

Dorchester- Codman Square Neighborhood Study



Introduction

The first European settlement of Dorchester began in June 1630 when English Puritans from Dorset County in the West of England arrived. The organizer of this group, Rev. John White, and a number of the immigrants were from Dorchester, England. In the early years these settlers built a church and school along with their homes. Two 17th century homes, the Blake House and the Pierce House, can still be visited in Dorchester. The large area of the town developed as several village centers with farmlands in between and mills along the Neponset River. After the town agreed to be annexed by Boston in 1870, it experienced rapid growth with real estate developers and rail and streetcar lines proliferating. Triple-deckers housed the growing population, as churches, industries, businesses, and cultural activities grew and thrived. The population peaked in the mid-twentieth century, and then went through several transitions as African Americans, Cape Verdeans, West Indians, Hispanics, Vietnamese and others moved in to replace earlier residents who had left for the suburbs. Recently, new churches, businesses, and housing developments have taken root to serve the community.

Demographics and Trends in Dorchester as a Whole

Total population 2020 – 122,191

Adult population (18 and older) - 95,365

Child population (under age 18) - 26,826

Population by race and ethnicity	Number	Percentage
White (alone) -	27,411	22.4%
Black or African American (alone)	42,714	35.0%
Hispanic or Latino	25,285	20.7%
Asian or Pacific Islander	13,360	10.9%
Other races or Multiple races	13,421	11.0%

Number of Housing units - 47,965

Ave. number of persons per household – 2.69

Trends in population: Observations on trends need to be read with some caution since the 2020 census was taken during the pandemic, and therefore is more likely to have undercounts and other inaccuracies. These observations compare 2010 population numbers with those of 2020.

*The total population of Dorchester increased from 114, 249 to 122,191, an increase of 7,942

*While the adult population increased by almost 10,000, the child population decreased by 2,000

*The Hispanic population grew the most (5,878), while the Black or African American population declined by 6,430

*Other population groups increased- Other races or multiple races- 3,682 (a 37.8% increase)
 Asian or Pacific Islander - 2,723 (a 25.6% increase)
 White (alone) 2,089 (an 8.2% increase)

*The number of Black of African 'American children declined greatly – by 3,475, and the number of White children also declined somewhat – by 269. These declines were somewhat offset by increases in the number of Hispanic (1,245) and other/multi-racial children (468).

*The total number of housing units in Dorchester increased by 2,825 between 2010 and 2020. There are already at least 2,830 new housing units planned for the coming years.

Youth of Codman Square area: (Census tracts 922,923, 1003, and 1005)

Children under 5 years - 1,284

Children 5 to 9 years - 979
Children 10-14 years - 1,263
Youth 15-19 years - 1,052
Youth 20-24 years - 1,424

Development Projects in Dorchester

. Not all proposed developments come to fruition, but at least some of the following will have a impact on the area as they are completed. See the Boston Planning and Development Agency website for more information- <http://www.bostonplans.org/projects/development-projects>



Four Corners Plaza - 10-32 Bowdoin Street and 100-104 Bowdoin Avenue

Four Corners Plaza, a mixed-use development on Bowdoin Street in the Four Corners commercial district of Dorchester will feature 35 affordable rental units for families earning less than 60 percent AMI, and about 4,000 square feet of ground-floor retail or business space. The project originally included more commercial space than was feasible, so half was converted to residential, adding an additional unit to the plan. Four Corners Plaza will be LEED Silver certifiable with an energy-efficient and transit- oriented design. The two buildings will be located at the intersection of Bowdoin Street and Bowdoin Avenue, within walking distance of the Four Corners/Geneva Station on the Fairmount Line.

46 total residential Units

35 residential units for families \leq 60% AMI

3 townhouse units for families \leq 60% AMI

8 Extremely Low Income (ELI) units $<$ 30% AMI), with Project-based Section 8 subsidies

4 of the ELI units will be set aside for homeless or formerly homeless households

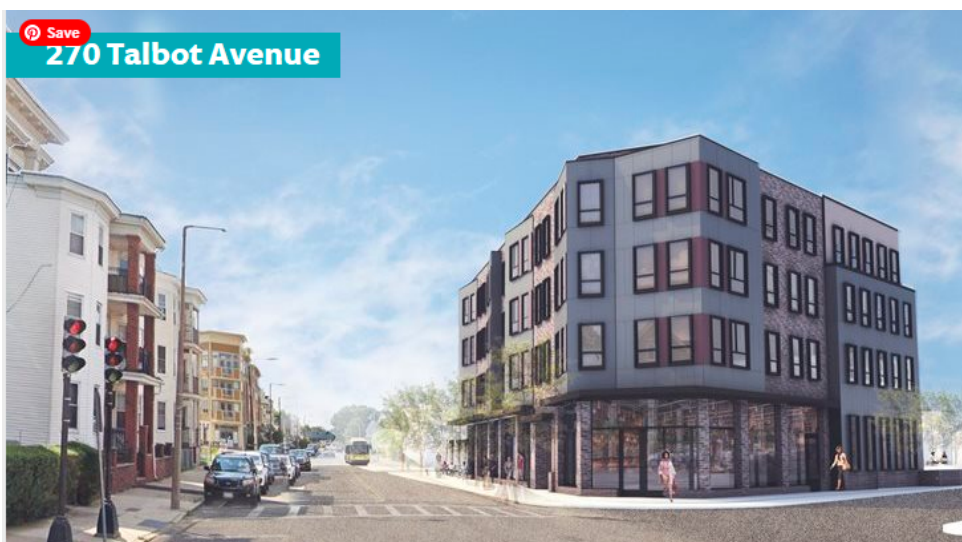
Talbot Commons II

- 42 new affordable rental housing units on 2 locations
- 23 units with 1-3 bedrooms at 25 New England Avenue (below)
- 19 new 1-3 bedroom low- and moderate- income rental units at 151 Spencer Street (right)
- New construction
- LEED Silver certification
- Near Talbot Avenue Station on the Fairmount Indigo Commuter Rail Line



270 Talbot Avenue (at Spencer St.)

- 21 residential rental units affordable to households earning up to 90% of the area median income (AMI). These would be workforce units.
- 2,960 square feet of ground floor retail space
-



New England Heritage Homes

Address

28 Mallard Avenue



Land Sq. Feet

41,294 sq ft

Gross Floor Area

26,763 sq ft

New England Heritage Homes (NEHH)

is a proposed affordable homeownership project of 16 mixed-income fee-simple units on an existing assembly of seven parcels of land totaling approximately 40,000 square feet. The parcels are located near the intersection of New England Avenue, Mallard Avenue, Colonial Avenue, and Southern Avenue in the Talbot Norfolk Triangle neighborhood of Codman Square in Dorchester, and are within 1/4 mile of the new Talbot Ave Station on the Fairmount Line. The project spans seven existing parcels, including two City-owned vacant lots and is located within Dorchester's Eco-Innovation District (EID). The proposed development will provide an opportunity to achieve transit access and walkability, while creating new affordable opportunities for moderate income homebuyers in Codman Square Neighborhood Development Corporation's (CSNDC) service area. The project, developed by Codman Community Development, Inc. (a subsidiary of CSNDC), is a part of a larger effort of the **Fairmount Indigo CDC Collaborative**, in which CSNDC, Dorchester Bay EDC



(DBEDC), and Southwest Boston CDC (SWBCDC) have targeted development opportunities near existing and planned stops on the MBTA Fairmount commuter rail line. Dorchester

3 Aspinwall Road



Address

3 Aspinwall Road

Land Sq. Feet

17,812 sq ft

Gross Floor Area

34,200 sq ft

Project Description

Shanti Acquisition LLC propose to construct a four-story, residential development totaling approximately 34,200 square feet. The proposed project will have thirty-four (34) condominium units which includes four (4) IDP Units, and twenty-nine (29) garage parking spaces.

500 Talbot Avenue

Land Sq. Feet

17,579 sq ft

Gross Floor Area

49,500 sq ft

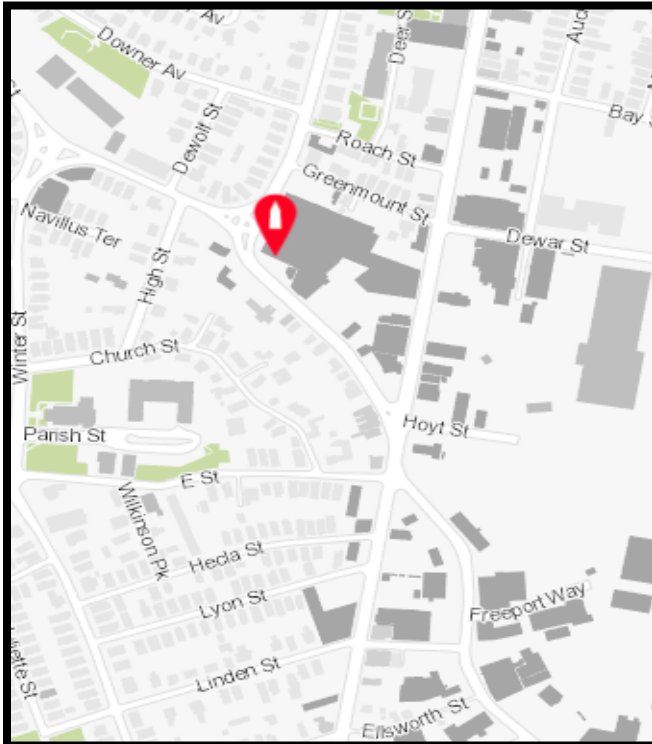
Project Description

Proposal is a 49,500 square feet, mixed-use development containing 40 housing units with 23 parking spaces, a commercial retail space and a church space. The project site is 17,579 SF. This is the site of the former Our Saviour's Lutheran church building.



The following developments are not in the immediate Codman Square area, but are major Dorchester projects which would have impact on Dorchester as a whole.

Dot Block Development



Address

1205 Dorchester Avenue

Land Sq. Feet

172,657 sq ft

Gross Floor Area

418,000 sq ft

Project Description

On May 12th, 2016, the BPDA Board approved an approximately 388,400 gross square foot mixed-use Dot Block development project, including the construction of approximately 362 residential units, a five (5)-story above-grade parking garage, and approximately 37,000 gross square feet of retail (the "Originally Approved Project"). On January 31st, 2019, Wintergold, LLC, in collaboration with Samuels & Associates,

filed a Notice of Project Change with the Boston Planning & Development Agency for the Dot Block project, which, as proposed, is planned to comprise approximately **488 residential units** (approximately 7 of which are expected to be artist live/work units, and **66 of which will be affordable** housing units with a range of income eligibility) **in four new buildings, approximately 23,000 square feet of neighborhood-oriented retail and restaurant space, approximately 1.34 acres of open space,** a below-grade parking garage, and related landscape and streetscape improvements (the "Proposed Project"). [Although not near Codman Square this project with nearly 500 residential units is one of the biggest developments under construction. (Fields Corner area)]

Dot Block



Near South Bay mall

Jan Karski Way Extension Project

Address

173 Boston Street

Land Sq. Feet

169,158 sq ft

Gross Floor Area

341,176 sq ft

Project Description

The proposed project consists of a mixed-use development on approximately 169,158 square feet of land. The proposed project includes approximately 403 residential units, 14,665 square feet of retail space, and associated parking, landscape, streetscape, and utility improvements.

Jan Karski Way Extension Project





Dorchester Bay City project

Address

200 Mount Vernon Street

Land Sq. Feet

1,461,612 sq ft

Gross Floor Area

5,900,000 sq ft

Project Description

Bayside Property Owner, LLC (the "Bayside Proponent"), and Morrissey Property Owner, LLC (the "2 Morrissey Proponent" and collectively, the "Proponent"), for which Accordia Partners, LLC is acting as the developer, propose the redevelopment of the approximately 20-acre former Bayside Expo Center site at 200 Mount Vernon Street, and approximately 13 acres of land at 2 Morrissey Boulevard (collectively, the "Project Site"). The Proposed Project contemplates approximately 5.9 million square feet of new, mixed-use development on the Project Site; including approximately **1,740 residential units**, approximately **155,000 square feet of retail/restaurant space**, and approximately **4 million square feet of office, research and development, life sciences, and/or academic uses**. The Proposed Project also includes substantial public realm and infrastructure improvements, including approximately 20 acres of new, publicly accessible open space and a new street network with vehicular, bicycle, and pedestrian accommodations.

The Morrissey Boulevard Community Advisory Committee (CAC) was appointed to assist the BPDA, the City of Boston, and other city and state agencies in reviewing proposed projects along the Morrissey Corridor and the broader Columbia Point area.

Dorchester Field House

Boston has approved this \$55 million recreational and educational facility adjacent to the McCormack and Dever Schools at 315 Mount Vernon Street in the Harbor Point area. This is a joint project of the Dorchester Boys and Girls Clubs and the Martin Richard Foundation. The Dorchester Fieldhouse will include indoor athletic fields (artificial turf for soccer, etc.), and courts, a walking track, fitness and training rooms, classroom space, a theater, a teaching kitchen, a cafe with outdoor seating, retail space, offices and conference rooms across three (3) stories and approximately 75,000 square feet. Outdoor space will include a general purpose field / lawn, a basketball court & ice rink plus outdoor café seating and a rooftop garden. The facility will serve both the schools and residents of various Boston neighborhoods.



Competitive Indoor athletic fields, courts and fitness amenities to foster the talent of youth and adults; Health & wellness activities like hands on nutrition guidance Theater and Community space for expression, convening and social gathering;



Codman Square Area Churches

This is a partial list of churches in Dorchester. For more information on all churches see the online Boston Church Directory - <https://egcboston.secure.force.com/bcd/> (database) or <https://www.egc.org/blog-2/2022/1/19/boston-church-directory> (map)

At the Meeting House

1. Second Church: A Church of the Nazarene- Dr. Victor Price; Meets at 10:00 a.m.
Website: <https://secondchurchdorchester.org/>
2. New Beginning Church of God- Pastor Max Fahie and wife Carla; Meets at 8:30 a.m.
Wed. Bible Study - 7:00 p.m.; Thursdays and Sundays at 8:00 p.m. – Prayer; (617) 282-9248
Website: <https://www.nbcogma.org/>

(Two other churches have met at the Meeting House in the recent past)

1. Ebenezer Church – Cape Verdean; Meets at 1:00 p.m.
2. Bethel Abundant Life Ministries - meets at 11:30 a.m; (617) - 265-7349.
Pastor: Rev. Dr. Osborne Etienne and Rev. Dr. Desiree Etienne
Website: <https://bethelalm.org/>

Anointed Fire Deliverance Tabernacle- Pastor Sandra J. Williams
777 Washington St. , Dorchester, MA 02124

Apostolic Church LAWNA

Pastor Bisi Asere

151 Norfolk Street, Dorchester, MA 02124

Arca de Refugio C.L.A. – Pastor Miguel A. Casillas
427 Washington St., Dorchester, MA 02124

Ark of the Covenant Spiritual Baptist Church, Pastor: Minister Terrance Ashby
373 Washington St., Dorchester, MA 02124

Berachah Church- Rev. Dr. Keith Magee (meeting At Epiphany School)
154 Centre St., Dorchester, MA 02124

Bethesda Healing Temple C.O.G.I.C. –Elder B. Cheers & Evangelist L. Fountain
7 Bowdoin St., Dorchester, MA 02124

Bethlehem Apostolic Faith Holiness Church of God- Pastor William Roberts
746 Washington St., Dorchester, MA 02124

Deliverance Shiloh Apostolic Church – Overseer: Bishop L.H. Walsh (617)-929-0467
640 Washington St., Dorchester, MA 02124
Worship 12:00 noon

Ella J. Baker House & Azusa Christian Community Center – Rev. Eugene Rivers
411 Washington St., Dorchester, MA 02124

Eglise de Dieu Bethel de Boston- Rev. J. M. Dumornay
347 Washington St., Dorchester, MA 02124

Ephese Temple des Adventistes du 7E Jour (Ephesus 7th Day Adventist Church)
366 Washington St., Dorchester, MA 02124

Faith Urban Assembly, Elder James Harrell, Pastor, “The Lord’s Voice Appeals to the City”
1 Melville Lane, Dorchester, MA 02124

Freedom in Christ Ministry- www.freedomicm.com Healing ministry
Worship: Sunday – 10 a.m.
653-655 Washington Street Dorchester, MA 02124

Global Ministries Christian Church- Pastors Bruce and Karin Wall
670 Washington St., Dorchester, MA 02124 (617) 282-7794

Greater Life Baptist Church (& Deliverance Ministries)- Pastor : Prophet Earnest Charles Green
660 Washington St., Dorchester, MA 02124
Worship service: 11:15 a.m.; Established 1986; (617)-436-8471

Greenwood Methodist Church- Pastor Rev. Dr. Imani Sheila Newsome Camara
380 Washington St., Dorchester, MA 02124

Haitian Church of God of Boston – Pastor Rev. Othon O. Noel;
839 Washington St., Dorchester, MA 02124

Iglesia de Dios Pentecostal M.I. Puerta de Salvacion

675 Washington St., Dorchester, MA 02124
Bible Institute: Instituto Biblico Mizpa

Life Church Boston, 230 Centre St., Dorchester, MA 02124 (meets at the Epiphany School Early Learning Center) Pastors Rocklyn and Eva Clarke; Sunday Service – 10:30 a.m.

Lower Light Gospel Center, 462 Talbot Ave., Dorchester 02124; (617) 265-0227

Mount Calvary Holy Assembly, No. 1, Inc. – Pastor Paulette A. Norman; Worship: 10:30 a.m.
297 Talbot Ave., Dorchester, MA 02124

Neighborhood Church of Dorchester- Pastor Valerie Copeland
Blue Hills Boys and Girls Club, Gymnasium / 15 Talbot Avenue / Dorchester, MA 02124
(Not meeting in Codman Square, but with connections to the Codman Square area)

New Life Restoration Temple
38 Centre Street, Dorchester, MA 02124
Worship- 11:20 a.m.

New Roots AME Church – Rev. Mariama White-Hammond
Meets virtually at 2:00 p.m. Sundays
Phone: 617-398-7668; Email: info@newroots.church ; <https://www.newroots.church/>
Mail: New Roots AME Church / PO Box 220525 / Dorchester, MA 02122

New Testament Church of God, House of Deliverance, founded 1978; Bishop Daniel Poakwa
424 Washington St., Dorchester, M 02124

Sounds of a New Beginning Church Ministries, Rev. James Ruffin
373B Washington St., Dorchester, MA 02124

Also, note:

- 1) Full Life Gospel Center (moved from Washington St. to 183 Norfolk St., Dorchester 02124) – Pastor Glen Prospere
- 2) Grace Church of All Nations- moved from their long time location on Washington St. & leased it to CVS. They purchased and moved to a former Christian Science Church building in Roxbury.
- 3) Our Saviour's Lutheran Church, 500 Talbot Ave. (at Argyle St.) A four story apartment building with 40 residential units and 2,000 square feet of space for the church has been approved (official approval in summer 2019). The church previously had been renamed *The Intersection*, with an attempt to revive/ restart the congregation. [\(617\) 265-5670](tel:6172655670)



Postcard of Old Blake House in Edward Everett Square

General Early History of Dorchester

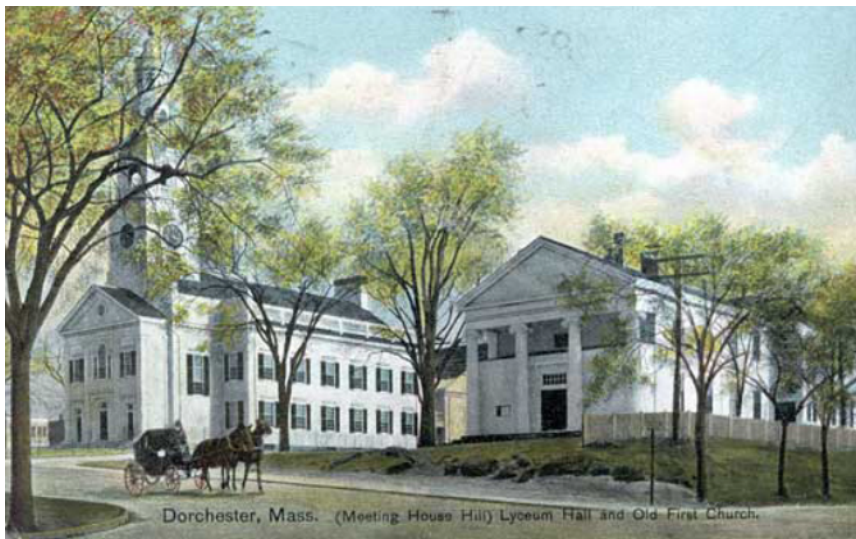
The historic congregation meeting at the First Parish Church on Meeting House Hill is a reminder of the neighborhood's ties to the first settlement of Dorchester. The person most responsible for gathering the first group of settlers into a congregation to immigrate to Dorchester was John White, pastor of Trinity Parish, Dorchester, England. He had been active in recruiting English Puritans to immigrate to Cape Ann, Massachusetts between 1623 and 1625 under the original Dorchester Company, but this enterprise based on fishing failed by 1626. In the spring of 1630, he gathered a group from the west of England, and they met at New Hospital, Plymouth, England, where he preached to them, helped them organize their church, and sent them off to the new world. John Maverick and John Warham were chosen as pastors. The group of about 140 departed on March 20, 1630 in the ship "Mary and John." The settlers arrived at Nantasket Point on May 30, 1630 and shortly after that decided to settle at Dorchester. The official founding date of Dorchester was June 6, 1630. Their ship was the first to arrive of the Gov. Winthrop fleet. Therefore, the congregation is the oldest in the present day city of Boston. The town was probably named Dorchester in honor of John White who was pastor in Dorchester, England or because a number of the settlers were from Dorchester (of 108 early Dorchester freemen, 26 were from Dorchester, England).

The first settlers of Dorchester in 1630 initially lived near what is now the Uphams Corner neighborhood in the vicinity of Edward Everett Square. Here, these pioneer immigrants from Dorset County, England built the first church in 1631 at the corner of Pleasant and Cottage Streets. This is the general area where the 1661 Blake House is now located (it was

moved here from its original location). The oldest surviving, man-made site in this area is Dorchester's North Burying Ground at the corner of Columbia Road and Stoughton Street. This burial ground was created in 1634, the same year that the Boston Common was set out.

In 1633 the plantation of Dorchester formed the first town government in New England and chose 12 selectmen. Also, that year 80 more settlers came from Weymouth, England. In 1633 the town assessment of Dorchester was far larger than other area towns including Boston, indicating that Dorchester must have been the largest or richest town at that time.

Although many original settlers moved to Connecticut during the years from 1635 to 1637, new immigrants arrived from England in 1635 along with Pastor Richard Mather. He played an important role in the church and community during the following years. He helped write the Bay Psalm Book, the first book printed in the American colonies. Under the guidance of pastoral meetings in Cambridge, he helped to compose the Cambridge Platform of 1648, concerning church membership, discipline and polity. He also contributed to the Half-Way Covenant in 1662 that revised requirements for church membership. The Mather family including his son, Increase Mather, and his grandson Cotton Mather, had a deep influence on the shape of colonial religion. Although these religious issues may not seem as important today, they were quite central in those days because many people had uprooted their lives to come to Massachusetts primarily for religious reasons.



The first church building was built in 1631 near the present Cottage and Pleasant streets. In 1645 a new building was constructed, and in 1670 the congregation moved to Meeting House Hill.

First Church and Lyceum Hall

One of the first public schools in America, later called the Mather School, was established on May 20, 1639, and met in a one room schoolhouse near the church. The school still exists near the First Church on Meeting House Hill. The town voted to support the school by taxing those using Thompson's Island. Thus the Mather School claims to be oldest free public elementary school in the country. All students were to be admitted and taught, whether rich or poor. In those days there was

no need for an afterschool program since the school hours were 7 a.m. to 11 a.m. and 1 p.m. to 5 p.m. for most of the year. On Mondays students were questioned about what they had learned the day before at church. On Saturdays they were taught the principles of Christianity according to the catechism.

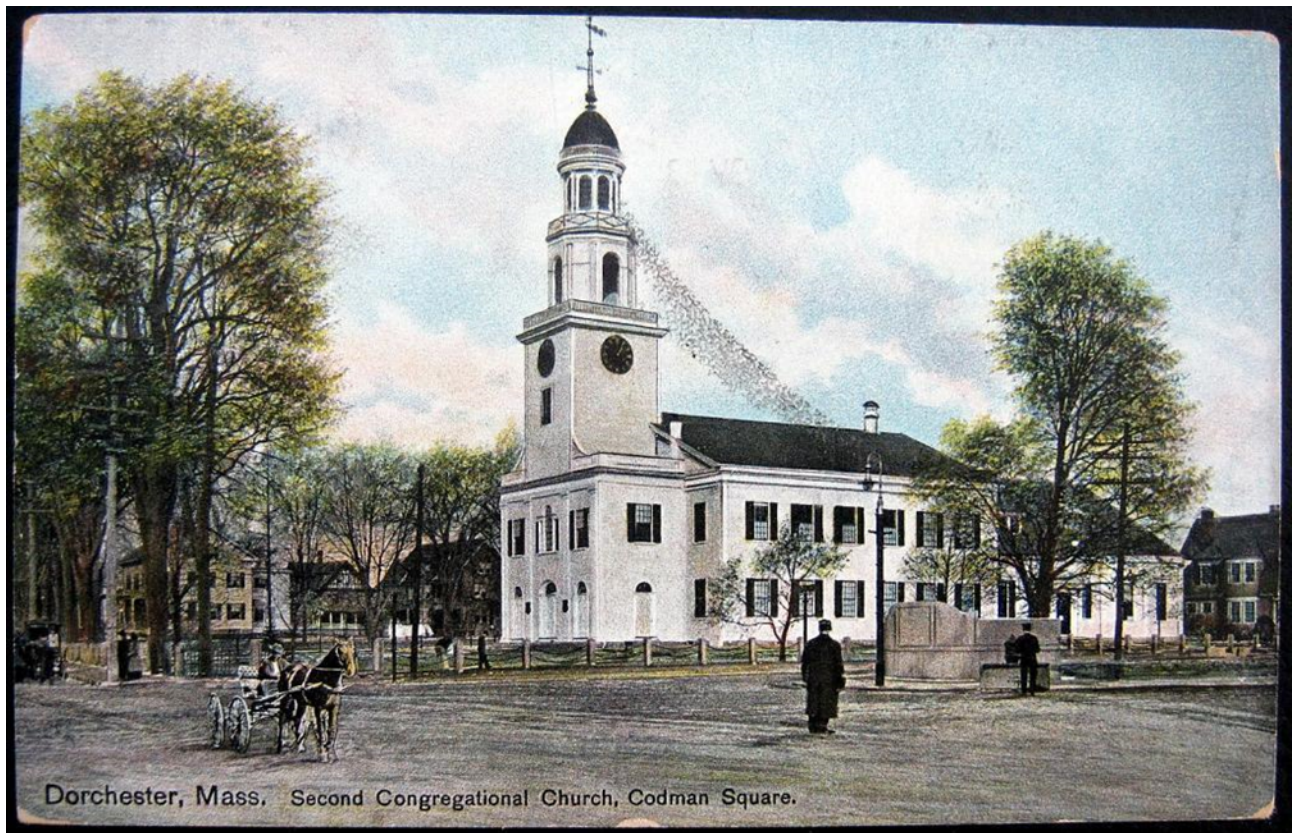
In 1654, according to Captain Edward Johnson, there were about 140 houses, 450 cattle, various orchards, gardens full of fruit trees, and corn land.

One of the earlier youth organizations in this neighborhood was the Young Men's Association, which formed on December 25, 1697 on Meeting House Hill and lasted for 150 years until 1848. "Several serious young men of the town joined themselves into an association for religious purposes, which was to continue until they formed family connections or left the town." This group of young men met on Sunday afternoons for reading and prayer. This might be considered one of the earliest church youth groups in the Boston area.

From the late 18th century until at least the early decades of the 19th century, the Eaton family ran the Eaton Tavern and a grocery and general store on the site of the present Eaton Square on Meeting House Hill. Their home, Eaton Hall, was a landmark for many years and the site of parties and dances. Captain Ebenezer Eaton (born in 1787) worked in the Custom House and was a representative in the state legislature.

In the 1850s the New York and New England Railroad began to provide service between Boston and central Dorchester. Some Irish Catholics had settled at Glover's Corner below Meeting House Hill before the 1870s, but with the extension of horse drawn streetcar service during that decade many more started moving into Dorchester. In 1870 Dorchester voted to unite with Boston, and this annexation brought increased utility and sanitation services. By 1890 the streetcars were electrified, and by 1895 cross-town streetcar service made mid-Dorchester and St. Peter's Parish accessible to lower middle class workers. Many of these new Canadian and Irish residents bought or rented the increasing number of triple-deckers being built. Previously, many of the new houses had been single family or two family residences.

History of Codman Square Area of Dorchester



2nd Church of Dorchester

The building was dedicated Oct. 30, 1806, The Congregation of 27 men and 37 women was officially organized on Jan. 1, 1808. The Paul Revere Bell was raised in 1816

In the early years of Dorchester's history through the 1600s and 1700s, the Codman Square area was sparsely settled with country homes, estates, and farms. Several roads did cross the area including Washington Street, called the Upper Road, Norfolk Street, and Centre Street which followed an old Indian pathway. Their intersection became a commercial hub with a general store run by Dr. James Baker, who also lived near there. As a result, the intersection became known as Baker's Corner. Mr. Baker was famous for his role in founding America's first chocolate mill and factory with the expertise of John Hannon in 1765.



When the Second Church of Dorchester was built in 1805-06 and the Town Hall was built in Baker's Corner in 1816 this location gained new importance in Dorchester. The new church under the pastorate of Rev. John Codman upheld orthodox

Christian beliefs on the Trinity in contrast to the Unitarian views of the First Church of Dorchester. After Rev. Codman died in 1847, the area was named Codman Square in his honor.

The expansion of railroads and streetcar lines in the 19th century, along with immigration and rural-urban migration into Boston led to major growth in Dorchester and Codman Square. When the Boston-Providence Railroad extended through Dorchester in 1835, and the Old Colony Railroad line came to Lower Mills in 1844, Dorchester became more accessible. Some of the old estates were sold and broken up into house lots and new streets in the Codman Square area. Later with the coming of cheap streetcar transportation (1897-99), many working class immigrants were able to move into the area. When thousands of triple-deckers were built, extended families of the working class could afford to purchase homes by renting out two floors. From 1880 to 1895, these were generally owner occupied, but after that many were built for investors. When the cost of construction increased greatly from 1908 to WWI, builders economized on exterior features. The three-deckers became less popular, and opposition based on negative impact on single family homes and fire hazards led to an ordinance in 1924 essentially banning new construction of triple-deckers in Boston.

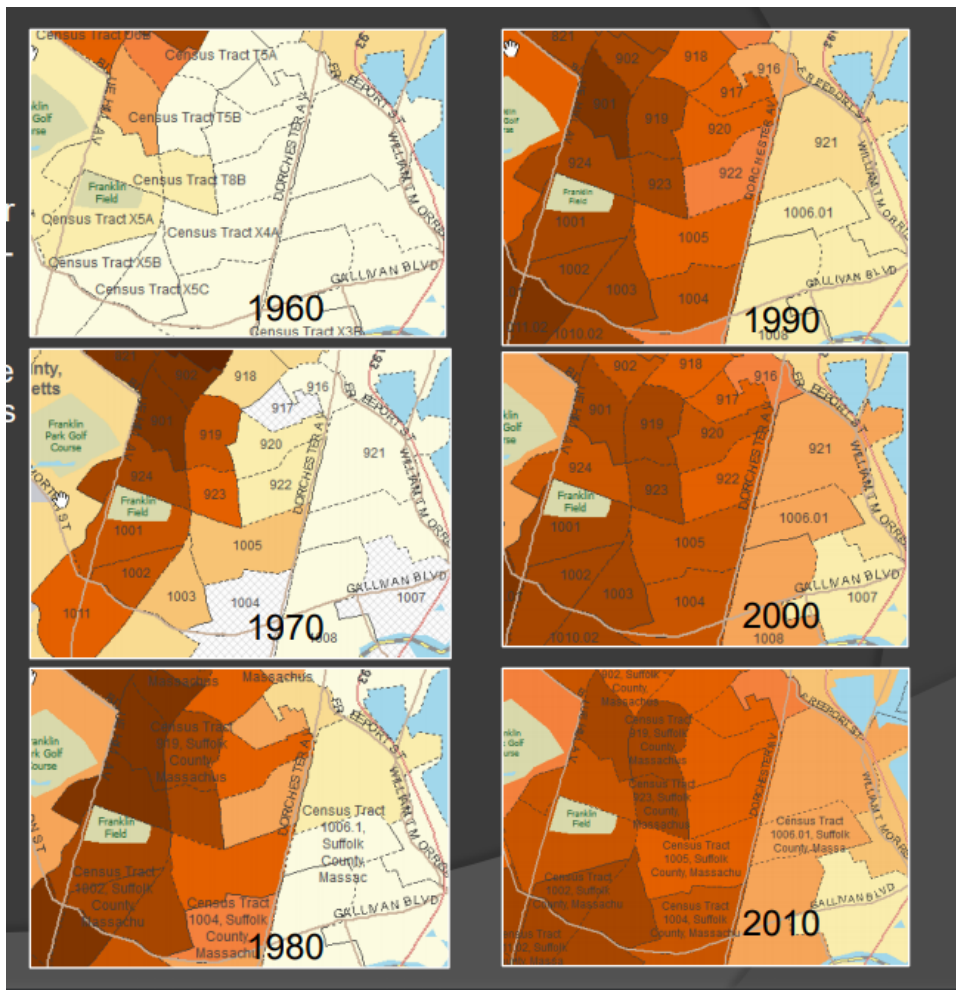


Dorchester High School was founded in 1852 and moved to its yellow brick building in Codman Square in 1901. Rose Fitzgerald (Kennedy), mother of John F. Kennedy, graduated with honors in 1906. Otto Snowden, cofounder of Freedom House in Roxbury, graduated in 1920. In 1925 a new building was built for boys, and the Codman Square building became the Dorchester High School for Girls. Then Girls Latin School, which was founded in the South End in 1878, moved here in 1955. GLS was the country's first college prep high school for girls. (See Karen Curran, *Her Greatness Proclaim: The History of Girls' Latin School*). The building was turned into apartments in the 1980s.

During the first half of the Twentieth Century, parts of Dorchester had a strong Catholic population, while the western sections had a large Jewish population. As Jewish institutions moved to Brookline and the suburbs in the 1950 and 1960s, the Jewish population followed. Boston's growing Black population then took their place, expanding southward and eastward from Roxbury into Mattapan and more of Dorchester. Between 1969 and 1980 the neighborhood west of Dorchester Avenue experienced significant racial change with an increase

in the African American, Cape Verdean, and Caribbean population. Over time the Hispanic population also increased and several Hispanic churches developed around Codman Square. The 1970s were a difficult time for the Codman Square commercial district. Several major buildings experienced fires or were vacant and many of the local neighborhood stores of the 1950s had closed, including the grocery and food stores. By the late 1970s, however, seeds of positive action were beginning as the Codman Square Community Development Corporation formed (1977) and the Codman Square Community Health Center was founded (1979). Together they helped renovate the former high school into apartments. Over time, Second Church and what was Dorchester Temple Baptist Church also went through positive transitions to better serve the community.

Racial change in Dorchester 1960- 2010



Darker areas indicate a higher concentration of Black population.

From a presentation, "The Boundaries of Dorchester," by Jack Smith, Nima Hassan, Hania Chima, Peter Barfield, and Esther Moon (of Harvard)

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Samuel J. Barnes, "Dorchester in the Colonial Period," in *The Memorial History of Boston*, ed. Justin Winsor, 4 vols. Boston: James R. Osgood, 1881), 1:426.

Resources on Dorchester

Dorchester Atheneum (<https://www.dorchesteratheneum.org/>) and the
Dorchester Historical Society – (<https://www.dorchesterhistoricalsociety.org/about>)

Dorchester Reporter newspaper - <https://www.dotnews.com/>

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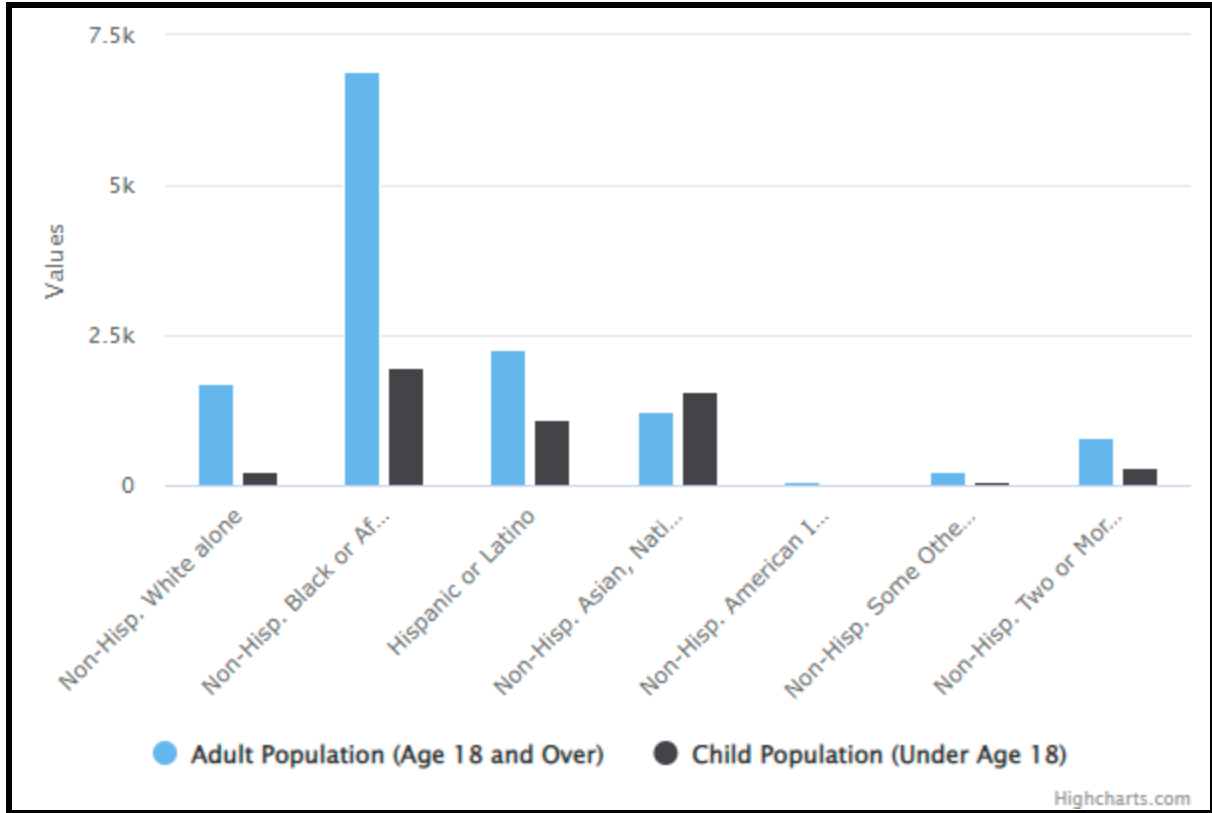
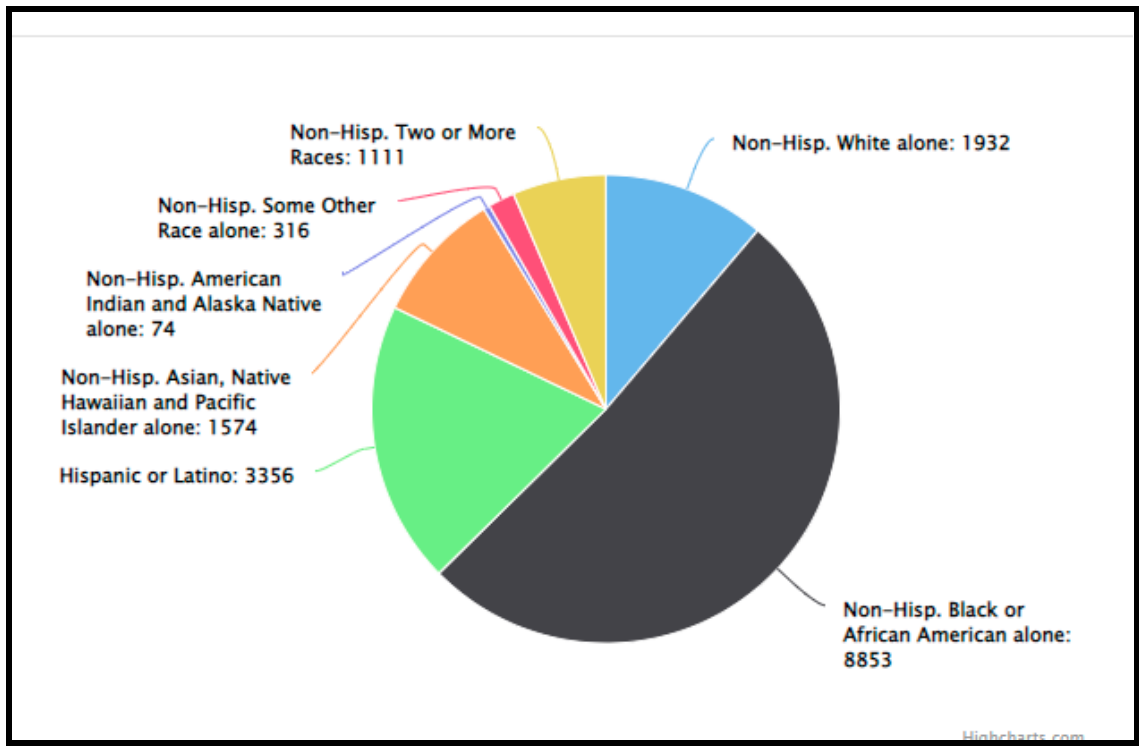
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Demographics of Dorchester Codman Square Area

Source: U.S. Census Bureau, MyCensus Viewer, Boston Planning & Development Agency
 2020 Decennial Census (Redistricting Data)
 Census Tracts 922, 923, 1003, 1005

Population by Race / Ethnicity

Universe: Total population			
	Total Population	Adult Population (Age 18 and Over)	Child Population (Under Age 18)
Non-Hisp. White alone	1,932	1,694	238
Non-Hisp. Black or African American alone	8,853	6,893	1,960
Hispanic or Latino	3,356	2,265	1,091
Non-Hisp. Asian, Native Hawaiian and Pacific Islander alone	1,574	1,217	1,564
Non-Hisp. American Indian and Alaska Native alone	74	70	4
Non-Hisp. Some Other Race alone	316	240	76
Non-Hisp. Two or More Races	1,111	800	311
Total	17,216	13,179	4,037



Note that there are more Asian children than adults.

Housing – 6,320 housing units in these census tracts

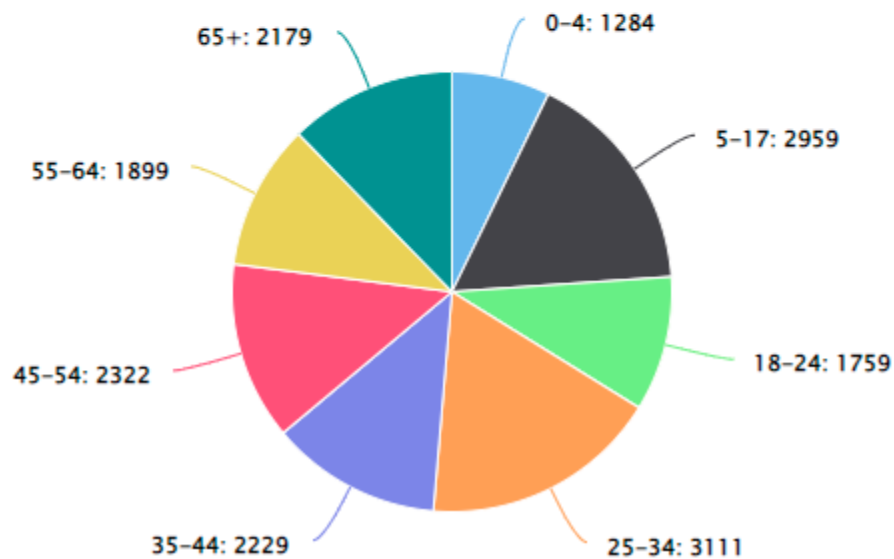
American Community Survey 2015-2019 Demographics:

Census Tracts 922, 923, 1003, 1005

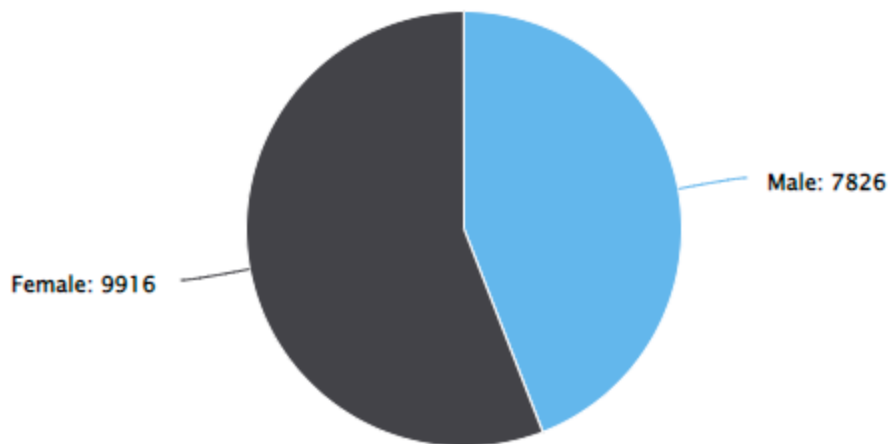
Source: U.S. Census Bureau, 2015 - 2019 American Community Survey (ACS)

Population by Age

Age	Count
0-4	1,284
5-17	2,959
18-24	1,759
25-34	3,111
35-44	2,229
45-54	2,322
55-64	1,899
65+	2,179
Total	17,742



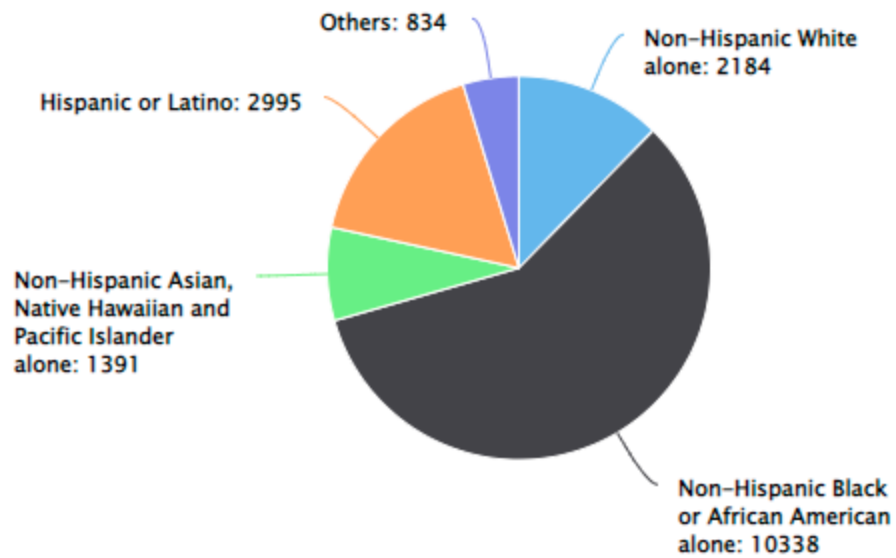
Gender	Count
Male	7,826
Female	9,916
Total	17,742



Females outnumber males significantly in this area. Only 44% of the population is male.

Universe: Total population

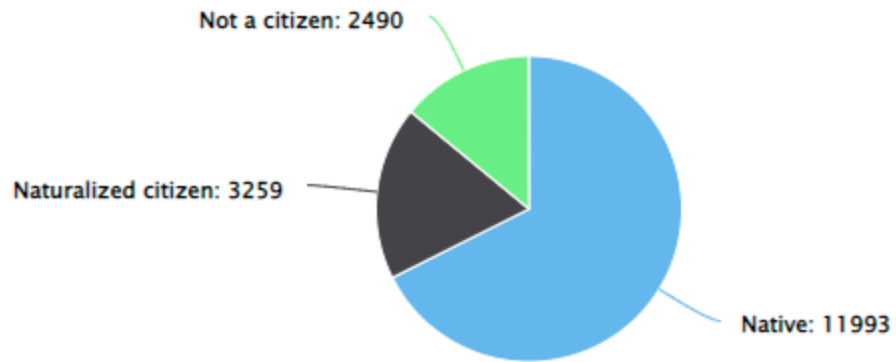
Race/Ethnicity	Count
Non-Hispanic White alone	2,184
Non-Hispanic Black or African American alone	10,338
Non-Hispanic Asian, Native Hawaiian and Pacific Islander alone	1,391
Hispanic or Latino	2,995
Others	834
Total	17,742



Note: Differences between this ACS Data and the 2020 Census may be partly the result of 2020 Census undercounts during the pandemic.

Universe: Total population

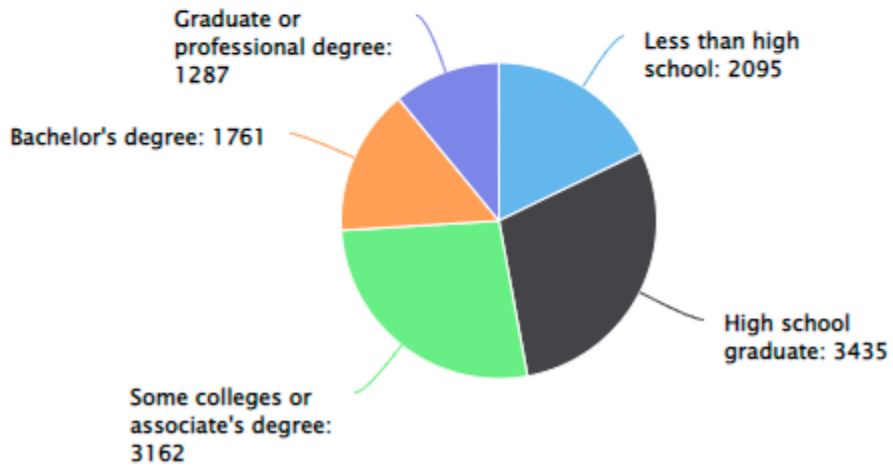
Nativity	Count
Native	11,993
Naturalized citizen	3,259
Not a citizen	2,490
Total	17,742



Education

Universe: Population 25 years and over

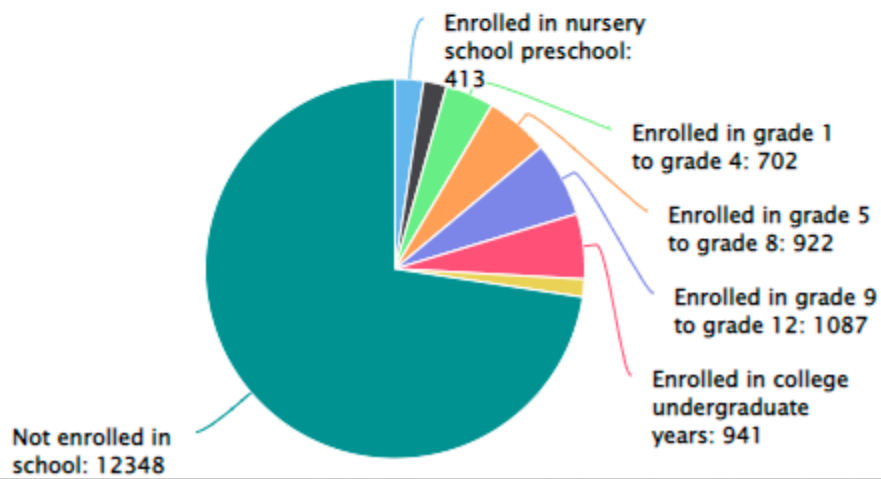
Educational Attainment	Count
Less than high school	2,095
High school graduate	3,435
Some colleges or associate's degree	3,162
Bachelor's degree	1,761
Graduate or professional degree	1,287
Total	11,740



School Enrollment by Level

Universe: Population 3 years and over

School Level	Count
Enrolled in nursery school preschool	413
Enrolled in kindergarten	335
Enrolled in grade 1 to grade 4	702
Enrolled in grade 5 to grade 8	922
Enrolled in grade 9 to grade 12	1,087
Enrolled in college undergraduate years	941
Graduate or professional school	258
Not enrolled in school	12,348
Total	17,006



School Enrollment by Type of School

Universe: Population 3 years and over

School Type	Count
Enrolled in nursery school preschool, public	204
Enrolled in nursery school preschool, private	209
Enrolled in K-12, public school	2,701
Enrolled in K-12, private school	345
Enrolled in college or university, public	745
Enrolled in college or university, private	454
Not enrolled in school	12,348
Total	17,006

Universe: Population 25 years and over with a Bachelor's degree or higher attainment

Field of Bachelor's Degree for First Major	Count
Science, Engineering, and Related	1,664
Business	595
Education	233
Arts, Humanities, and Other	773
Total	3,265

