

PLAN: JP/Rox Washington Street

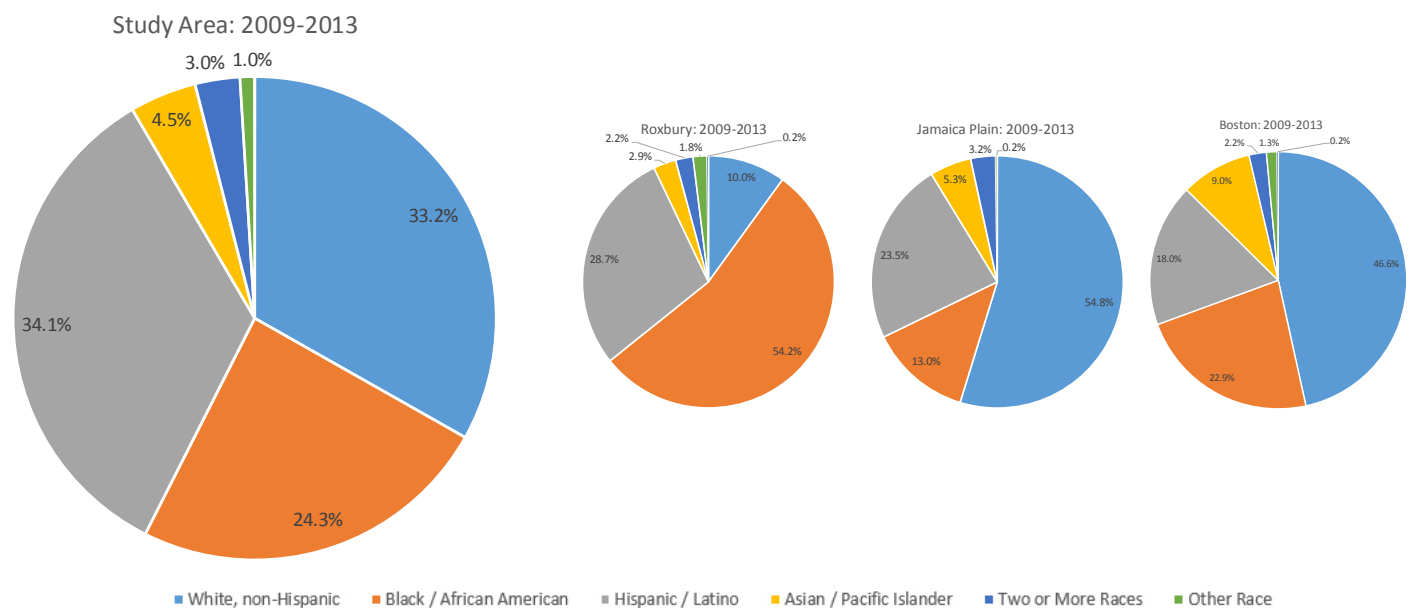
Preserve. Enhance. Grow.



Study Area¹ + Study Area in Context²

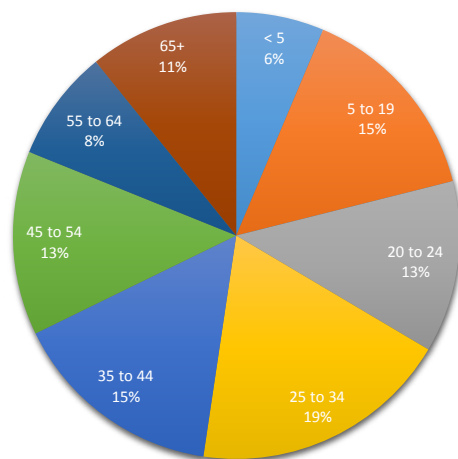
- Population of 6,118 in 2010 – virtually unchanged since 2000
- 2,579 housing units – up from 2,379 in 2000
- 32.6% of residents speak Spanish at home

Race/Ethnicity

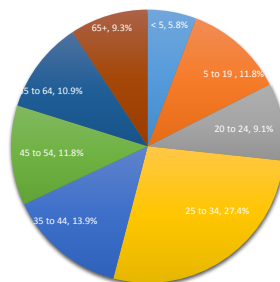


Population by Age

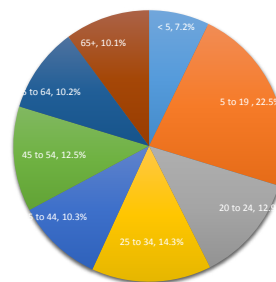
Study Area: 2009-2013



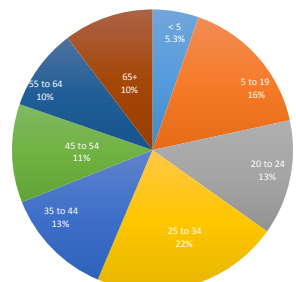
Jamaica Plain: 2009-2013



Roxbury: 2009-2013



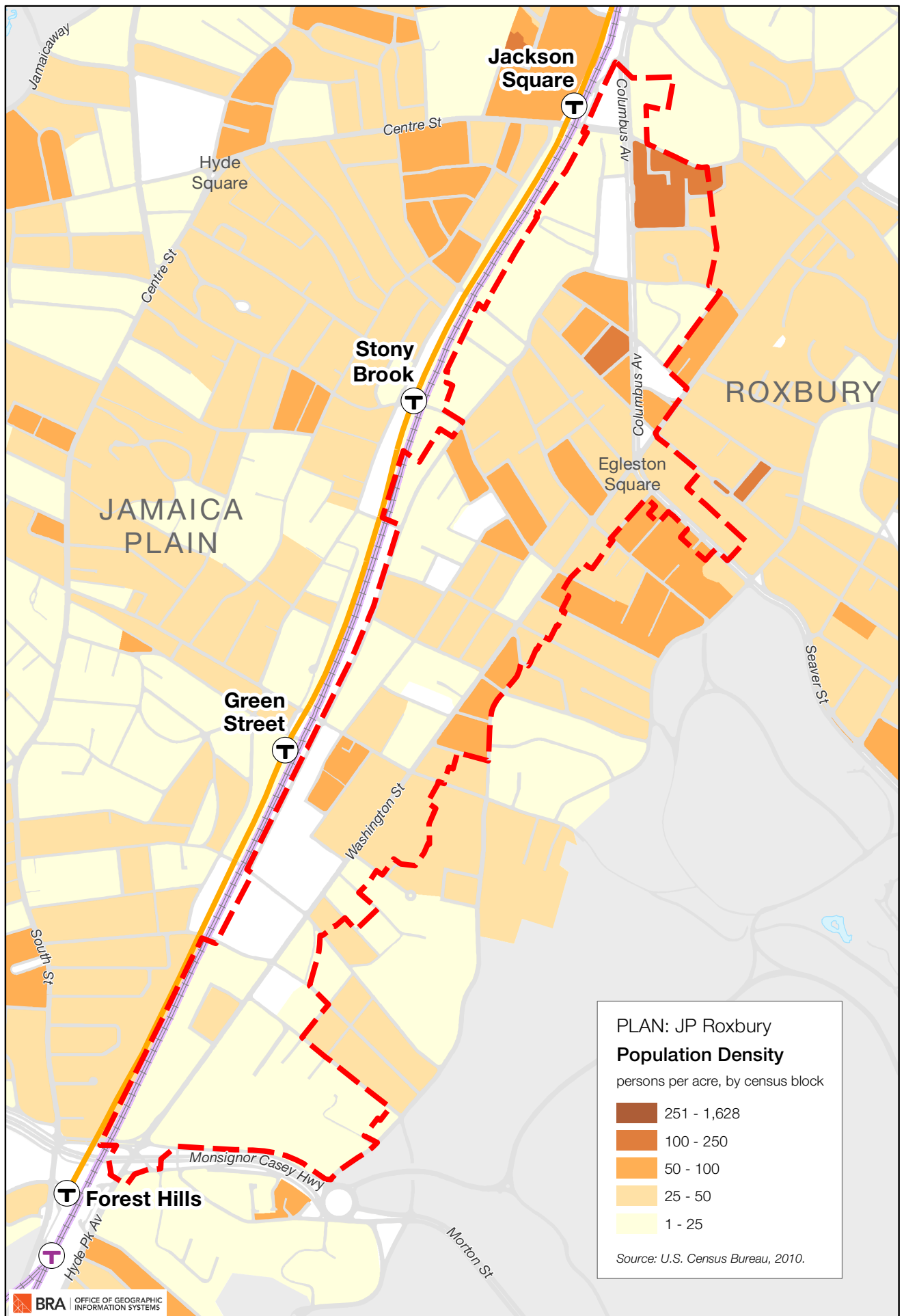
Boston: 2009-2013



Legend: ■ < 5 ■ 5 to 19 ■ 20 to 24 ■ 25 to 34 ■ 35 to 44 ■ 45 to 54 ■ 55 to 64 ■ 65+

1. U.S. Census Bureau, 2010 Decennial Census, block-level data, BRA Research Division Analysis

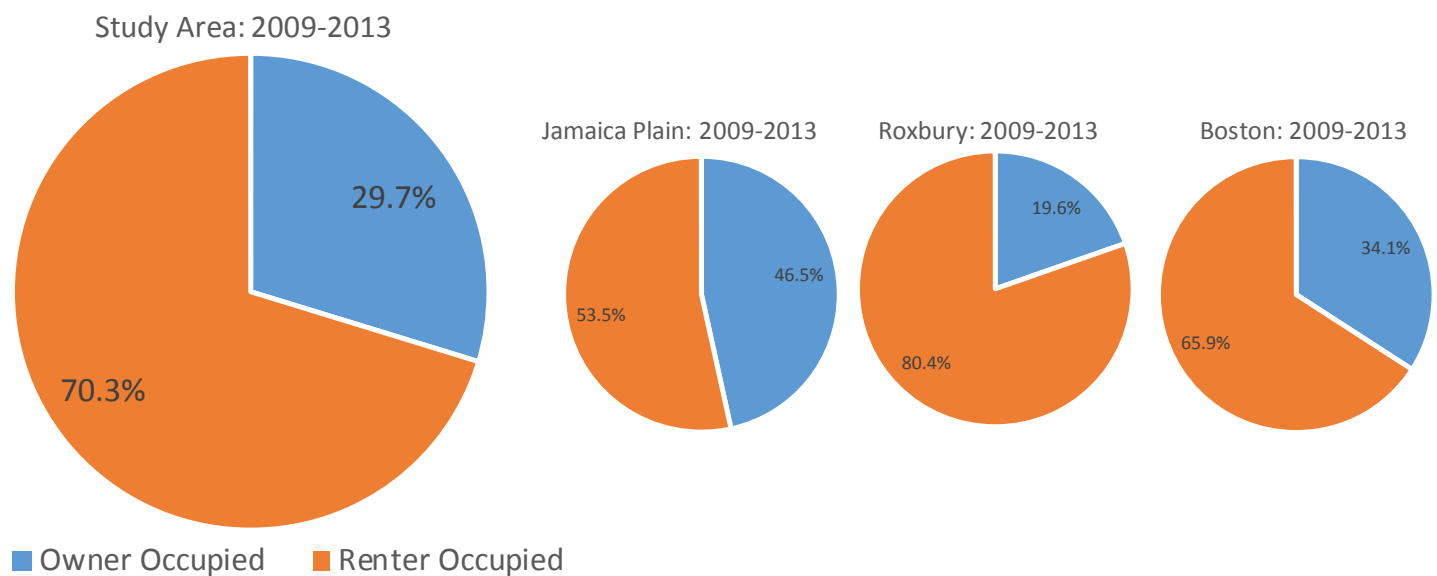
2. U.S. Census Bureau, 2009-2013 American Community Survey, tract-level data, (Tracts 813, 1202.01, and 1203.01)



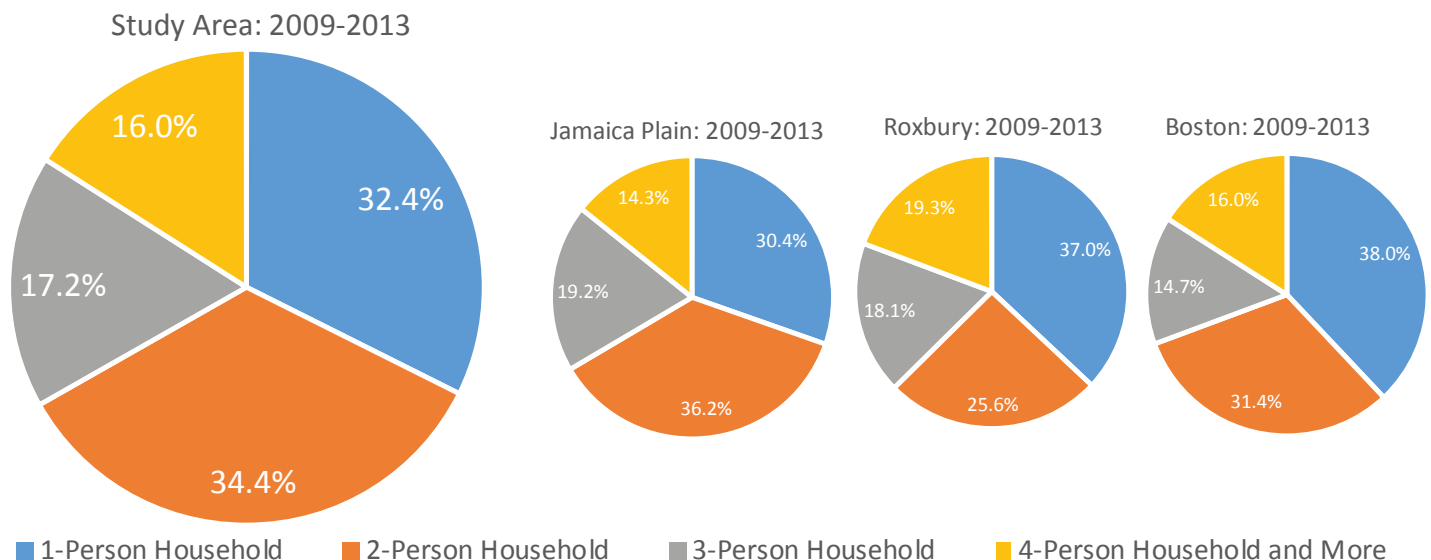
Housing and Households

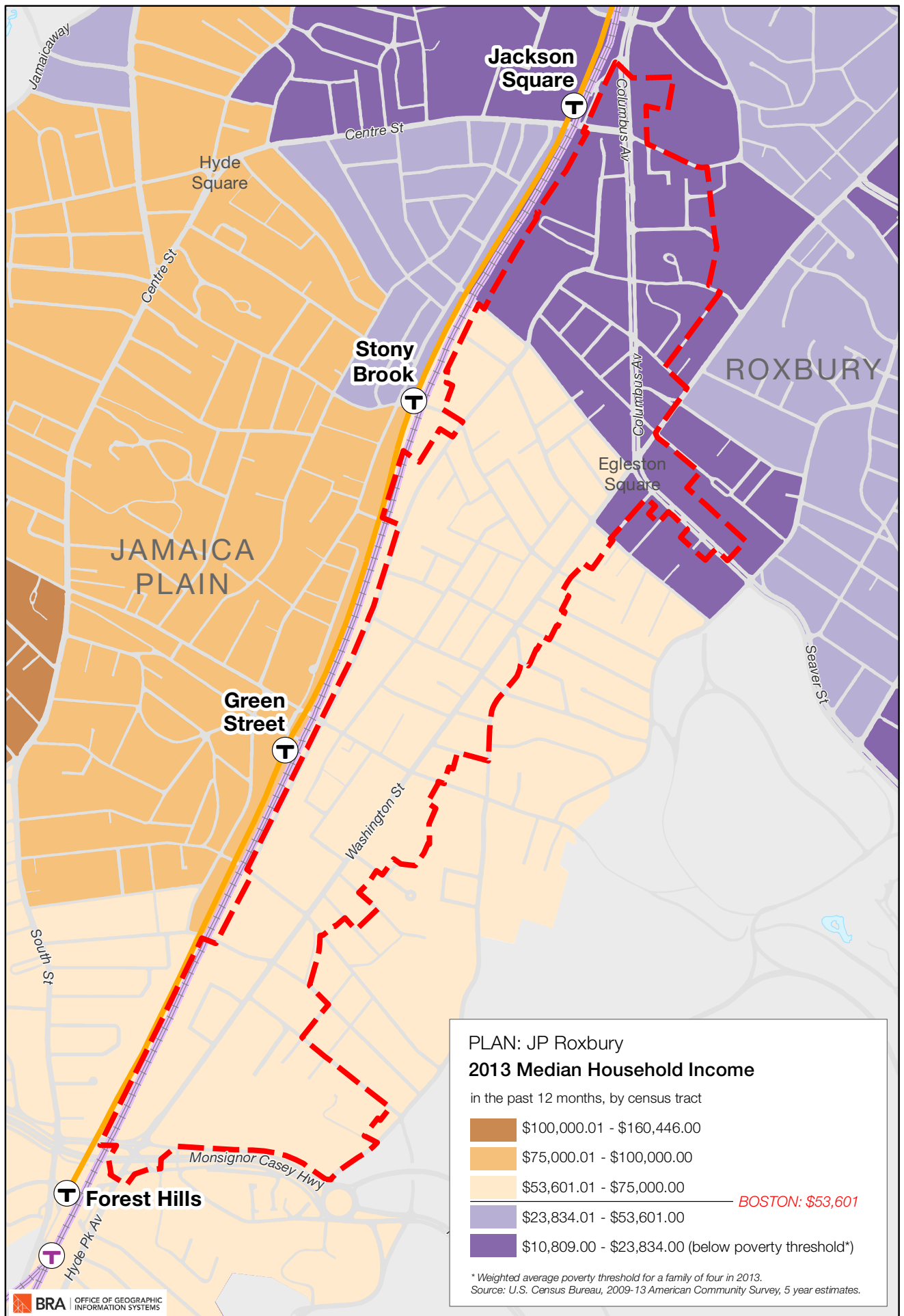
- Typical residential structure: 2-4 units, built before 1939
- Median value of owner occupied housing: \$321,533 – up 25% in real terms since 2000
- Households are evenly divided between families and non-families
- Median household income of \$47,749, somewhat lower than Boston (\$53,601) and Jamaica Plain as a whole (\$74,745), but significantly higher than Roxbury as a whole (\$26,280)

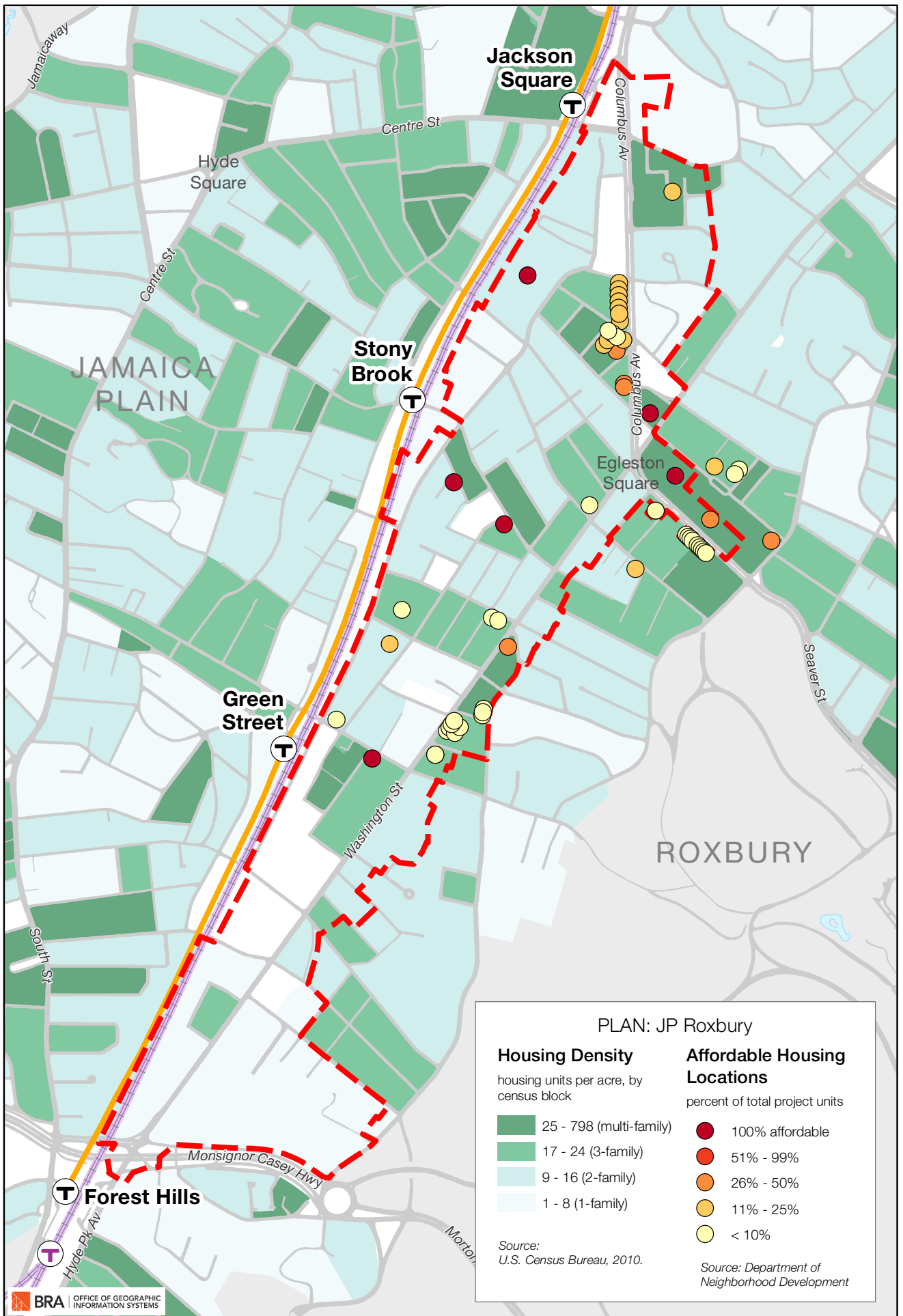
Housing Tenure

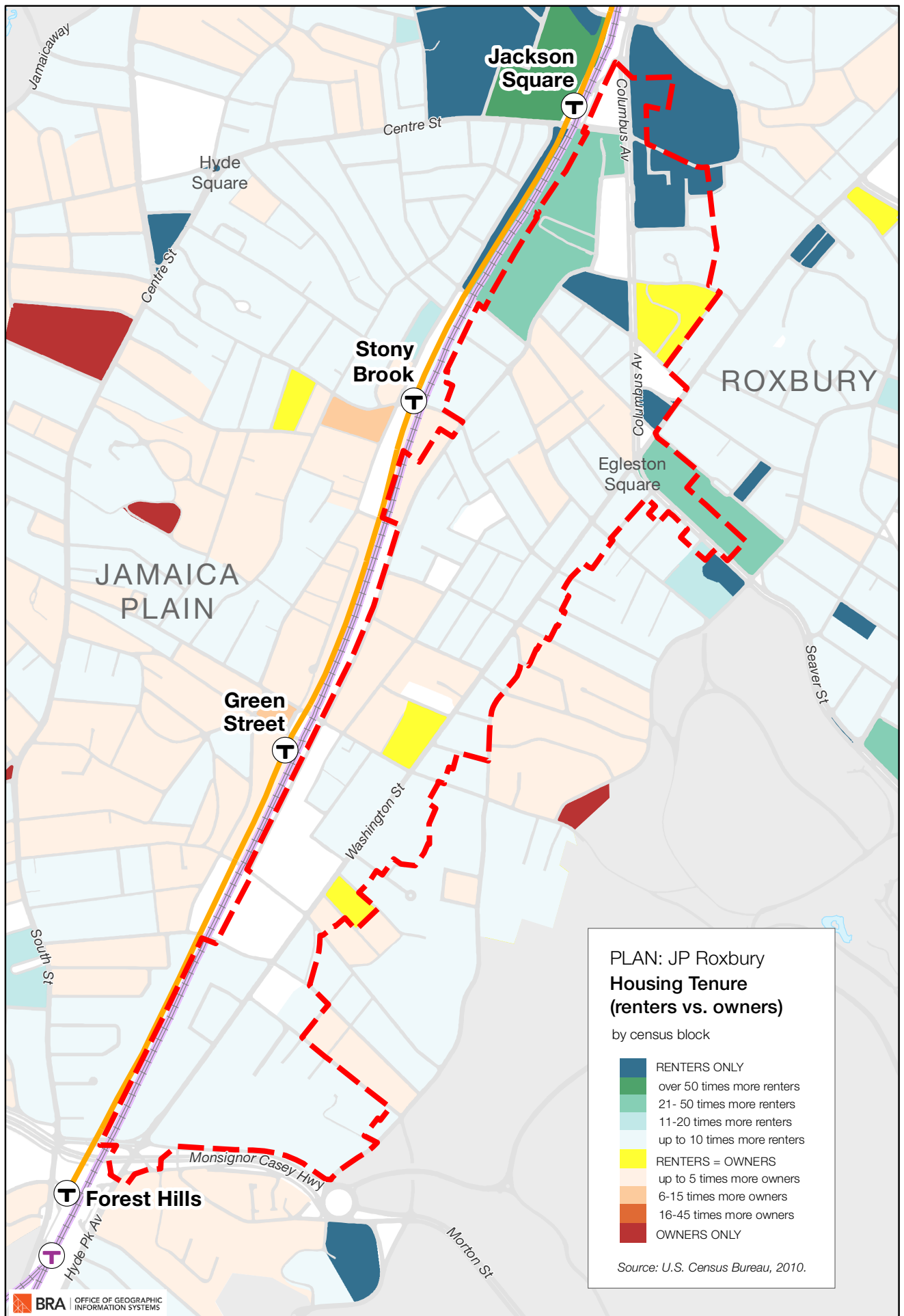


Household Size





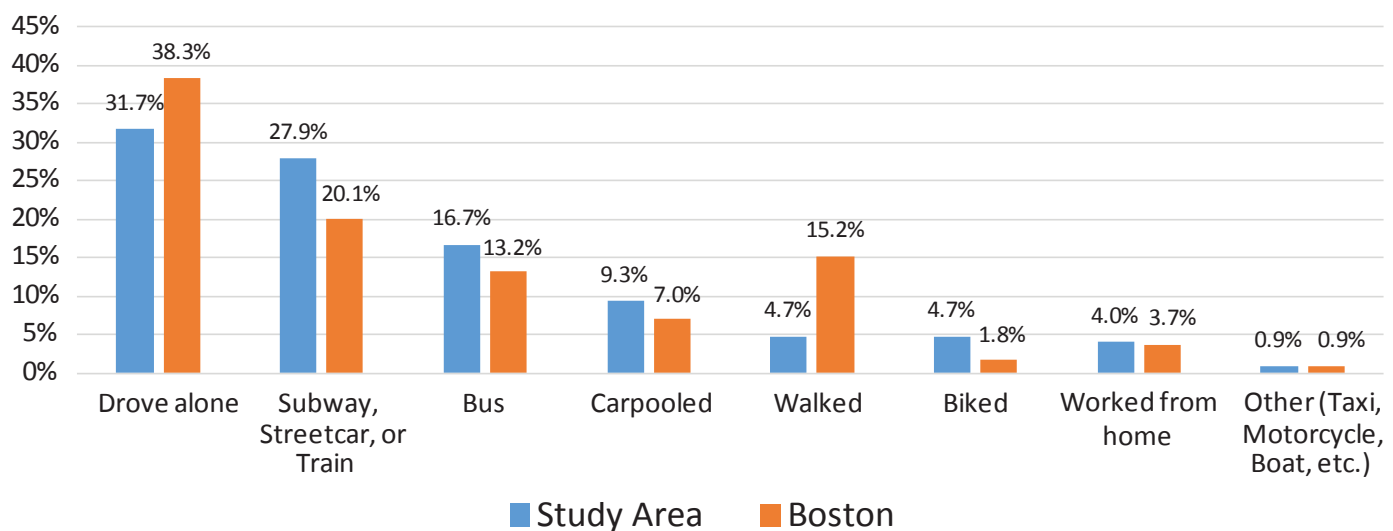




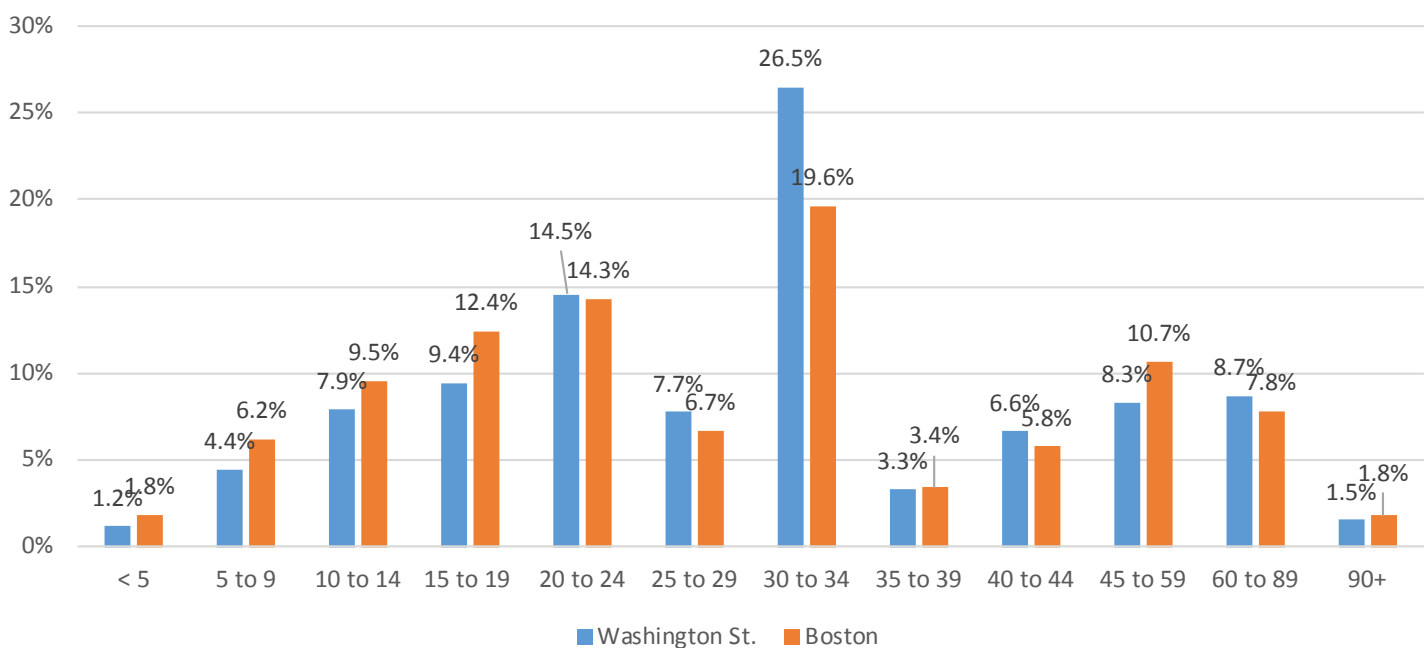
Transportation

- 66.2% of households have access to a car
- 44.6% of workers commute to work by public transportation
- 41% of workers commute to work by car
- Almost 5% of workers walk to work
- Almost 5% of workers bike to work – easy access to Southwest Corridor Bike Path
- Median commute time is 31 minutes

Commuting Mode to Work



Commute Time to Work



General and Diversity Demographics

| | Study Area Blocks 2010 | Washington St. tracts | Neighborhoods | | Boston |
|--|------------------------------|---------------------------------|------------------------------|---------------------------------|---------------|
| | | SPA (Tract 813&1203.01&1202.01) | Jamaica Plain | Roxbury | 2009-2013 |
| | | 2009-2013 | 2009-2013 | 2009-2013 | |
| Population | 6,118 | 14,089 | 37,507 | 48,255 | 629,182 |
| Population by Sex | | | | | |
| Male | 47.0% | 50.7% | 46.2% | 47.1% | 47.8% |
| Female | 53.0% | 49.3% | 53.8% | 52.9% | 52.2% |
| Population by Age | | | | | |
| Under 5 years | 6.0% | 6.4% | 5.8% | 7.2% | 5.3% |
| 5 to 19 | 16.0% | 14.7% | 11.8% | 22.5% | 16.3% |
| 20 to 24 | 9.0% | 12.4% | 9.1% | 12.9% | 13.2% |
| 25 to 34 | 21.0% | 18.8% | 27.4% | 14.3% | 21.5% |
| 35 to 44 | 15.0% | 15.4% | 13.9% | 10.3% | 12.6% |
| 45 to 54 | 13.0% | 13.3% | 11.8% | 12.5% | 11.3% |
| 55 to 64 | 11.0% | 8.1% | 10.9% | 10.2% | 9.4% |
| 65+ | 9.0% | 10.8% | 9.3% | 10.1% | 10.3% |
| Median Age | 33.6 | 34.0 | 34.0 | 30.0 | 31.1 |
| Race/Ethnicity | | | | | |
| White | 28.7% | 33.2% | 54.8% | 10.0% | 46.6% |
| Black / African American | 25.6% | 24.3% | 13.0% | 54.2% | 22.9% |
| Hispanic / Latino | 40.4% | 34.1% | 23.5% | 28.7% | 18.0% |
| Asian / Pacific Islander | 2.3% | 4.5% | 5.3% | 2.9% | 9.0% |
| Two or More Races | 2.0% | 3.0% | 3.2% | 2.2% | 2.2% |
| Other Race | 0.6% | 1.0% | 0.2% | 1.8% | 1.3% |
| Native American | 0.3% | 0.1% | 0.0% | 0.2% | 0.2% |
| Top Five Languages Spoken at Home Other Than English* | | Spanish or Spanish Creole | Spanish or Spanish Creole | Spanish or Spanish Creole | Spanish |
| | | African languages | Chinese | French Creole | French Creole |
| | | French Creole | African Languages | African Languages | Chinese |
| | | French (incl. Patois, Cajun) | French (incl. Patois, Cajun) | Portuguese or Portuguese Creole | Vietnamese |
| | | Portuguese or Portuguese Creole | French Creole | French (incl. Patois, Cajun) | Portuguese |
| Total Civilian Employed Population Age 16 and Over* | | 7,691 | 23,100 | 18,123 | 329,951 |

Transportation

| | Study Area Blocks 2010 | Washington St. tracts | Neighborhoods | | Boston |
|---------------------------------------|------------------------------|---------------------------------|---------------|-----------|-----------|
| | | SPA (Tract 813&1203.01&1202.01) | Jamaica Plain | Roxbury | 2009-2013 |
| | | 2009-2013 | 2009-2013 | 2009-2013 | |
| Commute Mode* | | | | | |
| Workers 16+ | | 7,628 | 22,721 | 17,721 | 322,577 |
| Drove alone | | 31.7% | 34.3% | 37.4% | 38.3% |
| Carpooled | | 9.3% | 6.4% | 5.7% | 7.0% |
| Bus | | 16.7% | 12.1% | 27.9% | 13.2% |
| Subway, Streetcar, or Train | | 27.9% | 32.0% | 13.6% | 20.1% |
| Walked | | 4.7% | 5.2% | 10.3% | 15.2% |
| Biked | | 4.7% | 5.3% | 1.6% | 1.8% |
| Other (Taxi, Motorcycle, Boat, etc.) | | 0.9% | 0.7% | 0.9% | 0.9% |
| Worked from home | | 4.0% | 4.0% | 2.6% | 3.7% |
| Median Commute Time (minutes)* | | 31 | 31 | 28 | 29 |
| Household Vehicle Access* | | | | | |
| No car | | 33.8% | 23.9% | 46.6% | 35.9% |
| 1 car | | 50.8% | 51.4% | 41.7% | 43.1% |
| 2 or more cars | | 15.4% | 24.7% | 11.6% | 21.1% |

Households

| | Study Area Blocks 2010 | Washington St. tracts | Neighborhoods | | Boston 2009-2013 |
|---|------------------------------|--|----------------------------|----------------------|---------------------|
| | | SPA (Tract 813&1203.01&1202.01) 2009-2013 | Jamaica Plain 2009-2013 | Roxbury 2009-2013 | |
| Households | 2,505 | 5,658 | 15,325 | 17,692 | 249,414 |
| Households by Household Type | | | | | |
| Family Household | 51.0% | 50.1% | 49.3% | 56.6% | 47.2% |
| Non-Family Household | 49.0% | 49.9% | 50.7% | 43.4% | 52.8% |
| Household by Household Income* | | | | | |
| <\$10,000 | | 11.2% | 8.5% | 23.3% | 12.3% |
| \$10,000-24,999 | | 20.6% | 10.5% | 25.5% | 16.7% |
| \$25,000-49,999 | | 20.0% | 15.5% | 22.0% | 18.4% |
| \$50,000-74,999 | | 12.4% | 15.7% | 12.4% | 15.2% |
| \$75,000-99,999 | | 12.0% | 13.1% | 7.1% | 10.9% |
| \$100,000-149,999 | | 15.7% | 18.9% | 7.0% | 13.5% |
| \$150,000-199,999 | | 3.8% | 8.1% | 1.9% | 6.0% |
| \$200,000+ | | 4.3% | 9.8% | 0.9% | 7.0% |
| Median Household Income* | | \$ 47,749 | \$ 74,745 | \$ 26,280 | \$ 53,601 |
| Per Capita Income* | | \$ 29,587 | | | \$ 33,964 |
| Household by Household Size | | | | | |
| 1-Person Household | 33.0% | 32.4% | 30.4% | 37.0% | 38.0% |
| 2-Person Household | 30.0% | 34.4% | 36.2% | 25.6% | 31.4% |
| 3-Person Household | 17.0% | 17.2% | 19.2% | 18.1% | 14.7% |
| 4-Person Household and More | 20.0% | 16.0% | 14.3% | 19.3% | 16.0% |
| Average Household Size | 2.4 | 2.4 | 2.4 | 2.3 | 2.3 |
| Housing Tenure | | | | | |
| Total Housing Units | 2579 (2,397 in 2000) | | | | |
| Occupied Housing Units | 2,441 | 5,658 | 15,325 | 17,692 | 249,414 |
| Owner Occupied | 30.5% | 29.7% | 46.5% | 19.6% | 34.1% |
| Renter Occupied | 69.5% | 70.3% | 53.5% | 80.4% | 65.9% |
| Average Length of Residence - Owner-occupied housing | | 8 | 9 | 6 | 9 |
| Housing Units by Units in Structure* | | | | | |
| 1 unit detached | | 8.5% | 17.2% | 4.7% | 12.0% |
| 1 unit attached | | 7.2% | 4.2% | 10.9% | 6.0% |
| 2 units | | 9.4% | 16.1% | 11.7% | 13.2% |
| 3-4 units | | 40.2% | 34.0% | 30.8% | 25.7% |
| 5-9 Units | | 15.1% | 11.3% | 14.6% | 11.5% |
| 10-19 units | | 4.2% | 6.3% | 10.6% | 8.5% |
| 20-49 Units | | 6.1% | 6.0% | 7.4% | 9.1% |
| 50 and More Units | | 9.4% | 4.9% | 9.4% | 13.9% |
| Others | | 0.0% | 0.0% | 0.0% | 0.1% |
| Housing Units by Year Structure Built* | | | | | |
| Built 2010 or later | | 0.3% | 0.2% | 1.0% | 0.3% |
| Built 2000 to 2009 | | 7.4% | 5.7% | 8.5% | 6.8% |
| Built 1990 to 1999 | | 7.4% | 2.7% | 8.8% | 4.0% |
| Built 1980 to 1989 | | 5.7% | 4.8% | 6.6% | 5.4% |
| Built 1970 to 1979 | | 7.0% | 5.5% | 8.6% | 7.1% |
| Built 1960 to 1969 | | 9.2% | 5.9% | 10.4% | 8.0% |
| Built 1940 to 1959 | | 13.1% | 12.3% | 13.3% | 13.0% |
| Built 1939 or earlier | | 49.9% | 62.8% | 42.8% | 55.4% |

* 2010 data for these variable are from the 2006-2010 American Community Survey. The remaining data for 2010 is from the 2010 Decennial Census.

** All 2000-2010

*** Includes Jan-Mar 2000

Notes: Household income data is available from the Census in brackets based on current year dollars. Linear interpolation was used to assign households to income brackets based on 2013 dollars.

Income and housing costs adjusted to reflect 2013 dollars using the Consumer Price Index (CPI).

The number of pre-1939 housing units increased from 2000 to 2010. This may be partly due to sampling issues with the 2006-2010 American Community Survey.

It may also be due to division of pre-1939 single family houses into multiple condos or apartments.

Census Tract 813 in the Washington St. Corridor is in Roxbury, not Jamaica Plain.

Sources: U.S. Census Bureau, 2000 & 2010 Decennial Census, 2006-2010 & 2009-2013 American Community Survey (ACS), BRA Research Division Analysis