- Medium (11-25 points): 921 residents (13.2%)
- Low (0-10 points): 5,868 residents (84.3%)

Who Are the Elderly Residents and Where Do They Live?

Demographic Profile

Allston-Brighton is home to 7,396 elderly residents (age 62+), representing 16.9% of the total voter population of 43,759. The elderly population exhibits the following characteristics. Figure 1 shows the age distribution and voter distribution of elderly residents.

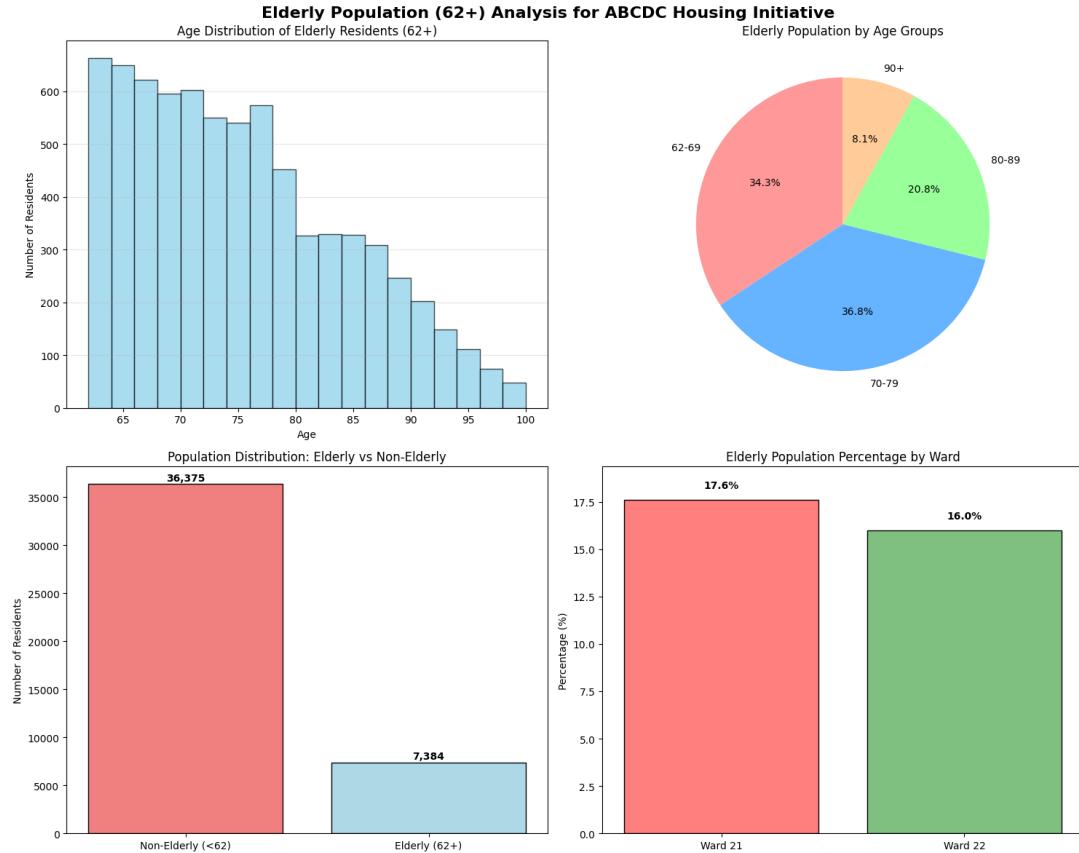


Figure 1: Age Distribution and Voter Distribution of Elderly Residents

Table 1: Elderly Population Demographics

Characteristic	Value
Total Elderly Residents (62+)	7,396
Percentage of Total Voters	16.9%
Average Age	74.9 years
Median Age	74.0 years
Age Range	62-105+ years

Geographic Distribution

Elderly residents are not uniformly distributed across Allston-Brighton. Significant geographic clustering occurs at multiple scales. Ward 21 (Allston) has a higher concentration of elderly residents.

3.2.1 Ward-Level Distribution

Allston-Brighton consists of two wards: Ward 21 (Allston) and Ward 22 (Brighton). Ward 21 has a higher concentration and older average age of elderly residents:

Table 2: Elderly Population by Ward

Ward	Ward Name	Elderly Count	Total Voters	Elderly %	Avg Age
21	Allston	4,199	23,781	17.7%	76.2
22	Brighton	3,197	19,978	16.0%	73.1

3.2.2 Precinct-Level Concentration

Elderly residents are highly concentrated in specific precincts, with Precinct 21-13 having the highest concentration at 39.7% of the precinct population.

Table 3: Top 10 Precincts by Elderly Concentration

Ward-Precinct	Precinct Name	Elderly Count	Elderly %	Avg Age
21-13	Precinct 13	841	39.7%	79.5
21-16	Precinct 16	540	33.2%	77.7
21-12	Precinct 12	499	32.0%	78.2
22-2	Precinct 2	423	17.2%	73.3
21-10	Precinct 10	413	26.3%	75.9
21-9	Precinct 9	352	14.6%	73.9
21-11	Precinct 11	333	15.2%	74.1
22-1	Precinct 1	323	13.1%	72.8
21-8	Precinct 8	310	12.9%	73.5
22-5	Precinct 5	308	12.5%	73.2

3.2.3 Street-Level Concentration

At the street level, Wallingford Road exhibits the highest concentration of elderly residents, with 77.7% of street residents being elderly.

Table 4: Top 10 Streets by Elderly Count

Street Name	Elderly Count	Elderly %	Avg Age
Commonwealth Ave	650	13.8%	73.9
Wallingford Rd	548	77.7%	83.0
Washington St	513	41.2%	78.7
Chestnut Hill Ave	279	44.6%	77.0
Fidelis Way	134	41.2%	74.9
Brighton Ave	128	8.3%	72.5
Harvard Ave	125	7.2%	72.8
Corey Rd	122	45.9%	77.2
Beacon St	118	6.8%	73.1
Gardner St	115	12.5%	73.4

3.2.4 Census Tract Analysis

Elderly residents are distributed across 21 census tracts, with significant variation in both population density and median income. Figure 2 shows the geographic distribution of elderly residents across census tracts, color-coded by median income.

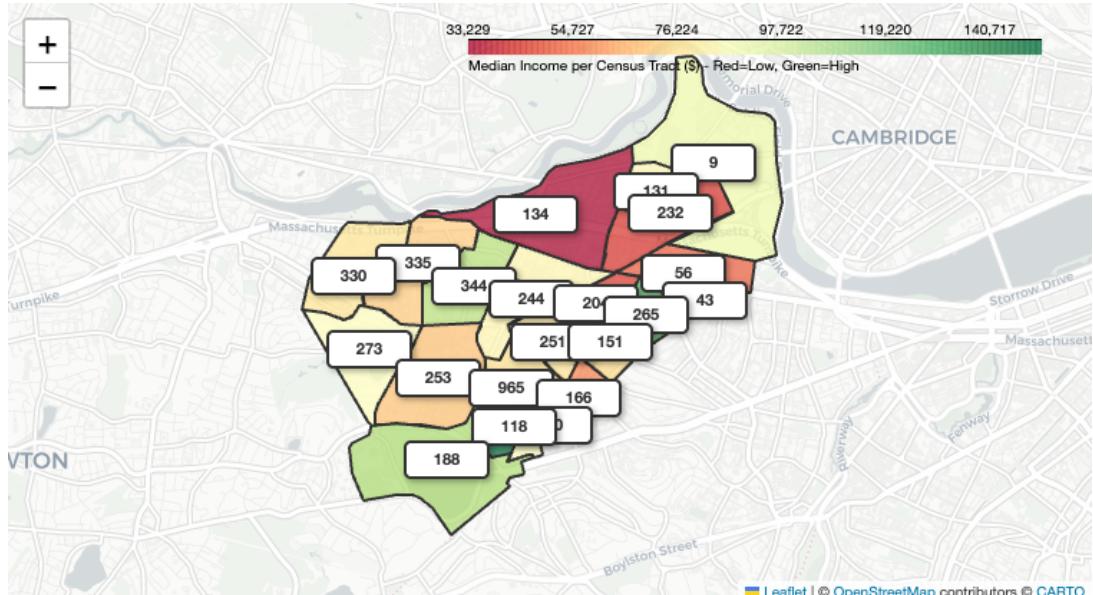


Figure 2: Geographic Distribution of Elderly Residents by Census Tract (Color-coded by Median Income)

Table 5: Top 10 Census Tracts by Elderly Count

Census Tract	Elderly Count	Median Income	Avg Age
Tract 5.05	965	\$80,556	78.6
Tract 7.01	350	\$93,326	77.8
Tract 4.02	344	\$111,705	72.9
Tract 4.01	335	\$75,366	72.0
Tract 5.02	330	\$82,125	73.3
Tract 5.03	273	\$92,560	74.7
Tract 3.01	265	\$131,206	73.4
Tract 5.06	253	\$73,403	75.2
Tract 8.04	251	\$81,853	72.0
Tract 2.02	244	\$88,625	73.0

Mapping and Geocoding Status

The ability to map elderly residents to specific buildings and properties is essential for housing analysis. The mapping status is as follows.

- **Mapped to Buildings:** 5,391 elderly (72.9% of total)
- **Geocoded (has lat/long):** 7,371 elderly (99.7% of total)
- **Mapped AND Geocoded:** 5,388 elderly (72.9% of total)

The high geocoding success rate (99.7%) indicates that most elderly residents have valid addresses, enabling detailed geographic analysis and mapping.

Key Insights

1. **High Concentration:** Elderly residents are highly concentrated in specific precincts (up to 39.7% in Precinct 21-13) and streets (up to 77.7% on Wallingford Rd), indicating potential areas for targeted housing interventions.
2. **Geographic Clustering:** Strong clustering in Allston (Ward 21), particularly in precincts 13, 16, and 12, suggests these areas may benefit from concentrated senior housing resources.
3. **Income Diversity:** Elderly residents live across a wide range of income levels, from lower-income (\$33K) to higher-income (\$151K) census tracts, indicating diverse housing needs and affordability challenges.
4. **Mapping Coverage:** 72.9% mapping rate allows for detailed building-level analysis, enabling assessment of housing conditions and property values.

What Supports Are Needed to Connect Elderly Residents with Housing Resources?

Understanding barriers to housing access and eligibility for affordable senior housing is essential for developing effective support services and resource allocation strategies.

Eligibility for Affordable Senior Housing

After excluding residents already in income-restricted or senior housing projects, 6,958 elderly residents were analyzed for eligibility. The analysis reveals significant demand for affordable senior housing:

Table 6: Eligibility for Affordable Senior Housing

Priority Level	Resident Count
Very High Priority (36-100 points)	5 (0.1%)
High Priority (26-35 points)	164 (2.4%)
Medium Priority (11-25 points)	921 (13.2%)
Total Qualifying (Medium + High + Very High)	1,090 (15.7%)
Low Priority (0-10 points)	5,868 (84.3%)

Key Eligibility Factors

4.2.1 Income Eligibility

Income-based eligibility is a primary factor in determining housing need:

Table 7: Income-Based Eligibility

Income Category	Resident Count	Percentage
Low Income (<\$50k census tract)	562	11.8%
Moderate Income (\$50k-\$75k)	475	10.0%
Total Income-Eligible	1,037	21.8%
Higher Income (>\$75k)	3,720	78.2%

4.2.2 Housing Quality Barriers

Housing condition issues represent significant barriers to safe and adequate housing:

- **Poor/Fair Housing Conditions:** 133 residents (2.7% of those with condition data)
- **Open Property Violations:** 35 residents (0.5%)

4.2.3 Residency Stability

Residential stability is an important factor for housing eligibility and community integration:

- **5+ Years at Current Address:** 4,933 residents (71.1%)
- **Not Mapped:** 2,005 residents (28.9%)

Important Note: Building matching indicates address-level matching capability, but does NOT verify actual residency length or continuity. The matching is spatial, not temporal.

4.2.4 Amenity Accessibility

Access to essential amenities (stores and parks) is important for quality of life:

Table 8: Amenity Accessibility

Amenity Type	Access Level	Resident Count
Store Access	Excellent ($\leq 500m$)	3,391 (48.9%)
	Good (500-1000m)	203 (2.9%)
	Limited ($> 1000m$)	4 (0.1%)
Park Access	Excellent ($\leq 300m$)	6,326 (91.5%)
	Good (300-600m)	583 (8.4%)
	Limited ($> 600m$)	4 (0.1%)

Barriers to Housing Access

4.3.1 Financial Barriers

Financial constraints are the most common barrier facing elderly residents:

Table 9: Financial Barriers

Barrier Type	Resident Count	Percentage
Low Income (<\$50k census tract)	562	8.1%
Moderate Income (\$50k-\$75k)	475	6.8%
Total Financial Barriers	1,037	14.9%

4.3.2 Building Condition Barriers

Housing quality issues affect a smaller but significant portion of elderly residents:

- **Poor/Fair Housing Conditions:** 133 residents (2.7%)
 - Interior barriers: 78 residents
 - Exterior barriers: 71 residents
 - Grade barriers: 3 residents

4.3.3 Property Violations

Active property violations indicate immediate housing quality concerns:

- **Open Violations:** 35 residents (0.5%)
- Violation categories include safety issues, maintenance problems, and permit/code violations

4.3.4 Accessibility Barriers

Accessibility barriers are minimal, indicating generally good access to essential amenities:

- **Limited Store Access (>1000m):** 4 residents (0.1%)
- **Limited Park Access (>600m):** 4 residents (0.1%)

4.3.5 Combined Barriers

Some residents face multiple compounding barriers:

- **Elderly with Any Barrier:** 1,037 residents (14.9%)
- **Elderly with Multiple Barriers (2+):** 168 residents (2.4%)
- **Elderly with High Barriers (3+):** 35 residents (0.5%)

Support Services Needed

Based on the barrier analysis, the following support services are needed to connect elderly residents with housing resources:

1. Financial Assistance Programs:

- Income-based rental assistance for 1,037 residents facing financial barriers
- Property tax relief programs for low-income homeowners
- Utility assistance programs

2. Housing Quality Improvement:

- Home repair programs for 133 residents with poor/fair housing conditions
- Violation remediation assistance for 35 residents with open violations
- Accessibility modifications for aging in place

3. Housing Navigation Services:

- Eligibility screening and application assistance for 1,090 qualifying residents
- Housing search assistance and landlord mediation
- Transition support services for residents moving to senior housing

4. Outreach and Education:

- Targeted outreach to 1,090 eligible residents
- Information about available housing resources and programs
- Community workshops on housing rights and resources

5. Geographic Targeting:

- Focus on high-concentration areas (Precincts 21-13, 21-16, 21-12)
- Street-level outreach in areas with high elderly density
- Census tract-level resource allocation based on need

How Could Shifting Elderly Residents to New Units Affect Broader Neighborhood Housing Dynamics?

Understanding the market impact of transitioning elderly residents to new senior housing is crucial for planning sustainable community development and assessing neighborhood-level effects. The geographic concentration of eligible candidates directly impacts where market effects will be most pronounced.

Project Context

This analysis evaluates the housing market impact of a proposed 50-60 unit affordable senior housing project in Allston-Brighton. To fill 50-60 units, an outreach pool of 200-300 candidates is needed, assuming a 20-30% response/acceptance rate.

Expanded Outreach Pool

An expanded outreach pool of 300 top priority candidates was identified to ensure sufficient response for the project:

Table 10: Expanded Outreach Pool Characteristics

Characteristic	Value
Total Pool Size	300 candidates
Very High Priority	5 candidates (1.7%)
High Priority	164 candidates (54.7%)
Medium Priority	136 candidates (45.3%)
Average Eligibility Score	27.1 (range: 11-40)

5.2.1 Tenure Distribution in Outreach Pool

Understanding tenure status is critical for assessing market impact:

Table 11: Tenure Distribution in Expanded Outreach Pool

Tenure Status	Count	Percentage
Homeowners	158	52.7%
Renters	90	30.0%
Unknown Tenure	52	17.3%

5.2.2 Homeowner Property Analysis

The 158 homeowner candidates in the expanded pool represent significant property value:

Table 12: Homeowner Property Value in Expanded Outreach Pool

Property Characteristic	Value
Total Homeowner Candidates	158
Total Estimated Property Value	\$169,182,900
Average Property Value	\$1,070,778
Median Property Value	\$1,070,778
Property Value Range	\$531,000 - \$1,839,300

5.2.3 Estimated Market Impact

If 20-30% of homeowner candidates accept housing offers, the following property values would become available:

Table 13: Estimated Market Impact by Acceptance Rate

Scenario	Acceptance Rate	Homeowners	Property Value
Conservative	20%	31	\$32,317,600
Moderate	30%	47	\$48,967,700

Top 60 Candidates Analysis

A detailed analysis of the top 60 priority candidates provides insights into immediate market impact:

Table 14: Top 60 Candidates Profile

Characteristic	Value
Total Candidates	60
Very High Priority	5 (8.3%)
High Priority	55 (91.7%)
Medium Priority	0 (0.0%)
Average Eligibility Score	31.1 (range: 28-35)
Average Age	76.2 years

5.3.1 Tenure Breakdown of Top 60

Table 15: Tenure Status of Top 60 Candidates

Tenure Status	Count	Percentage
Homeowners	43	71.7%
Renters	17	28.3%
Unknown Tenure	0	0.0%

5.3.2 Properties That Would Become Available

The 26 homeowner candidates in the top 60 represent properties that would become available:

Table 16: Properties Available from Top 60 Homeowners

Property Characteristic	Value
Total Homeowner Candidates	43
Total Property Value	\$45,032,000
Average Property Value	\$1,046,558
Median Property Value	\$1,046,558
Property Value Range	\$531,000 - \$1,839,300

Geographic Distribution of Market Impact

Market impact is concentrated in specific neighborhoods, enabling targeted planning:

5.4.1 Distribution by Ward

Table 17: Market Impact Distribution by Ward

Ward	Candidates	Percentage	Homeowners
Ward 21 (Allston)	101	33.7%	25
Ward 22 (Brighton)	199	66.3%	125

5.4.2 Top Census Tracts for Market Impact

Table 18: Top Census Tracts by Candidate Concentration

Census Tract	Median Income	Candidates	Homeowners
Tract 101.03	\$45,000	115	86
Tract 7.03	\$46,985	95	20
Tract 6.03	\$33,229	75	9
Tract 5.06	\$73,403	10	1
Tract 8.05	\$53,824	5	1

Neighborhood-Level Impact Analysis

The impact is distributed across 5 census tracts, with all affected neighborhoods having homeowner candidates:

Table 19: Neighborhood-Level Market Impact

Census Tract	Candidates	Homeowners	Total Property Value
Tract 7.03	33	5	\$6,908,300
Tract 101.03	14	10	\$14,052,500
Tract 6.03	10	9	\$8,464,800
Tract 5.06	2	1	\$2,608,700
Tract 8.05	1	1	\$592,100
Total	60	26	\$32,626,400

Market Impact Assessment

5.6.1 Property Sales Market

If all 43 homeowner candidates in the top 60 transition to senior housing, properties valued at \$45.0 million would enter the market. The expanded pool of 158 homeowners represents \$169.2 million in total property value, with an estimated \$32.3-\$49.0 million becoming available if 20-30% accept.

5.6.2 Rental Market

The 6 renter candidates in the top 60, and 90 renter candidates in the expanded pool, would free up rental units if they transition to senior housing. This could provide housing opportunities

for other residents while maintaining rental market supply.

5.6.3 Neighborhood Effects

1. **Concentrated Impact:** 95% of top 60 candidates are in 3 low-income census tracts (7.03, 101.03, 6.03), enabling efficient outreach but potentially creating localized market impact.
2. **Property Availability:** All affected neighborhoods have homeowner candidates, ensuring property availability for new residents or redevelopment.
3. **Housing Supply:** The transition would add properties to the market, potentially increasing housing supply in areas with high demand.
4. **Property Values:** Average property values (\$1.02M-\$1.09M) suggest established homeowners with equity, which could support neighborhood stability during transitions.

Outreach Strategy

Based on the market impact analysis, the following outreach strategy is recommended:

1. Geographic Targeting:

- Prioritize Ward 21 Precinct 7 (Census Tract 7.03) with 33 candidates
- Focus on Ward 22 Precincts 1, 5, and 2 (Census Tracts 101.03, 6.03)
- Target areas with highest candidate concentrations for efficient outreach

2. Phased Approach:

- Start with top 60 candidates (highest priority)
- Expand to full 200-300 pool based on response rates
- Monitor acceptance rates and adjust outreach accordingly

3. Demographic Targeting:

- Focus on ages 70-89 (63.3% of candidates) who may be most ready to transition
- Prioritize Low Income candidates (95% of top 60)
- Target residents with poor housing conditions (46.7% of top 60)

4. Multi-Channel Outreach:

- Door-to-door in top census tracts
- Community events in high-concentration areas
- Mail outreach to all candidates
- Information sessions at community centers

Discussion

Synthesis of Findings

This analysis reveals several key insights for housing policy and community development in Allston-Brighton:

1. **Significant Demand:** 1,090 elderly residents (15.7%) qualify as Medium to Very High priority for affordable senior housing, with 169 residents (2.4%) in High or Very High priority indicating the most urgent need.
2. **Geographic Concentration:** Elderly residents and eligible candidates are highly concentrated in specific neighborhoods, enabling targeted interventions but also highlighting areas of concentrated need.
3. **Financial Barriers Predominate:** 14.9% of elderly residents face financial barriers, making income-based assistance a critical support service.
4. **Market Impact Potential:** The proposed 50-60 unit project could free up properties valued at \$32.3-\$49.0 million, potentially increasing housing supply in high-demand areas.
5. **Support Services Needed:** Multiple support services are required, including financial assistance, housing quality improvement, navigation services, and targeted outreach.

Policy Implications

1. **Housing Development:** The analysis supports development of the proposed 50-60 unit senior housing project, with clear identification of 1,090 eligible candidates, including 169 High and Very High priority residents.
2. **Resource Allocation:** Geographic concentration supports efficient resource allocation, focusing services on high-need areas (Precincts 21-13, 21-16, 21-12).
3. **Market Planning:** Understanding market impact supports proactive planning for neighborhood transitions and housing supply management.
4. **Support Services:** The barrier analysis identifies specific support services needed, enabling targeted program development.

Limitations

1. **Residency Length:** Building matching is spatial (address matching), not temporal (residency verification). The 5-year minimum residency is an inference from data matching, not verified residency.
2. **Tenure Data:** 20-46.7% of candidates have unknown tenure status, limiting full market impact assessment.

3. **Property Values:** Assessed values may differ from market values, affecting impact estimates.
4. **Response Rates:** Market impact estimates assume 20-30% acceptance rates, which may vary based on outreach effectiveness and resident preferences.
5. **Market Dynamics:** The analysis cannot predict actual market response to property availability, including pricing, demand, and neighborhood effects.

Conclusions

This analysis provides insights for housing policy and community development in Allston-Brighton:

1. **Elderly Population Profile:** 7,396 elderly residents (16.9% of voters) are highly concentrated in specific neighborhoods, with significant geographic clustering enabling targeted interventions.
2. **Housing Need:** 1,090 residents (15.7%) qualify for affordable senior housing, with 169 residents (2.4%) in High or Very High priority indicating the most urgent need. Financial barriers are the most common challenge (14.9% of elderly residents).
3. **Support Services Required:** Multiple support services are needed, including financial assistance, housing quality improvement, navigation services, and targeted outreach, with geographic concentration enabling efficient resource allocation.
4. **Market Impact:** The proposed 50-60 unit project could free up properties valued at \$32.3-\$49.0 million, potentially increasing housing supply in high-demand areas while maintaining neighborhood stability.
5. **Outreach Strategy:** A phased, geographically-targeted outreach strategy focusing on high-concentration areas and high-priority candidates is recommended to maximize project success.

These findings provide a foundation for evidence-based housing policy, resource allocation, and community development planning in Allston-Brighton, supporting the goal of meeting the housing needs of the aging population while maintaining neighborhood vitality and housing market stability.

Recommendations

Based on this analysis, the following recommendations are made:

1. **Proceed with 50-60 Unit Project:** The analysis supports development of the proposed senior housing project, with clear identification of 1,090 eligible candidates (including 169 High/Very High priority) and an expanded outreach pool of 300 candidates.

2. **Implement Phased Outreach Strategy:** Begin with top 60 candidates, expanding to full 200-300 pool based on response rates, with geographic targeting in high-concentration areas.
3. **Develop Support Services:** Establish financial assistance, housing quality improvement, navigation services, and targeted outreach programs to address identified barriers.
4. **Monitor Market Impact:** Track property sales, rental availability, and neighborhood effects post-transition to inform future housing development and policy.
5. **Geographic Resource Allocation:** Focus resources on high-need areas (Precincts 21-13, 21-16, 21-12) while maintaining services across all neighborhoods.
6. **Data Collection Improvement:** Enhance tenure data collection and residency verification to improve market impact assessment and outreach targeting.

References

- Allston-Brighton Community Development Corporation. (2024). *Elderly Housing Analysis: Data Sources and Methodology*. Internal Documentation.
- City of Boston. (2025). *FY2025 Property Assessment Data*. Assessor's Office.
- City of Boston. (2020). *Voter Registration Records*. Election Department.
- U.S. Census Bureau. (2020). *American Community Survey 5-Year Estimates*. Census Tract Data for Suffolk County, Massachusetts.
- Massachusetts Department of Revenue. (2025). *Property Violation Records*. Division of Local Services.

Appendix A: Data Sources and Methodology Details

Data Sources

- **Voter Registration Data (2020)**: 43,759 registered voters in Wards 21 and 22
- **Property Assessment Data (2025)**: Building characteristics, property values, housing conditions
- **Census Tract Data**: Median income, demographic characteristics
- **Property Violations**: Open and closed violations
- **Amenity Data**: Store and park locations

Analysis Methods

- **Geographic Matching**: Address-based spatial matching between voter and property data
- **Eligibility Scoring**: 0-100 point scoring system
- **Market Impact Modeling**: Property value aggregation and acceptance rate scenarios
- **Statistical Analysis**: Descriptive statistics, geographic distribution analysis

Exclusion Criteria

- Income-restricted buildings: 5 buildings excluded
- Senior housing addresses: 12 addresses with 50+ elderly residents excluded
- Total excluded: 458 residents (6.2% of total elderly population)