Historical Trends in the South Boston Waterfront

- Between 2011 and 2015, payroll jobs increased by 26% throughout the South Boston Waterfront.
- The share of female residents in the labor force increased from 69% in 2000 to 81% in 2017.
- The South Boston Waterfront is still predominantly Non-Hispanic White, but the share of the Asian population increased from 5% in 2000 to 10% in 2017.
- The share of adult residents with at least a Bachelor’s degree increased from 44% in 2000 to 82% in 2017.

The Future for the South Boston Waterfront

- The South Boston Waterfront’s growth is poised to continue, with 6,963 housing units approved for construction between 2014 and 2018.
- 2,334 new housing units were built in the South Boston Waterfront between 2011 and 2018.  

### BPDA Board-Approved Development (in Thousands of Feet²)

<table>
<thead>
<tr>
<th>Year</th>
<th>Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>1,782</td>
</tr>
<tr>
<td>2015</td>
<td>1,777</td>
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<tr>
<td>2016</td>
<td>2,979</td>
</tr>
<tr>
<td>2017</td>
<td>8,120</td>
</tr>
<tr>
<td>2018</td>
<td>3,848</td>
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</tbody>
</table>

### BPDA Board-Approved Housing Units

<table>
<thead>
<tr>
<th>Year</th>
<th>Approved</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>889</td>
</tr>
<tr>
<td>2015</td>
<td>369</td>
</tr>
<tr>
<td>2016</td>
<td>1,470</td>
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<tr>
<td>2017</td>
<td>3,200</td>
</tr>
<tr>
<td>2018</td>
<td>410</td>
</tr>
</tbody>
</table>
People

Population
• According to the 2013-2017 American Community Survey, the South Boston Waterfront had 3,443 residents, less than 1% of Boston’s population.1

Age Distribution
• In 2017, 6% of the South Boston Waterfront’s residents were children (0-17), compared to 16% of Boston’s residents.
• The share of adult (25-64) residents accounted for 81% of the South Boston’s Waterfront population, compared to 58% of Boston’s population.

Diversity
• In 2017, 18% of the South Boston Waterfront’s residents were foreign-born, compared to 28% of Boston’s residents.
• 81% of the South Boston Waterfront’s residents identified as Non-Hispanic White, considerably higher than 45% of Boston’s residents.

Economy

Jobs
• In 2015, the South Boston Waterfront had 37,881 payroll jobs, 30% of which were in Professional, Scientific, and Technical Services.2
• The South Boston Waterfront had 13.4 payroll jobs for every resident worker, 5% of the payroll jobs in Boston.

Labor Force
• In 2017, the South Boston Waterfront’s labor force had 2,820 workers, less than 1% of Boston’s resident labor force.
• 79% of the South Boston Waterfront residents participated in the labor force, higher than 69% of Boston’s residents.
• The top occupations among residents in 2017: Management, Business and Financial Services, and Administrative Support.

Education
• In 2017, 7% of the South Boston Waterfront’s residents were enrolled in college or university, lower than 16% of Boston’s residents.
• 82% of the South Boston Waterfront’s adult residents had at least a Bachelor’s degree, compared to 47% of Boston’s adult residents.

In 2017, the median household income in the South Boston Waterfront was $150,678, considerably higher than $62,021 throughout Boston.

Notes: Demographic data are for the Census-tract approximations of the South Boston Waterfront. Employment data are for the Census-block approximations of the South Boston Waterfront. Development data were calculated on March 5, 2019.


Place

Households and Dorms
• In 2017, 93% of the South Boston Waterfront’s residents lived in households, 50% of which were households with only one person.
• The remaining population lived in college dormitories or other institutions.

Renters and Owners
• In 2017, 61% of the South Boston Waterfront’s housing units were renter-occupied.
• In FY2018, 53% of the South Boston Waterfront’s 887 condominiums were owner-occupied.3
• The median rent was $2,981 throughout the South Boston Waterfront, higher than $1,445 throughout Boston.

Vehicles
• In 2017, 79% of the South Boston Waterfront’s households had at least one vehicle, compared to 66% of Boston’s households.
• The ratio of vehicles to households in the South Boston Waterfront was 0.75, compared to Boston’s ratio of 0.95.