

Appendix

Variable Definitions and Summary Statistics

Variable	Definition
densityacres	number of residences per acre
pct_nonwhite	share of Non-White households
pct_black	share of Black households
pct_asian	share of Asian households
pct_hisp	share of Hispanic population
salary_inc	fraction of households with wage or salary income in the past 12 months
hhinc_sub75	fraction of households with annual income <\$75k
pub_asst	fraction of households receiving public assistance
pct_renter	fraction of renters
rentburden_sub30	fraction of households with under 30% rent burden
rentburden_over50	fraction of households with over 50% rent burden
pct_family	fraction of family households
lowburden	$\text{rentburden_sub30} * \text{pct_renter}$
highburden	$\text{rentburden_over50} * \text{pct_renter}$

Table 1: Summary Statistics

Statistic	N	Mean	St. Dev.	Min	Max
densityacres	5,089	5.991	10.650	0.00004	147.407
log_densityacres	5,089	0.685	1.710	-10.120	4.993
pct_nonwhite	5,082	0.233	0.221	0.000	1.000
pct_black	5,082	0.076	0.145	0.000	1.000
pct_asian	5,082	0.066	0.103	0.000	0.971
pct_hisp	5,082	0.122	0.181	0.000	1.000
salary_inc	5,080	0.770	0.135	0.000	1.000
hhinc_sub75	5,080	0.455	0.217	0.000	1.000
pub_asst	5,080	0.128	0.153	0.000	0.910
pct_renter	5,080	0.374	0.287	0.000	1.000
pct_family	5,080	0.636	0.187	0.000	1.000
tenure_white	5,089	424.106	228.641	0	1,684
tenure_whiteowner	5,089	288.131	213.393	0	1,528
tenure_whiterenter	5,089	135.975	128.426	0	954
tenure_black	5,089	33.744	69.597	0	990
tenure_blackowner	5,089	11.953	31.395	0	376
tenure_blackrenter	5,089	21.791	51.253	0	721
tenure_asian	5,089	30.051	55.130	0	816
tenure_asianowner	5,089	16.427	32.240	0	397
tenure_asianrenter	5,089	13.624	40.153	0	736
tenure_hisp	5,089	50.304	85.431	0	778
tenure_hispowner	5,089	14.439	27.343	0	367
tenure_hisprenter	5,089	35.865	74.298	0	768
vehicle	5,081	0.817	0.211	0.000	1.000
public_transit	5,081	0.106	0.142	0.000	1.000
walk	5,081	0.053	0.110	0.000	1.000
commute_other	5,081	0.023	0.043	0.000	0.392
commuteunder30	5,081	0.543	0.177	0.000	1.000
population	5,089	1,353.972	651.251	0	13,138

Table 2: Summary Statistics

type	Commuter Rail			MBTA adjacent			MBTA adjacent small town			none			Rapid Transit		
Variable	N	Mean	SD	N	Mean	SD	N	Mean	SD	N	Mean	SD	N	Mean	SD
densityacres	1544	4.028	4.692	842	2.049	2.604	167	0.327	0.363	1918	8.321	15.188	618	10.567	8.772
log_densityacres	1544	0.76	1.258	842	0.094	1.186	167	-1.566	1.225	1918	0.671	2.06	618	1.954	1.08
pct_nonwhite	1540	0.25	0.211	841	0.136	0.126	167	0.076	0.083	1917	0.245	0.257	617	0.331	0.184
pct_black	1540	0.079	0.126	841	0.022	0.044	167	0.013	0.028	1917	0.102	0.19	617	0.076	0.109
pct_asian	1540	0.069	0.099	841	0.06	0.092	167	0.025	0.049	1917	0.042	0.086	617	0.149	0.136
pct_hisp	1540	0.141	0.202	841	0.057	0.095	167	0.029	0.038	1917	0.139	0.186	617	0.135	0.19
salary_inc	1540	0.782	0.13	840	0.79	0.119	167	0.786	0.108	1917	0.736	0.141	616	0.81	0.13
hhinc_sub75	1540	0.446	0.219	840	0.346	0.17	167	0.339	0.154	1917	0.536	0.211	616	0.402	0.204
pub_asst	1540	0.137	0.162	840	0.067	0.075	167	0.054	0.058	1917	0.164	0.173	616	0.099	0.114
pct_renter	1540	0.36	0.283	840	0.233	0.216	167	0.131	0.122	1917	0.427	0.298	616	0.503	0.255
pct_family	1540	0.666	0.173	840	0.704	0.16	167	0.746	0.14	1917	0.59	0.187	616	0.577	0.208
tenure_white	1544	419.48	221.016	842	508.745	229.686	167	558.419	215.904	1918	404.029	235.195	618	346.362	174.914
tenure_whiteowner	1544	286.22	202.118	842	394.245	206.89	167	489.617	203.987	1918	261.777	218.062	618	175.676	121.99
tenure_whiterenter	1544	133.26	128.814	842	114.5	122.841	167	68.802	67.083	1918	142.252	130.186	618	170.686	129.909
tenure_black	1544	35.361	61.181	842	10.828	25.224	167	5.569	13.645	1918	44.755	90.494	618	34.364	53.912
tenure_blackowner	1544	13.757	31.229	842	4.452	11.26	167	3.311	9.778	1918	14.948	38.879	618	10.702	25.679
tenure_blackrenter	1544	21.604	45.084	842	6.375	21.562	167	2.257	10.277	1918	29.807	65.548	618	23.662	44.009
tenure_asian	1544	31.988	52.581	842	29.865	51.715	167	12.269	24.113	1918	18.642	46.227	618	65.678	77.053
tenure_asianowner	1544	19.494	34.01	842	22.057	41.122	167	10.305	20.795	1918	7.16	17.378	618	31.51	41.8
tenure_asianrenter	1544	12.495	36.91	842	7.808	25.57	167	1.964	10.478	1918	11.482	39.271	618	34.168	60.438
tenure_hisp	1544	60.008	99.726	842	25.222	45.861	167	10.323	19.521	1918	57.136	91.464	618	49.833	68.416
tenure_hispowner	1544	17.502	31.119	842	12.895	23.003	167	7.701	16.375	1918	13.056	25.781	618	15.003	28.981
tenure_hisprenter	1544	42.506	85.091	842	12.327	32.844	167	2.623	11.069	1918	44.08	82.94	618	34.83	56.228
vehicle	1539	0.869	0.113	841	0.906	0.109	167	0.945	0.056	1917	0.793	0.254	617	0.605	0.221
public_transit	1539	0.076	0.08	841	0.059	0.077	167	0.028	0.038	1917	0.11	0.17	617	0.256	0.146
walk	1539	0.035	0.07	841	0.019	0.06	167	0.019	0.035	1917	0.073	0.138	617	0.094	0.132
commute_other	1539	0.02	0.039	841	0.015	0.031	167	0.009	0.021	1917	0.024	0.043	617	0.045	0.059
commuteunder30	1539	0.53	0.153	841	0.509	0.135	167	0.492	0.14	1917	0.608	0.197	617	0.436	0.148
population	1544	1401.526	643.787	842	1505.156	675.931	167	1612.198	665.034	1918	1264.427	656.28	618	1237.307	536.319

Regression Tables (Univariate Regressions)

Table 3: Logistic Regression: All of MA

	<i>Dependent variable:</i>			
	pct_nonwhite	pct_renter	pct_family	vehicle
	(1)	(2)	(3)	(4)
log_densityacres	0.427*** (0.024)	0.571*** (0.023)	-0.208*** (0.019)	-0.605*** (0.029)
Constant	-1.613*** (0.046)	-1.028*** (0.040)	0.718*** (0.034)	2.199*** (0.059)
Observations	5,082	5,080	5,080	5,081
Log Likelihood	-1,868.979	-2,420.492	-2,737.411	-1,435.178
Akaike Inf. Crit.	3,741.957	4,844.984	5,478.823	2,874.357

Note: *p<0.1; **p<0.05; ***p<0.01

Table 4: Logistic Regression: MBTA Communities Only

	<i>Dependent variable:</i>			
	pct_nonwhite (1)	pct_renter (2)	pct_family (3)	vehicle (4)
log_densityacres	0.409*** (0.034)	0.675*** (0.034)	-0.264*** (0.028)	-0.537*** (0.040)
Constant	-1.605*** (0.058)	-1.271*** (0.055)	0.886*** (0.046)	2.152*** (0.073)
Observations	3,165	3,163	3,163	3,164
Log Likelihood	-1,126.618	-1,438.274	-1,591.842	-805.787
Akaike Inf. Crit.	2,257.236	2,880.548	3,187.685	1,615.575

Note:

*p<0.1; **p<0.05; ***p<0.01

Regression Tables (Multivariate Regressions)

Table 5: Linear Model: Density as a Dependent Variable

	<i>Dependent variable:</i>	
	log_densityacres	
	All of MA (1)	MBTA Communities Only (2)
pct_nonwhite	1.866*** (0.099)	1.439*** (0.117)
hhinc_sub75	-0.881*** (0.109)	0.172 (0.128)
pct_renter	2.314*** (0.132)	2.045*** (0.152)
log(vehicle)	-0.823*** (0.055)	-1.011*** (0.071)
pct_family	-1.054*** (0.126)	-0.696*** (0.141)
grossrent	0.0002 (0.0002)	-0.0002 (0.0002)
Constant	0.216* (0.111)	-0.119 (0.126)
Observations	5,075	3,161
R ²	0.486	0.480
Adjusted R ²	0.486	0.479
Residual Std. Error	1.214 (df = 5068)	1.037 (df = 3154)
F Statistic	799.516*** (df = 6; 5068)	484.802*** (df = 6; 3154)

Note:

*p<0.1; **p<0.05; ***p<0.01