Neighborhood Profiles

Produced by the Boston Planning & Development Agency Research Division, August 2017

Information
For more information about Boston’s demographics or economy, please visit bostonplans.org/research-maps

Please contact us at research@boston.gov with any additional questions.
Neighborhood Profile | Allston

People
Population Growth
• In 2010, Allston had 22,312 residents and made up 4% of Boston’s population.¹
• Allston grew by 17% from 2000 to 2010, rising faster than the city’s growth of 5% over the same time period.

Age Distribution
• 78% of Allston’s residents are between the ages of 18 and 34, compared to only 40% of Boston’s residents.
• The 18-24 age group accounts for over half of Allston’s population, and only 19% of Boston.

| Allston & Boston Residents by Age
| 2010 |
|---|---|---|---|---|---|---|
| <5 | 2% | 5% | 3% | 51% | 12% | 19% |
| 5 - 17 | 14% | 27% | 21% | 14% | 33% | 3% | 10% |

Diversity
• In 2015, 29% of Allston’s population was foreign born, about the same percentage as the city.
• The Asian/Pacific Islander share of Allston’s population is 20%, considerably higher than the 9% share for the city.

| Allston & Boston Residents by Race
| 2010 |
|---|---|---|---|---|---|---|
| White | 57% | 47% | 5% | 5% |
| Black/African American | 13% | 22% | 17% | 4% |
| Hispanic | 20% | 9% | 4% |
| Asian/ PI | 5% | 4% |
| Other | 5% | 4% |

Economy
Jobs
• Allston had 16,522 payroll jobs in 2014, two thirds of which were in the education industry.²
• Allston has more jobs than resident workers, at a ratio of 2.6, and has 3% of the payroll jobs in Boston.

Labor Force
• Allston’s resident labor force had 11,478 people in 2015.
• 61% of Allston’s residents aged 16 and older participated in the labor force, compared to 68% of Boston’s.
• The top occupations for Allston’s residents in 2015: Administrative Support, Sales, and Business & Finance.

Education
• In 2015, 54% of Allston’s residents were enrolled in college or university, much higher than the city college enrollment: 17%.
• 64% of Allston’s residents aged 25 and older in 2015 had a Bachelor’s degree, a higher share than the city as a whole.

| Educational Attainment (Age 25+)
| 2015 |
|---|---|---|
| Allston | Boston |
| Less than High School | 9% | 15% |
| High School or Some College | 27% | 40% |
| Bachelor’s Degree or Higher | 64% | 45% |

Income
• In 2015, the median household income in Allston was $39,717, lower than Boston’s median of $55,777.

### Place

#### Households and Dorms
- 72% of Allston’s residents live in households, of which 38% are families.
- The remaining Allston population (28%) lives in college dorms or other institutions.

#### Household Type

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allston</td>
<td></td>
</tr>
<tr>
<td>Family</td>
<td>22%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>40%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>38%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston</td>
<td></td>
</tr>
<tr>
<td>Family</td>
<td>48%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>37%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>15%</td>
</tr>
</tbody>
</table>

#### Renters and Owners
- In 2015, Allston had 1,400 condos, 22% of which were owner occupied.
- The median rent in Allston was $1,585 in 2015, compared to $1,320 for Boston as a whole.

### Trends

#### Historical Trends in Allston
- The population of Allston grew 17% and occupied housing units grew by 5% from 2000 to 2010.
- The young adult population, ages 18 to 24, increased by almost one third from 2000 to 2010.
- The Asian population grew by one third from 2000 to 2010.
- Payroll jobs in Allston more than doubled between 2011 and 2014.
- The number of cars per household has declined since 2000 from .84 to .61.
- The rental/owner split has remained stable at about 90% renters from 2000 to 2015.

#### The Future for Allston
- Allston’s growth is poised to continue, with 1,857 new housing units approved for construction since 2010.

### Vehicles
- 53% of Allston households in 2015 had at least one vehicle, compared to 65% of Boston households.
- The ratio of vehicles to households in Allston was .61 in 2015, lower than the city ratio of 0.91.

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People

Population Growth
• Back Bay had a population of 17,577 people in 2015, 2% of Boston’s population.¹
• Back Bay’s population grew by 5.4% from 2000 to 2015, slower than the city’s growth of 10%.

Age Distribution
• Only 3% of Back Bay residents were school-aged children in 2015, compared to 11% of the Boston population.
• Back Bay has higher shares of both 25-34 year olds and those over 65 than the city as a whole.

Income
• The median household income in Back Bay in 2015 was $88,469, significantly higher than Boston’s median income of $55,777.

Economy

Jobs
• Back Bay had 52,623 payroll jobs in 2014, 17% of which are in Finance and Insurance.²
• Back Bay has 6.57 payroll jobs per resident worker, and 9.3% of the city’s payroll jobs.

Labor Force
• Back Bay’s resident labor force had 11,530 people in 2015, 3% of Boston’s resident labor force.
• 63% of Back Bay residents aged 16 and over participate in the labor force, lower than the 68% participation rate for Boston.
• The top occupations for Back Bay residents in 2015: Management, Business, and Finance.

Education
• 22% of Back Bay residents were enrolled in college or university in 2015, higher than the college enrollment for Boston: 17%.
• Eighty-six percent of Back Bay residents age 25 and older have a Bachelor’s degree, nearly double the rate of the city as a whole.

Diversity
• About 20% of Back Bay residents were foreign born in 2015, compared with about 27% of Boston residents.
• About 76% of Back Bay residents were non-Hispanic Whites in 2015, a higher share than Boston (46%).

Neighborhood Profile | Back Bay

**Place**

*Households and Dorms*
- 91% of Back Bay residents live in households, 32% of which are families.
- The remaining Back Bay population lives in college dorms or other institutions.

**Historical Trends in Back Bay**
- The Back Bay population grew by 5% from 2000 to 2015, while the number of occupied housing units fell slightly.
- From 2000 to 2015, the share of 18 to 24 year olds fell and the share of 25 to 34 year olds increased.
- More Asian and Hispanic residents have increased the diversity of the neighborhood, but 3/4 of the population are still non-Hispanic Whites.
- The number of payroll jobs in Back Bay has grown 10% from 2011 to 2014.
- An increasing share of housing units are owner-occupied, up from 31% in 2000 to 33% in 2015.
- The share of households owning a car fell from 62% in 2000 to 53% in 2015.

**The Future for Back Bay**
- Back Bay's growth is poised to continue, with 1,417 new units of housing approved for construction between 2010 and 2016.

**Renters and Owners**
- In 2015, Back Bay had 5,395 condos, 43% of which were owner occupied.
- The median rent in Back Bay in 2015 was $2,030, higher than Boston's median of $1,320.

**Vehicles**
- 53% of Back Bay households in 2015 had at least one vehicle, compared to 65% of Boston households.
- The ratio of vehicles to households in Back Bay was 0.67 in 2015, lower than the 0.91 ratio for the city as a whole.

**People**

**Population Growth**
- Beacon Hill had a population of 9,305 in 2015, 1.4% of Boston’s population.¹
- Beacon Hill grew by 2.8% from 2000 to 2015, slower than the city’s growth of 10% over the same time period.

**Age Distribution**
- Only 3.7% of Beacon Hill residents were school age children in 2015, compared to 11% of the Boston population.
- Beacon Hill has a much larger share of 25 to 34 year olds than the city as a whole.

**Economy**

**Jobs**
- Beacon Hill had 3,496 payroll jobs in 2014, 41% of which were in Public Administration.²
- Beacon Hill has 0.68 payroll jobs for every resident worker, and 0.6% of the payroll jobs in Boston.

**Labor Force**
- Beacon Hill’s resident labor force had 6,922 people in 2015, less than 2% of Boston’s total labor force.
- 82% of Beacon Hill residents age 16 or older participate in the labor force, compared to 68% for Boston.
- The top occupations of Beacon Hill residents in 2015: Business and Finance, Management, and Sales.

**Education**
- 10% of Beacon Hill residents were enrolled in college or university in 2015, a lower share than the city as a whole (17%).
- In 2015, 90% of Beacon Hill residents age 25 and older had a Bachelor’s degree, double the citywide average.

**Diversity**
- About 10% of Beacon Hill residents were foreign born in 2015, compared with about 27% of Boston residents.
- 87% of Beacon Hill residents are non-Hispanic Whites.

**Income**
- The median household income in Beacon Hill in 2015 was $93,033, higher than the Boston median of $55,777.

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### Neighborhood Profile | Beacon Hill

#### Place

**Households and Dorms**
- All Beacon Hill residents live in households, 26% of which are families.
- Over half of Beacon Hill households have only one person.

#### Household Type

**2015**

<table>
<thead>
<tr>
<th>Family</th>
<th>One-person Household</th>
<th>Household of Non-relatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>26%</td>
<td>55%</td>
<td>19%</td>
</tr>
<tr>
<td>48%</td>
<td>37%</td>
<td>15%</td>
</tr>
</tbody>
</table>

#### Renters and Owners

- In 2015, Beacon Hill had 2,437 condos, 43% of which were owner occupied.³
- Beacon Hill’s median rent in 2015 was $1,810, higher than the city’s median rent of $1,320.

#### Beacon Hill Occupied Housing Units

**1950-2015**

<table>
<thead>
<tr>
<th>Year</th>
<th>Owner-occupied</th>
<th>Renter-occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>88%</td>
<td>12%</td>
</tr>
<tr>
<td>1960</td>
<td>90%</td>
<td>10%</td>
</tr>
<tr>
<td>1970</td>
<td>90%</td>
<td>10%</td>
</tr>
<tr>
<td>1980</td>
<td>83%</td>
<td>17%</td>
</tr>
<tr>
<td>1990</td>
<td>72%</td>
<td>28%</td>
</tr>
<tr>
<td>2000</td>
<td>69%</td>
<td>31%</td>
</tr>
<tr>
<td>2010</td>
<td>66%</td>
<td>34%</td>
</tr>
<tr>
<td>2015</td>
<td>67%</td>
<td>33%</td>
</tr>
</tbody>
</table>

#### Trends

**Historical Trends in Beacon Hill**
- The Beacon Hill population grew by only 2.8% and occupied housing units were virtually unchanged from 2000 to 2015.
- From 2000 to 2015, the share of 18 to 24 year olds decreased and the share of 25 to 34 year olds increased.
- The foreign-born share of Beacon Hill’s population fell from 15% in 2000 to 10% in 2015.
- From 2000 to 2015 the share of Beacon Hill adults with at least a Bachelor’s degree grew from 79% to 90%.
- Payroll jobs in Beacon Hill increased by 3.8% from 2011 to 2014.
- The owner-occupancy rate in Beacon Hill has increased from 31% in 2000 to 33% in 2015.
- The share of Beacon Hill households with a car fell from 65% in 2000 to 42% in 2015.

**The Future for Beacon Hill**
- Beacon Hill will continue to grow slowly with only one new large development (33-61 Temple Street) approved since 2010.⁴

#### Vehicles

- 42% of Beacon Hill’s households own at least one car, lower than the city average of 65%.
- The ratio of vehicles to households in Beacon Hill was only 0.49 in 2015, lower than 0.91 for the city average.

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**People**

**Population Growth**
- Brighton had 52,685 people in 2010, 9% of Boston's population.¹
- Brighton's population grew by 4.2% from 2000 to 2010, similar to the city's growth of 4.8%.

**Age Distribution**
- In 2010, 60% of Brighton's residents are between the ages of 18 and 34, compared to only 40% of the Boston population.
- In 2010, residents aged 35 to 64 make up only 22% of Brighton's population, and 33% of Boston's population.

**Diversity**
- In 2015, 24% of Brighton's population was foreign born, which was only a tad lower than the city's 27%.²
- Brighton had higher shares of Whites and Asians than Boston as a whole.

**Education**

**Jobs**
- Brighton had 16,860 payroll jobs in 2014. One third of these jobs were in Healthcare & Social Assistance.³
- Brighton has .75 payroll jobs per resident worker living in Brighton, and 3% of Boston's payroll jobs.

**Labor Force**
- Brighton's resident labor force was 28,825 in 2015, making up 7.6% of Boston's resident labor force.
- 66% of Brighton residents aged 16 and older participated in the labor force, compared to 68% for Boston.
- The top occupations for Brighton residents in 2015: Education, Administrative Support, and Management.

**Income**
- Median household income in Brighton in 2015 was $50,110, slightly lower than the Boston median of $55,777.

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¹ Brighton had 52,685 people in 2010, 9% of Boston's population.
² In 2015, 24% of Brighton's population was foreign born.
³ Brighton had 16,860 payroll jobs in 2014.
Neighborhood Profile | Charlestown

People

Population Growth
- Charlestown had a population of 18,058 in 2015, 2.8% of Boston’s total population.¹
- Charlestown’s population has increased by 19% from 2000 to 2015, faster than the city’s growth of 10%.

Age Distribution
- Only 5% of Charlestown residents were aged 18 to 24 in 2015, compared to 19% of the Boston population.
- Charlestown has the highest share of young children of any neighborhood.

<table>
<thead>
<tr>
<th>Charlestown &amp; Boston Residents by Age</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Charlestown</td>
<td></td>
</tr>
<tr>
<td>Boston</td>
<td></td>
</tr>
</tbody>
</table>

Diversity
- Only about 17% of residents in Charlestown were foreign born in 2015, compared with about 27% of Boston residents.
- About 70% of Charlestown residents were non-Hispanic Whites in 2015, a higher share than Boston.

<table>
<thead>
<tr>
<th>Charlestown &amp; Boston Residents by Race</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>Boston</td>
<td>45%</td>
</tr>
<tr>
<td>Charlestown</td>
<td>70%</td>
</tr>
</tbody>
</table>

Economy

Jobs
- Charlestown had 16,626 payroll jobs in 2014, about 35% of which were in Health Care and Social Assistance.²
- Charlestown has 1.85 payroll jobs for every resident worker, compared to 2.05 for Boston.

Labor Force
- Charlestown’s resident labor force had 11,193 people in 2015, almost 3% of the city’s resident labor force.
- 76% of Charlestown residents ages 16 and over participate in the labor force, compared to 68% for Boston.
- The top occupations of Charlestown residents in 2015: Management, Business and Finance, and Sales.

Education
- Only 6% of Charlestown residents were enrolled in college or university in 2015, a lower share than the city as a whole (17%).
- In 2015, 62% of Charlestown residents aged 25 and older had a Bachelor’s degree, compared with 45% of Boston residents.

<table>
<thead>
<tr>
<th>Educational Attainment (Age 25+)</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Charlestown</td>
<td></td>
</tr>
<tr>
<td>Boston</td>
<td></td>
</tr>
</tbody>
</table>

Income
- Charlestown has a median household income of $91,067, higher than the city’s median household income of $55,777.

### Place

**Households and Dorms**
- Over 99% of Charlestown residents live in households, 46% of which are families.
- Almost half of Charlestown households have only one person.

**Household Type 2015**

<table>
<thead>
<tr>
<th></th>
<th>Charlestown</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>47%</td>
<td>48%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>42%</td>
<td>37%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>12%</td>
<td>15%</td>
</tr>
</tbody>
</table>

**Renters and Owners**
- In 2015, Charlestown had 3,298 condos, 70% of which were owner occupied.
- Charlestown’s median rent in 2015 was $1,127, lower than the city’s median rent of $1,320.

**Charlestown Occupied Housing Units 1950-2010**

<table>
<thead>
<tr>
<th>Year</th>
<th>Owner-occupied</th>
<th>Renter-occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>76%</td>
<td>24%</td>
</tr>
<tr>
<td>1960</td>
<td>72%</td>
<td>28%</td>
</tr>
<tr>
<td>1970</td>
<td>68%</td>
<td>32%</td>
</tr>
<tr>
<td>1980</td>
<td>68%</td>
<td>32%</td>
</tr>
<tr>
<td>1990</td>
<td>67%</td>
<td>33%</td>
</tr>
<tr>
<td>2000</td>
<td>59%</td>
<td>41%</td>
</tr>
<tr>
<td>2010</td>
<td>54%</td>
<td>46%</td>
</tr>
<tr>
<td>2015</td>
<td>57%</td>
<td>43%</td>
</tr>
</tbody>
</table>

**Vehicles**
- 75% of Charlestown’s households own at least one car, higher than the city average of 65%.
- The ratio of vehicles to households in Charlestown was 1.04 in 2015, higher than the city ratio of 0.91.

### Trends

**Historical Trends in Charlestown**
- The population grew by 19% and occupied housing units grew by 15% from 2000 to 2015.
- The share of the population under age 5 grew from 6% in 2000 to 9% in 2015.
- From 2000 to 2015, the Asian population share grew from 5% to 9%, and the Black/African-American share grew from 4% to 9%.
- The share of Charlestown adults with at least a Bachelor’s degree grew from 51% in 2000 to 62% in 2015.
- Charlestown has become more residential: while the population grew, payroll jobs in Charlestown fell by 6% from 2011 to 2014.
- The owner-occupancy rate in Charlestown has increased slightly from 41% in 2000 to 43% in 2015.
- The share of Charlestown households with cars has increased from 72% in 2000 to 75% in 2015.

**The Future for Charlestown**
- Charlestown’s growth is poised to continue with 861 new units of housing approved for construction since 2010.

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

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>266</td>
<td>138</td>
<td>93</td>
<td>1,417</td>
<td>180</td>
<td>309</td>
</tr>
</tbody>
</table>

**BPDA Board-Approved Housing Units 2010-2016**

<table>
<thead>
<tr>
<th>Year</th>
<th>Affordable Units</th>
<th>Market Rate Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>61</td>
<td>178</td>
</tr>
<tr>
<td>2012</td>
<td>13</td>
<td>99</td>
</tr>
<tr>
<td>2013</td>
<td>4</td>
<td>84</td>
</tr>
<tr>
<td>2014</td>
<td>13</td>
<td>147</td>
</tr>
<tr>
<td>2015</td>
<td>46</td>
<td>353</td>
</tr>
</tbody>
</table>

**People**

**Population Growth**
- Dorchester had a population of 124,489 in 2015, 19% of Boston’s total population.¹
- Dorchester’s population has increased by 4.7% from 2000 to 2015, slower than the city’s growth of 10%.

**Age Distribution**
- About 17% of Dorchester residents were school age children in 2015, higher than the citywide share of 11%.
- Dorchester has higher shares of both 5-17 year olds and 35 to 64 year olds than the city as a whole.

![Dorchester & Boston Residents by Age](chart)

**Diversity**
- About 34% of Dorchester residents were foreign born in 2015, compared with about 27% of Boston residents.
- About 44% of Dorchester residents were Black/African-American in 2015, a higher share than Boston (23%).

![Dorchester & Boston Residents by Race](chart)

**Economy**

**Jobs**
- Dorchester had 25,436 payroll jobs in 2014, 22% in health care and social assistance and 21% in education.²
- Dorchester has 0.5 payroll jobs for every resident worker. Boston has 2.05 payroll jobs for every resident worker.

**Labor Force**
- Dorchester’s resident labor force had 68,104 people in 2015, 18% of Boston’s resident labor force.
- 69% of Dorchester residents age 16 and over participate in the labor force, about the same as the city’s labor force participation.
- The top occupations for residents in Dorchester in 2015: Administrative Support, Management, and Sales.

**Education**
- 8% of Dorchester residents were enrolled in college or university in 2015, a lower share that the city as a whole (17%).
- Twenty-five percent of Dorchester residents age 25 and older had a Bachelor’s degree, compared with 45% of Boston residents.

![Educational Attainment (Age 25+)](chart)

**Income**
- The median household income in Dorchester in 2015 was $47,200, lower than the Boston median of $55,777.

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**Place**

**Households and Dorms**
- 99% of Dorchester residents live in households, 62% of which are families.

**Trends**

**Historical Trends in Dorchester**
- The population grew by 4.7% and occupied housing units grew by 6.7% from 2000 to 2015.
- Payroll jobs in Dorchester increased slightly by 1.2% from 2011 to 2014.
- The owner-occupancy rate in Dorchester has remained between 33% and 34% since 1990.
- The share of Dorchester households with cars has increased from 66% in 2000 to about 69% in 2015.
- The foreign-born share of Dorchester’s population has grown from 31% in 2000 to 34% in 2015.
- From 2000 to 2015 the share of Dorchester adults with at least a Bachelor’s degree grew from 18% to 25%.

**The Future for Dorchester**
- Dorchester’s growth is poised to continue with 2,031 new units of housing approved for construction from 2010 through 2016.

**Renters and Owners**
- In 2015, Dorchester had 4,351 condos, 63% of which were owner occupied.
- Dorchester’s median rent in 2015 was $1,192, lower than the city’s median rent of $1,320.

**Vehicles**
- 69% of Dorchester households own at least one car, higher than the city average of 65%.
- The ratio of vehicles to households in Dorchester was 0.98 in 2015, higher than the city ratio of 0.91.
People

Population Growth
- Downtown had a population of 16,903 in 2015, 2.6% of Boston's total population.1
- Downtown's population grew by 48% from 2000 to 2015, much faster than the city's growth of 10%.

Age Distribution
- Only 4% of Downtown residents were school age children in 2015, compared to 12% of the Boston population.
- Downtown has higher shares of both 18-24 year olds and those over 65 than the city as a whole.

Diversity
- About 34% of Downtown residents were foreign born in 2015, compared with about 27% of Boston residents.
- In 2015, about 31% of Downtown residents were Asian/Pacific Islander, a higher share than Boston (9%).

Economy

Jobs
- Downtown had 178,233 payroll jobs in 2014, 24% of which were in Finance and Insurance.2
- Downtown has 28 payroll jobs for every resident worker, and 31% of the payroll jobs in Boston.

Labor Force
- Downtown's resident labor force had 9,886 people in 2015, 2.6% of Boston's resident labor force.
- 63% of Downtown residents age 16 and over participate in the labor force, compared to 68% for Boston.
- The top occupations for residents of Downtown in 2015: Management, Business and Finance, Food Preparation and Serving.

Education
- 28% of Downtown residents were enrolled in college or university in 2015, a higher share than the city as a whole (17%).
- Fifty-eight percent of Downtown residents age 25 and older had a Bachelor’s degree, higher than Boston residents (45%).

Income
- The median household income in Downtown in 2015 was $65,090, higher than the Boston median of $55,777.

Neighborhood Profile | Downtown

Place

Households and Dorms

- 77% of Downtown residents live in households, 36% of which are families. The remaining population lives in dorms or other institutions.

Household Type

2015

<table>
<thead>
<tr>
<th>Family</th>
<th>One-person Household</th>
<th>Household of Non-relatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>36%</td>
<td>51%</td>
<td>13%</td>
</tr>
</tbody>
</table>

Renters and Owners

- In 2015, Downtown had 3,201 condos, 44% of which were owner occupied.3
- Downtown’s median rent in 2015 was $1,760, higher than the city’s median rent of $1,320.

Downtown Occupied Housing Units

1950-2015

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>88%</td>
<td>95%</td>
<td>96%</td>
<td>91%</td>
<td>78%</td>
<td>76%</td>
<td>71%</td>
<td>72%</td>
</tr>
</tbody>
</table>

Vehicles

- 42% of Downtown’s households own at least one car, lower than the city average of 65%.
- The ratio of vehicles to households in Downtown was 0.5 in 2015, lower than the city ratio of 0.91.

Trends

Historical Trends in Downtown

- The Downtown population grew by 48% and occupied housing units grew by 39% from 2000 to 2015.
- Payroll jobs in Downtown increased by 12% from 2011 to 2014.
- The owner-occupancy rate in Downtown has increased from 24% in 2000 to 28% in 2015.
- The share of Downtown households with cars has fallen from 45% in 2000 to 42% in 2015.
- The foreign born share of Downtown’s population fell from a recent high of 42% in 1990 to 34% in 2015.
- From 2000 to 2015 the share of Downtown adults with at least a Bachelor’s degree grew from 42% to 58%.

The Future for Downtown

- Downtown’s growth is poised to continue, with 4,990 new units of housing approved for construction between 2010 and 2016.4

BPDA Board-Approved Development (in Thousands of Feet²)

2010-2016

<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>797</td>
<td>2,780</td>
<td>5,736</td>
<td>144</td>
<td>973</td>
<td>1,926</td>
<td></td>
</tr>
</tbody>
</table>

People

Population Growth
• East Boston had 44,989 residents in 2015, 7% of Boston.¹
• East Boston grew by 17% from 2000 to 2015, faster than the city's growth of 10% over the same time period.

Age Distribution
• 21% of East Boston residents are children, compared to 17% in Boston as a whole.
• The 5-17 age group decreased from 16% in 2000 to 14% in 2015.

Economy

Jobs
• East Boston had 21,076 jobs in 2014, 44% of which were in transportation and warehousing.²
• The number of East Boston payroll jobs has grown 6% since 2011.

Labor Force
• East Boston's labor force had 27,736 people in 2015.
• 75% of East Boston residents age 16 and older participated in the labor force, compared to 68% for Boston.
• The top occupations of East Boston residents in 2015: Food Preparation/Serving, Building & Grounds Maintenance, and Administrative Support

Education
• 6% of total East Boston residents in 2015 were enrolled in a college or university.
• About a fifth of East Boston residents age 25 and older in 2015 had obtained a bachelor’s degree or higher.

Diversity
• In 2015, more than half of East Boston's population was foreign born, compared to 23% in 1990.
• The Hispanic/Latino population has increased dramatically from 1% in 1970 to 58% in 2015.

Neighborhood Profile | East Boston

**Place**

Households and Dorms
- More than 99% of East Boston residents live in households, 58% of which are families.

**Household Type**

<table>
<thead>
<tr>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston</td>
</tr>
<tr>
<td>East Boston</td>
</tr>
<tr>
<td>Family</td>
</tr>
<tr>
<td>One-person Household</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
</tr>
<tr>
<td>Boston</td>
</tr>
<tr>
<td>East Boston</td>
</tr>
<tr>
<td>Family</td>
</tr>
<tr>
<td>One-person Household</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
</tr>
</tbody>
</table>

Renters and Owners
- Since 1950, approximately 70-75% of East Boston households have been rentals, about the same as Boston as a whole.
- The median rent in East Boston in 2015 was $1,139, compared to $1,320 for Boston as a whole.

**East Boston Occupied Housing Units**

1950-2015

<table>
<thead>
<tr>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
</tr>
<tr>
<td>1960</td>
</tr>
<tr>
<td>1970</td>
</tr>
<tr>
<td>1980</td>
</tr>
<tr>
<td>1990</td>
</tr>
<tr>
<td>2000</td>
</tr>
<tr>
<td>2010</td>
</tr>
<tr>
<td>2015</td>
</tr>
</tbody>
</table>

- Owner-occupied
- Renter-occupied

**Trends**

Historical Trends in East Boston
- The population grew 17% and occupied housing units grew 10% from 2000 to 2015.
- Transportation and warehousing are the largest industries in East Boston, accounting for nearly half of all payroll jobs.
- From 2000 to 2015, the share of East Boston residents age 16 and older participating in the labor force grew from 59% to 75%.
- In 1970, East Boston had less than 500 Hispanic residents. By 2015 more than half of the population was Hispanic.
- In 2015, more than half of East Boston’s population was foreign born, compared to just 16% in 1970.
- The percentage of East Boston residents age 25 and over with a Bachelor’s degree doubled between 2000 and 2015.

The Future for East Boston
- East Boston’s growth is poised to continue with 2,828 new units of housing approved between 2010 and 2015.

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

2010-2015

<table>
<thead>
<tr>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>327</td>
<td>22</td>
<td>499</td>
<td>468</td>
<td>1,481</td>
<td></td>
</tr>
</tbody>
</table>

**BPDA Board-Approved Housing Units**

2010-2015

<table>
<thead>
<tr>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>42</td>
<td>259</td>
<td>71</td>
<td>191</td>
<td>1,220</td>
</tr>
</tbody>
</table>

Affordable Units  Market Rate Units

Neighborhood Profile | Fenway

People

Population Growth
- Fenway had 32,210 residents in 2015, 5% of Boston’s total population.¹
- Fenway’s population grew by 6.8% from 2000 to 2015, compared to the city’s growth of 10%.

Age Distribution
- Only 1.6% of Fenway residents were school-age children in 2015, compared to 12% of the Boston population.
- Fenway’s share of 18-24 year olds is triple that of Boston as a whole.

Economy

Jobs
- Fenway had 16,126 payroll jobs in 2014, 28% of which are in Accommodation and Food Services.²
- Fenway has 0.5 payroll jobs for every resident worker, and 2% of the payroll jobs in Boston.

Labor Force
- Fenway’s resident labor force had 17,766 people in 2015, 4.7% of Boston’s resident labor force.
- 56% of Fenway residents age 16 and over participate in the labor force, lower than Boston’s 68% labor participation rate.
- The top occupations for residents of Fenway in 2015: Office and Administrative support, Education, Training, and Library occupations, and Business and Finance.

Education
- 6% of total East Boston residents in 2015 were enrolled in a college or university.
- About a fifth of East Boston residents age 25 and older in 2015 had obtained a bachelor’s degree or higher.

Diversity
- About 25% of Fenway residents were foreign born in 2015, about the same as the 27% citywide share.
- About 19% of Fenway residents were Asian/Pacific Islander in 2015, a higher share than Boston (9%).

Income
- The median household income in Fenway in 2015 was $34,483, lower than the Boston median of $55,777.

Households

- 57% of Fenway residents live in households, only 15% of which are families. The remaining population lives in dorms or other institutions.

Historical Trends in Fenway

- The population grew by 6.8% and occupied housing units decreased by 6.4% from 2000 to 2015.
- Payroll jobs in Fenway increased by 16% from 2011 to 2014.
- The owner-occupancy rate in Fenway has remained at 11-12% since 2000.
- The share of Fenway households with cars has fallen from 53% in 2000 to 33% in 2015.
- The foreign born share of Fenway’s population rose from 22% in 2000 to 25% in 2015.
- From 2000 to 2015 the share of Fenway adults with at least a Bachelor’s degree grew from 66% to 74%.

The Future for Fenway

- Fenway’s growth is poised to continue, with 2,126 new units of housing approved for construction between 2010 and 2016.4

Renters and Owners

- In 2015, Fenway had 3,422 condos, 26% of which were owner occupied.3
- Fenway’s median rent in 2015 was $1,614, higher than the city’s median rent of $1,320.

Vehicles

- 33% of Fenway’s households own at least one car, lower than the city average of 65%.
- The ratio of vehicles to households in Fenway was 0.33 in 2015, lower than the city ratio of 0.91.
People

Population Growth
• Hyde Park had 35,585 residents in 2015, 2.6% of Boston’s total population.¹
• Hyde Park’s population grew by 11% from 2000 to 2015, slightly faster than the city’s growth of 10%.

Age Distribution
• 17% of Hyde Park residents were school age children in 2015, higher than the 12% share of the Boston population.
• Hyde Park also has a higher share of 35-64 year olds than the city as a whole.

<table>
<thead>
<tr>
<th>Hyde Park &amp; Boston Residents by Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
</tr>
</tbody>
</table>

![Hyde Park & Boston Residents by Age](chart)

Diversity
• In 2015, about 28% of Hyde Park residents were foreign born, roughly the same as Boston’s 27% foreign born share.
• About 45% of Hyde Park residents were Black/African-American in 2015, double the citywide share.

Education

• In 2015, 9% of Hyde Park residents were enrolled in college or university, a lower share than the city as a whole (17%).
• 58% of Hyde Park residents age 25 and older have a Bachelor’s degree, compared with 45% of Boston residents.

<table>
<thead>
<tr>
<th>Educational Attainment (Age 25+)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
</tr>
</tbody>
</table>

![Educational Attainment](chart)

Economy

Jobs
• Hyde Park had 4,900 payroll jobs in 2014, 18% of which are in retail trade.²
• Hyde Park has only 0.13 payroll jobs for every resident worker, and less than 1% of the payroll jobs in Boston.

Labor Force
• Hyde Park’s resident labor force had 19,581 people in 2015, 5% of Boston’s resident labor force.
• 69% of Hyde Park residents age 16 and over participate in the labor force, about the same as Boston’s 68% labor force participation rate.
• The top occupations for residents of Hyde Park in 2015: Office and Administrative Support, Healthcare support, and Management.

Education
• In 2015, 9% of Hyde Park residents were enrolled in college or university, a lower share than the city as a whole (17%).
• 58% of Hyde Park residents age 25 and older have a Bachelor’s degree, compared with 45% of Boston residents.

Income
• The median household income of Hyde Park in 2015 was $65,260, higher than the Boston median of $55,777.

### Place

#### Households

- 95% of Hyde Park residents live in households, 69% of which are families. The remaining population lives in dorms or other institutions.

#### Household Type

<table>
<thead>
<tr>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hyde Park</td>
</tr>
<tr>
<td>Boston</td>
</tr>
</tbody>
</table>

- Family: 69%
- One-person Household: 25%
- Household of Non-relatives: 5%

#### Renters and Owners

- In 2015, Hyde Park had 810 condos, 60% of which were owner occupied.
- Hyde Park’s median rent in 2015 was $1,147, lower than the city’s median rent of $1,320.

### Trends

#### Historical Trends in Hyde Park

- From 2000 to 2015, Hyde Park’s population grew by 11% and its occupied housing units grew by 6%.
- The young adult age group (18-24) grew by 27% from 2000 to 2015.
- The female labor force participation rate has increased from 59% to 69% from 2000 to 2015.
- The share of Hyde Park households with a vehicle grew from 81% to 85% from 2000 to 2015.
- Since 2000, the share of the population (25+) with a Bachelor’s degree rose from 20% to 26%.
- The non-Hispanic White share of the population fell from 42% to 26% since 2000 while the Hispanic share grew from 13% to 24%.

#### The Future for Hyde Park

- Hyde Park’s growth is poised to continue, with 1,026 new units of housing approved for construction between 2010 and 2016.

### Vehicles

- 81% of Hyde Park’s households own at least one car, higher than the city average of 65%.
- The ratio of vehicles to households in Hyde Park was 1.42 in 2015, higher than the city ratio of 0.91.

---

People

Population Growth
• Jamaica Plain had 39,240 residents in 2015, 6% of Boston’s population.¹
• Jamaica Plain grew by 8% from 2000 to 2015, slightly slower than the city’s growth of 10%.

Age Distribution
• About 17% of Jamaica Plain residents are children, same as in Boston as a whole.
• Jamaica Plain has a lower share of 18-24 years olds (9%) compared to Boston (17%).

<table>
<thead>
<tr>
<th>Jamaica Plain &amp; Boston Residents by Age</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td></td>
</tr>
<tr>
<td>Jamaican Plain</td>
<td>Boston</td>
</tr>
<tr>
<td>&lt;5</td>
<td>5%</td>
</tr>
<tr>
<td>5-17</td>
<td>11%</td>
</tr>
<tr>
<td>18-24</td>
<td>11%</td>
</tr>
<tr>
<td>25-34</td>
<td>27%</td>
</tr>
<tr>
<td>35-64</td>
<td>36%</td>
</tr>
<tr>
<td>&gt;65</td>
<td>10%</td>
</tr>
</tbody>
</table>

Diversity
• In 2015, about 23% of Jamaica Plain’s population was foreign born, compared to Boston’s share of 27%.
• More than 50% of Jamaica Plain’s population is White, higher than Boston’s share of 46%.

<table>
<thead>
<tr>
<th>Jamaica Plain &amp; Boston Residents by Race</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Race</td>
<td></td>
</tr>
<tr>
<td>Jamaican Plain</td>
<td>Boston</td>
</tr>
<tr>
<td>White</td>
<td>54%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>12%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>25%</td>
</tr>
<tr>
<td>Asian/.PI</td>
<td>6%</td>
</tr>
<tr>
<td>Other</td>
<td>3%</td>
</tr>
</tbody>
</table>

Economy

Jobs
• Jamaica Plain had 12,899 jobs in 2014, 52% of which were in Healthcare and Social Assistance.²
• Jamaica Plain has 0.68 payroll jobs per resident worker, and 2% of the payroll jobs in Boston.

Labor Force
• Jamaica Plain’s labor force had 24,830 people in 2015, 7% of Boston’s resident labor force.
• 75% of Jamaica Plain’s residents age 16 and older participate in the labor force, higher than Boston’s 68%.
• The top occupations of Jamaica Plain residents in 2015:

Education
• In 2015, 11% of all Jamaica Plain residents were enrolled in a college or university, lower than Boston’s enrollment of 17%.
• More than 63% of Jamaica Plain residents age 25 and older in 2015 had obtained a bachelor’s degree or higher, higher than Boston’s share of 45.

<table>
<thead>
<tr>
<th>Educational Attainment (Age 25+)</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamaican Plain</td>
<td>Boston</td>
</tr>
<tr>
<td>Less than High School</td>
<td>High School or Some College</td>
</tr>
<tr>
<td>8%</td>
<td>29%</td>
</tr>
<tr>
<td>15%</td>
<td>40%</td>
</tr>
</tbody>
</table>

Income
• The median household income in Jamaica Plain in 2015 was $76,968, higher than the Boston median of $55,777.

**Neighborhood Profile | Jamaica Plain**

**Place**

**Households**
- About 97% of Jamaica Plain residents live in households, 50% of which are families. The remaining population lives in dorms or other institutions.

**Household Type**
- **2015**

<table>
<thead>
<tr>
<th></th>
<th>Family</th>
<th>One-person Household</th>
<th>Household of Non-relatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jamaica Plain</td>
<td>50%</td>
<td>30%</td>
<td>19%</td>
</tr>
<tr>
<td>Boston</td>
<td>48%</td>
<td>37%</td>
<td>15%</td>
</tr>
</tbody>
</table>

**Renters and Owners**
- In 2015, Jamaica Plain had 4,372 condos, 73% of which were owner-occupied.³
- The median rent in Jamaica Plain in 2015 was $1,354, about the same as $1,320 for Boston as a whole.

**Jamaica Plain Occupied Housing Units**
- **1950-2015**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>%</td>
<td>71%</td>
<td>69%</td>
<td>71%</td>
<td>68%</td>
<td>64%</td>
<td>61%</td>
<td>55%</td>
<td>55%</td>
</tr>
</tbody>
</table>

**Vehicles**
- 76% of Jamaica Plain households in 2015 had at least one vehicle, a higher rate than all Boston households (65%).
- The ratio of vehicles to households in Jamaica Plain was 1.07 in 2015, higher than the 0.91 ratio for the city as a whole.

**Trends**

**Historical Trends in Jamaica Plain**
- The population grew 9% and occupied housing units grew 12% from 2000 to 2015.
- The share of school-age children has fallen from 15% in 2000 to 11% in 2015, while the share of 25-34 year olds has risen from 22% to 27%.
- From 2000 to 2015, the share of the age 25+ population with a Bachelor’s degree rose from 45% to 63%.
- The non-Hispanic White share of the population rose from 49% in 2000 to 54% in 2015.
- The number of payroll jobs in Jamaica Plain has grown 20% from 2011 to 2014.
- The share of households owning a car rose from 73% to 76% from 2000 to 2015.

**The Future for Jamaica Plain**
- Jamaica Plain’s growth is poised to continue, with 1,666 new units of housing approved from 2010 through 2016.⁴

**BPDA Board-Approved Development (in Thousands of Feet²)**
- **2010-2016**

<table>
<thead>
<tr>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>139</td>
<td>23</td>
<td>193</td>
<td>578</td>
<td>506</td>
<td>208</td>
<td>449</td>
</tr>
</tbody>
</table>

**BPDA Board-Approved Housing Units**
- **2010-2016**

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>88</td>
<td>196</td>
<td>538</td>
<td>256</td>
<td>159</td>
<td>111</td>
<td></td>
</tr>
</tbody>
</table>

---

Neighborhood Profile | Longwood

People

Population Growth
- Longwood had 5,233 residents in 2015, less than 1% of Boston’s population.¹
- Longwood’s population grew by 34% from 2000 to 2015, faster than the city’s growth of 10% over the same time period.

Age Distribution
- In 2015, 87% of Longwood’s population belonged to the 18 to 24 year old age group.
- Boston’s population is more diverse in terms of age than Longwood.

![Longwood & Boston Residents by Age](image)

Diversity
- In 2015, 14% of Longwood’s population was foreign born, compared to 27% for Boston as a whole.
- Longwood’s residents are 71% non-Hispanic Whites, a higher share than Boston as a whole.

![Longwood & Boston Residents by Race](image)

Economy

Jobs
- Longwood had 15,544 payroll jobs in 2014, 40% of which were in the Healthcare and Education sectors.²
- Longwood has more than 26 payroll jobs per resident worker, and 2.7% of the city’s payroll jobs.

Labor Force
- Longwood’s labor force had 27,736 people in 2015, 7% of Boston’s resident labor force.
- 52% of Longwood residents ages 16 and older participated in the labor force in 2015, compared to 68% for Boston.

Education
- 85% of Longwood residents in 2015 were enrolled in a college or university, a much higher enrollment rate than Boston (17%).
- Longwood has only about 600 residents age 25+, but they are well-educated.

![Educational Attainment (Age 25+)](image)

Income
- In 2015, the median household income in Longwood was $38,235, lower than the Boston median of $55,777.

Place

Households
- Only 9% of Longwood’s residents live in households, 58% of which are families.
- Most of the Longwood population lives in college dormitories or other institutions.

Household Type

<table>
<thead>
<tr>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston Longwood</td>
</tr>
<tr>
<td>Family</td>
</tr>
<tr>
<td>One-person Household</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
</tr>
</tbody>
</table>

Renters and Owners
- In 2015, Longwood had 137 condos, 31% of which were owner occupied.3
- The median rent in Longwood was $1,250, slightly lower than the $1,320 median for Boston as a whole.

Vehicles
- In 2015, 35% of Longwood households had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in Longwood was 0.40 in 2015, compared to 0.91 for Boston as a whole.

Trends

Historical Trends in Longwood
- The population grew by 33%, but occupied housing units decreased by 56% from 2000 to 2015.
- Office/ Administrative Support, Education and Healthcare are the largest industries in Longwood, accounting for nearly half of all payroll jobs.
- From 2000 to 2015, the share of Longwood residents ages 16 and older, and participating in the labor force, decreased from 55% to 44%.
- In 1970, Longwood had around 25 Asian residents. By 2015, more than 11% of the population was Asian, an 84% increase.
- In 2015, more than half of Longwood’s population was foreign born, compared to just 12.6% in 2000.
- The percentage of Longwood residents ages 25 and over and with a Bachelor’s degree in 2015 was 80% compared to 30% in 1970.

The Future for Longwood
- Longwood will continue to grow slowly, with 136 new units of housing approved between 2010 and 2016.4

BPDA Board-Approved Development (in Thousands of Feet²)

<table>
<thead>
<tr>
<th>2010-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
</tr>
<tr>
<td>2011</td>
</tr>
<tr>
<td>2012</td>
</tr>
<tr>
<td>2013</td>
</tr>
</tbody>
</table>

BPDA Board-Approved Housing Units

<table>
<thead>
<tr>
<th>2010-2016</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
</tr>
<tr>
<td>2011</td>
</tr>
<tr>
<td>2012</td>
</tr>
<tr>
<td>2013</td>
</tr>
</tbody>
</table>

People
Population Growth
• Mattapan had 24,268 residents in 2015, 4% of Boston's population.1
• Mattapan experienced little growth between 2000 to 2015, compared to Boston's 10% growth rate.

Age Distribution
• Only 24% of Mattapan’s residents are between the ages 18 and 34, relatively low compared to 40% of Boston's residents.
• Mattapan has a higher share of 35 to 64 years old (41%) compared to Boston as a whole (34%).

<table>
<thead>
<tr>
<th>Mattapan &amp; Boston Residents by Age</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>5%</td>
</tr>
<tr>
<td>5 - 17</td>
<td>17%</td>
</tr>
<tr>
<td>18 - 24</td>
<td>9%</td>
</tr>
<tr>
<td>25 - 34</td>
<td>15%</td>
</tr>
<tr>
<td>35 - 64</td>
<td>41%</td>
</tr>
<tr>
<td>&gt; 65</td>
<td>34%</td>
</tr>
</tbody>
</table>

Economy
Jobs
• Mattapan had 2,062 jobs in 2014, 50% of which were in Health Care, Social Assistance and Retail Trade.2
• Mattapan is a primarily residential neighborhood with only 0.2 payroll jobs per resident worker and less than 1% of the city's payroll jobs.

Labor Force
• Mattapan's labor force had 13,590 people in 2015, 4% of Boston's resident labor force.
• 69% of Mattapan’s residents ages 16 and older participated in the labor force, roughly the same as Boston's participation rate of 68%.
• The top occupations of Mattapan's residents in 2015: Health Care, Social Assistance, and Retail Trade.

Education
• In 2015, only 6% of Mattapan residents were enrolled in college or university, compared to 17% of all Boston residents.
• Only 16% of Mattapan's residents ages 25 and older have obtained a bachelor's degree or higher.

<table>
<thead>
<tr>
<th>Educational Attainment (Age 25+)</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boston</td>
<td></td>
</tr>
<tr>
<td>Mattapan</td>
<td></td>
</tr>
<tr>
<td>Less than High School</td>
<td>21%</td>
</tr>
<tr>
<td>High School or Some College</td>
<td>63%</td>
</tr>
<tr>
<td>Bachelor's Degree or Higher</td>
<td>16%</td>
</tr>
<tr>
<td>0</td>
<td>15%</td>
</tr>
<tr>
<td>20</td>
<td>40%</td>
</tr>
<tr>
<td>40</td>
<td>45%</td>
</tr>
<tr>
<td>60</td>
<td>100%</td>
</tr>
</tbody>
</table>

Diversity
• In 2015, 35% of Mattapan’s population was foreign born, higher than the city as a whole (27%).
• The Black/African-American residents represent 74% of Mattapan population, compared to 23% for the city as a whole.

<table>
<thead>
<tr>
<th>Mattapan &amp; Boston Residents by Race</th>
<th>2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>6%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>74%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>16%</td>
</tr>
<tr>
<td>Asian/PI</td>
<td>2%</td>
</tr>
<tr>
<td>Other</td>
<td>2%</td>
</tr>
</tbody>
</table>

Income
• In 2015, the median household income in Mattapan was $43,256, lower than the Boston median of $55,777.

**Household Type**

2015

- **Mattapan Occupied Housing Units**
  - 1950-2015

- **BPDA Board-Approved Housing Units**
  - 2010-2016

- **BPDA Board-Approved Development (in Thousands of Feet²)**
  - 2010-2016

**Renters and Owners**

- In 2015, Mattapan had 446 condos, 55% of which were owner occupied.³
- The median rent in Mattapan was $1,217, compared to $1,320 for Boston as a whole.

**Vehicles**

- 73% of Mattapan households in 2015 had a motor vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in Mattapan was 1.04 in 2015. Compared to the city as a whole 0.91 ratio.

**Historical Trends in Mattapan**

- The population of Mattapan remained about the same over the past decades, although the number of occupied housing units grew by 3% since 2000.
- The foreign-born population of Mattapan grew from 32% in 2000 to 35% in 2015.
- The Hispanic share of Mattapan's population grew from 7% in 2000 to 16% in 2015.
- In 1970, Mattapan's Black/African-American residents accounted for 20% of the total population. By 2015, more than half of the population was Black/African-American.
- Between 2000 and 2015, there was a 50% increase in the elderly population (ages 65 years and older).
- The number of payroll jobs in Mattapan has grown by 8% since 2011.

**The Future for Mattapan**

- Mattapan's population will likely remain stable with only 211 new units of housing approved between 2010 and 2016.⁴

Economy

Jobs
- Mission Hill had 37,293 payroll jobs in 2014, 40% of which were in Education, Healthcare and Social Services.
- Mission Hill has almost 7 payroll jobs per resident worker, and 6.6% of the city’s payroll jobs.

Labor Force
- Mission Hill’s labor force had 27,736 people in 2015, 7% of Boston’s resident labor force.
- 60% of Mission Hill residents ages 16 and older participated in the labor force, compared to 68% for Boston.
- The top occupations of Mission Hill residents in 2015: Computer, Engineering and Science Administrative Support, and Food Preparation and Serving.

Education
- 40% of total Mission Hill residents in 2015 were enrolled in college or university, compared to only 17% of the Boston population.
- In 2015, about half of Mission Hill residents ages 25 and older had obtained a bachelor’s degree or higher.

Income
- The median household income in Mission Hill in 2015 was $32,103, lower than the Boston median of $55,777.

**Neighborhood Profile | Misson Hill**

**Place**

**Households**
- About 88% of Mission Hill residents live in households, 37% of which are families. All the remaining residents live at college dormitories or other institutions.

**Household Type**

**2015**

<table>
<thead>
<tr>
<th>Household Type</th>
<th>Mission Hill</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>37%</td>
<td>48%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>38%</td>
<td>37%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>25%</td>
<td>15%</td>
</tr>
</tbody>
</table>

**Renters and Owners**
- In 2015, Mission Hill had 796 condos, 51% of which were owner occupied.
- The median rent in Mission Hill in 2015 was $1,139, compared to $1,320 for Boston as a whole.

**Mission Hill Occupied Housing Units**

<table>
<thead>
<tr>
<th></th>
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<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>% Owner-occupied</td>
<td>87%</td>
<td>86%</td>
<td>91%</td>
<td>91%</td>
<td>88%</td>
<td>88%</td>
<td>88%</td>
<td>88%</td>
</tr>
<tr>
<td>% Renter-occupied</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Vehicles**
- 44% of Mission Hill households in 2015 had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in Mission Hill was 0.57 in 2015, compared to Boston's 0.91 ratio.

**Trends**

**Historical Trends in Mission Hill**
- The population grew 12% and occupied housing units grew 4% from 2000 to 2015.
- The share of the Mission Hill population aged 18 to 24 grew from 29% in 2000 to 37% in 2015.
- Vehicle ownership has decreased from 52% of households in 2000 to 44% in 2015.
- In the last 15 years, Mission Hill had a 23% increase in Hispanics and a 28% increase of Asians. These two groups combined represent 40% of the total population.
- In 2015, 11% of Mission Hill residents lived in institutional housing, such as dormitories and student residencies.
- The percentage of Mission Hill residents ages 25 and over and with a Bachelor's degree has increased from 40% in 2000 to 47% in 2015.

**The Future for Mission Hill**
- Mission Hill's growth is poised to continue, with 428 new units of housing approved between 2010 and 2016.

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

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</thead>
<tbody>
<tr>
<td></td>
<td>170</td>
<td>12</td>
<td>139</td>
<td>715</td>
<td>371</td>
<td>165</td>
<td>81</td>
</tr>
</tbody>
</table>

**BPDA Board-Approved Housing Units**

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40</td>
<td>40</td>
<td>1</td>
<td>66</td>
<td>100</td>
<td>8</td>
<td>71</td>
</tr>
</tbody>
</table>

People

Population Growth
• North End had 9,107 residents in 2015, 1% of Boston’s population.¹
• North End grew by 13% from 2000 to 2015, a little faster than the city’s growth of 10% over the same time period.

Age Distribution
• In 2015, only 4% of North End residents were children, compared to 17% in Boston as a whole.
• The share of 25 to 34 year olds in the North End is 46% while Boston’s share is only 23%.

Income
• The median household income in North End in 2015 was $82,965, higher than the Boston median of $55,777.

Economy

Jobs
• North End had 2,999 payroll jobs in 2014, 46% of which were in Accommodation and Food Services.²
• North End has 0.55 payroll jobs per resident worker and just 0.5% of the city’s payroll jobs.

Labor Force
• North End's labor force had 7,044 people in 2015, 2% of Boston’s resident labor force.
• 81% of North End residents ages 16 and older participated in the labor force, a higher participation rate than Boston’s (68%).
• The top occupations of North End residents in 2015: Business and Financial Operations, and Education, Legal, Community Service, Arts and Media occupations.

Education
• In 2015, 13% of all North End residents were enrolled in college or university, a lower rate than Boston’s 17% enrollment.
• In 2015, 79% of North End residents ages 25 and older had obtained a bachelor’s degree, compared to 45% of Boston residents.

Diversity
• In 2015, 13% of North End’s population was foreign born, less than the city as a whole (27%).
• In 2015, the share of non-Hispanic Whites in the North End (91%) was almost double the share in Boston (46%).

Neighborhood Profile | North End

Place

Households

• About 99% of North End residents live in households, 22% of which are families. All the remaining residents live at college dormitories or other institutions.

Trends

Historical Trends in North End

• Between 2000 and 2015, the population of the North End grew by 13% while occupied housing units grew by 7%.

• While the North End remains primarily White, the share of Hispanics and Asians grew from 2% each in 2000 to 4% Hispanic and 3% Asian in 2015.

• In 2000 about 62% of the population ages 25 and over had at least a bachelor’s degree. By the 2015, this proportion increased to 79%.

• Ownership of housing units increased from 24% in 2000 to 28% in 2015.

• Car ownership has remained stable since 2000 at about 47% of households.

The Future for North End

• The Haymarket Hotel, approved in 2016, will contribute 145,000 square feet of hotel space to the North End.

Renters and Owners

• In 2015, North End had 2,127 condos, 42% of which were owner occupied.

• The median rent in North End in 2015 was $1,686, higher than the median rent of $1,320 for Boston as a whole.

Vehicles

• In 2015, 47% of North End households had at least one vehicle, compared to 65% of all Boston households.

• The ratio of vehicles to households in North End was 0.58 in 2015, smaller than Boston’s 0.91 ratio.

People
Population Growth
- Roslindale had 28,644 residents in 2015, 4% of Boston’s population.¹
- Roslindale grew by 10% from 2000 to 2015, same as the city of Boston.

Age Distribution
- Only 23% of Roslindale residents are between ages 18-34, compared to 40% of Boston’s residents.
- Roslindale has a higher share of 35 to 64 year olds (45%), compared to Boston as a whole (34%).

Economy
Jobs
- Roslindale had 4,187 payroll jobs in 2014, 44% of which were Health Care and Social Assistance.²
- Roslindale has 0.30 payroll jobs per residents worker, and less than 1% of Boston's payroll jobs.

Labor Force
- Roslindale’s labor force had 17,389 people in 2015, 5% of Boston’s resident labor force.
- 75% of Roslindale residents ages 16 and older participated in the labor force, compared to 68% for Boston overall.
- The top occupations for Roslindale residents in 2015: Office and Administrative Support, Management, and Education, Training and Library Staff.

Education
- In 2015, 7% of all Roslindale residents in 2015 were enrolled in a college or university, lower than Boston’s 17% overall enrollment.
- About a fifth of Roslindale residents and 45% of Boston residents age 25 and older in 2015 had obtained a bachelor’s degree or higher.

Diversity
- In 2015, a quarter of Roslindale’s population was foreign born, About the same as Boston (27%).
- Roslindale has a higher share of Hispanics/Latinos (23%) than Boston as a whole (19%).

Income
- The median household income in Roslindale in 2015 was $68,209, higher than Boston's median of $55,777.

**Place**

**Households**
- More than 99% of Roslindale residents live in households, 61% of which are families.
- About 30% of Roslindale households are one-person households.

**Household Type**

2015

<table>
<thead>
<tr>
<th>Roslindale</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>61%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>30%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>9%</td>
</tr>
<tr>
<td></td>
<td>48%</td>
</tr>
<tr>
<td></td>
<td>37%</td>
</tr>
<tr>
<td></td>
<td>15%</td>
</tr>
</tbody>
</table>

**Trends**

**Historical Trends in Roslindale**
- The population grew 2% and occupied housing units grew 5% from 2000 to 2015.
- The labor force participation of women in Roslindale grew from 61% in 2000 to 74% in 2015.
- From 2000 to 2015, there was a 20% increase of middle aged residents (between 35 to 64 years old), to 44% of total residents.
- Between 2000 and 2015, car ownership rose from 79% to 84% of households.
- In 2000, 61% of Roslindale’s population was non-Hispanic Whites, compared to 51% in 2015.
- The percentage of Roslindale residents ages 25 and over and with a Bachelor’s degree increased from 33% in 2000 to 42% in 2015.

**The Future for Roslindale**
- Roslindale is poised to continue growing slowly, with 182 new units of housing approved between 2010 and 2016.

**Renters and Owners**
- In 2015, Roslindale had 1,565 condos, 72% of which were owner occupied.
- The median rent in Roslindale in 2015 was $1,139, lower than $1,320 for Boston as a whole.

**Vehicles**
- 84% of Roslindale households in 2015 had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in Roslindale was 1.31 in 2015, higher than Boston’s 0.91 ratio.

**People**

**Population Growth**
- Roxbury had 51,252 residents in 2015, 8% of Boston’s population.¹
- Roxbury grew by 20% from 2000 to 2015, doubling the city’s growth of 10% over the same time period.

**Age Distribution**
- 23% of Roxbury residents are children, higher than the 17% of Boston as a whole.
- Less than 16% of Roxbury residents are 25-34 year olds compared to the city of Boston’s 23% share.

**Diversity**
- In 2015, 26% of Roxbury’s population was foreign born, about the same as Boston as a whole.
- Black/African Americans represent about half of Roxbury’s residents compared to Boston’s 23%.

**Economy**

**Jobs**
- Roxbury had 23,911 payroll jobs in 2014, 24% of which were in Educational Services.²
- Roxbury has 1.28 payroll jobs per resident worker, and 4.2% of the city’s payroll jobs.

**Labor Force**
- Roxbury’s resident labor force had 23,813 people in 2015, 6% of Boston’s resident labor force.
- 58% of Roxbury residents ages 16 and older participate in the labor force, compared to 68% for Boston.
- The top occupations of Roxbury residents in 2015: Educational Services, Retail Trade and Administrative Support.

**Education**
- In 2015 15% of Roxbury residents were enrolled in a college or university, similar to Boston’s 17% enrollment rate.
- A lower share Roxbury residents age 25 and older have a bachelor’s degree than the citywide average.

**Income**
- The median household income in Roxbury in 2015 was $25,937, lower than the Boston median of $55,777.
Neighborhood Profile | Roxbury

Place
Households
- About 91% of Roxbury residents live in households, 57% of which are families. All the remaining residents live at college dorms or other institutions.

Household Type
2015

Renters and Owners
- In 2015, Roxbury had 1,345 condos, 72% of which were owner occupied.3
- The median rent in Roxbury in 2015 was $827, lower than the $1,320 median for Boston as a whole.

Vehicles
- 54% of Roxbury households in 2015 had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in Roxbury was 0.70 in 2015, lower than Boston’s 0.91 ratio.

Trends
Historical Trends in Roxbury
- The population of Roxbury grew by 20% and occupied housing units grew by 22% from 2000 to 2015.
- The share of Roxbury residents aged 18 to 24 grew from 12% in 2000 to 18% in 2015.
- From 2000 to 2015, the share of adult residents without a highschool degree fell (32% to 25%) while the share with a bachelor’s degree rose (13% to 21%).
- Over this time period, the foreign born share of the population rose (20%-26%).
- The Black/African-American share fell from 62% in 2000 to 53% in 2015 as the shares of Whites, Hispanics, and Asians increased.
- Payroll jobs in Roxbury rose 24% from 2011 to 2014.

The Future for Roxbury
- Roxbury’s growth is poised to continue, with 1,673 new units of housing approved from 2010 through 2016. 4

BPDA Board-Approved Development (in Thousands of Feet²)
2010-2016

BPDA Board-Approved Housing Units
2010-2016

People

Population Growth
• South Boston had 35,660 residents in 2015, 5% of Boston’s population.¹
• South Boston grew by 25% from 2000 to 2015, faster than the city’s growth of 10% over the same time period.

Age Distribution
• 14% of South Boston residents are children, lower than 16% in Boston as a whole.
• South Boston has a higher share of 25-34 year olds compared to Boston.

<table>
<thead>
<tr>
<th>South Boston &amp; Boston Residents by Age</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
</tr>
</tbody>
</table>

Diversity
• In 2015, 12% of South Boston’s population was foreign born, about half the city of Boston (27%).
• About 78% of South Boston residents are White, compared to 46% for the city as a whole.

<table>
<thead>
<tr>
<th>South Boston &amp; Boston Residents by Race</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
</tr>
</tbody>
</table>

Economy

Jobs
• South Boston had 13,298 jobs in 2014, 44% of which were in Manufacturing and Finance and Insurance.²
• South Boston has 0.71 payroll jobs per resident worker, and 2.3% of the city's payroll jobs.

Labor Force
• South Boston’s resident labor force had 23,566 people in 2015, 6% of the city’s resident labor force.
• 75% of South Boston residents ages 16 and older participated in the labor force, higher than 68% for Boston.
• The top occupations of South Boston residents in 2015: Management, business and financial operations, and administrative support.

Education
• In 2015, 6% of total South Boston residents were enrolled in college or university, lower than the 17% citywide enrollment rate.
• In 2015, about 56% of South Boston residents ages 25 and older had obtained a bachelor’s degree or higher.

<table>
<thead>
<tr>
<th>Educational Attainment (Age 25+)</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015</td>
</tr>
</tbody>
</table>

Income
• The median household income in South Boston in 2015 was $77,223, higher than the Boston median of $55,777.

Neighborhood Profile | South Boston

Place
Households
• More than 99% of South Boston residents live in households, 40% of which are families.
• 23% of South Boston households, and 15% of the city’s households, are made up of non-relatives.

Household Type
2015

Renters and Owners
• In 2015, South Boston had 5,700 condos, 64% of which were owner occupied.3
• The median rent in South Boston in 2015 was $1,300, about the same as $1,320 for Boston as a whole.

SOUTH BOSTON OCCUPIED HOUSING UNITS
1950-2015

Vehicles
• 70% of South Boston households in 2015 had at least one vehicle, compared to 65% of all Boston households.
• The ratio of vehicles to households in South Boston was 1.02 in 2015, higher than Boston’s ratio of 0.91

Trends
Historical Trends in South Boston
• The population grew by 25% and occupied housing units grew by 20% from 2000 to 2015.
• The share of the South Boston population aged 25 to 34 grew from 24% in 2000 to 37% in 2015.
• The non-Hispanic White share of the population fell from 84% to 78% since 2000.
• The number of payroll jobs in South Boston grew by 10% from 2011 to 2014.
• The percentage of South Boston households owning a car grew from 68% in 2000 to 70% in 2015.
• In 2000, only 28% of South Boston's population had a bachelor's degree, compared to 56% in 2015.
• From 2000 to 2015, the owner-occupancy rate in South Boston rose from 33% to 37%.

The Future for South Boston
• South Boston has 2,723 new units of housing approved for construction between 2010 and 2016.4

BPDA Board-Approved Development (in Thousands of Feet²)
2010-2016

BPDA Board-Approved Housing Units
2010-2016

### Neighborhood Profile | South Boston Waterfront

#### People

**Population Growth**
- South Boston Waterfront had 2,862 residents in 2015, less than 1% of Boston’s population.¹
- South Boston Waterfront grew by 104% from 2000 to 2015, much faster than the city’s growth of 10% over the same period.

**Age Distribution**
- Only 4% of South Boston Waterfront residents are children, compared to 16% in Boston as a whole.
- The 25-34 age group represents 39% of South Boston’s Waterfront population, compared to 23% for Boston as a whole.

![South Boston Waterfront & Boston Residents by Age](chart)

**Diversity**
- About a fifth of South Boston Waterfront’s population is foreign born, compared to the 27% share of Boston.
- In 2015, the share of non-Hispanic White residents was 84%, much higher than the city share of 46%.

![South Boston Waterfront & Boston Residents by Race](chart)

#### Economy

**Jobs**
- South Boston Waterfront had 27,577 jobs in 2014, most of which were in the Business and Financial sectors.²
- South Boston Waterfront has almost 15 payroll jobs per resident worker, and 4.9% of the city’s payroll jobs.

**Labor Force**
- South Boston Waterfront’s labor force had 2,307 people in 2015, less than 1% of the city’s resident labor force.
- 77% of South Boston Waterfront residents ages 16 and older participated in the labor force, a higher rate than the 68% for Boston.
- The top occupations for South Boston Waterfront residents in 2015: Management, Business and Financial Services, and Administrative Support.

#### Education

- In 2015, only 1% of South Boston Waterfront residents were enrolled in college or university, a much lower enrollment rate than the city (17%).
- About 79% of South Boston Waterfront residents ages 25 and older have a bachelor’s degree, higher than Boston’s 45%.

![Educational Attainment (Age 25+)](chart)

#### Income

- The median household income in South Boston Waterfront in 2015 was $111,518, doubling the Boston median of $55,777.

---

² City of Boston assessing data FY 2016. (4) Boston Planning and Development Agency Board Memos.
**Neighborhood Profile** | South Boston Waterfront

**Place**

**Households**
- About 93% of South Boston Waterfront residents live in households, 39% of which are families. The remaining population lives in college dorms or other institutions.

**Household Type**

<table>
<thead>
<tr>
<th>2015</th>
<th>South Boston Waterfront</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>39%</td>
<td>48%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>40%</td>
<td>37%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>21%</td>
<td>15%</td>
</tr>
</tbody>
</table>

**Renters and Owners**
- In 2015, South Boston Waterfront had 761 condos, 55% of which were owner occupied.³
- The median rent in South Boston Waterfront was $2,603, higher than the $1,320 median for Boston as a whole.

**South Boston Waterfront Occupied Housing Units**

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<thead>
<tr>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>79%</td>
<td>75%</td>
<td>73%</td>
<td>77%</td>
<td>63%</td>
<td>57%</td>
<td>62%</td>
<td>52%</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>21%</td>
<td>15%</td>
<td>37%</td>
<td>40%</td>
<td>48%</td>
<td>53%</td>
<td>48%</td>
<td>48%</td>
</tr>
</tbody>
</table>

**Vehicles**
- In 2015, 76% of South Boston Waterfront’s households had at least one vehicle, more than the 65% of all Boston households.
- The ratio of vehicles to households in South Boston Waterfront was 0.93 in 2015, about the same as the Boston ratio of 0.91.

**Trends**

**Historical Trends in South Boston Waterfront**
- The population grew by 104% and occupied housing units grew by 101% from 2000 to 2015.
- Payroll jobs in the South Boston Waterfront grew by 15% from 2011 to 2014.
- From 2000 to 2015, the share of South Boston Waterfront female residents ages 16 and older, and participating in the labor force, grew from 69% to 79%.
- South Boston Waterfront is still predominantly White, but after 2000 it became somewhat more diverse: the percentage of Asian residents increased from 5% to 10%.
- The foreign born share of the population grew from 12% in 2000 to 18% in 2015.
- The percentage of South Boston Waterfront residents aged 25 and over and with a Bachelor’s degree rose from 44% to 79% between 2000 and 2015.

**The Future for South Boston Waterfront**
- South Boston Waterfront’s growth is poised to continue, with 4,137 new units of housing approved between 2010 and 2016.⁴

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

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</tr>
</thead>
<tbody>
<tr>
<td>Owner-occupied</td>
<td>645</td>
<td>2,193</td>
<td>1,648</td>
<td>1,789</td>
<td>2,679</td>
<td>1,329</td>
<td>2,478</td>
</tr>
<tr>
<td>Renter-occupied</td>
<td>532</td>
<td>683</td>
<td>116</td>
<td>117</td>
<td>116</td>
<td>120</td>
<td>1166</td>
</tr>
</tbody>
</table>

**BPDA Board-Approved Housing Units**

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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable Units</td>
<td>418</td>
<td>62</td>
<td>35</td>
<td>532</td>
<td>1,581</td>
<td>44</td>
<td>1166</td>
</tr>
<tr>
<td>Market Rate Units</td>
<td>62</td>
<td>35</td>
<td>532</td>
<td>1,581</td>
<td>1,329</td>
<td>120</td>
<td>103</td>
</tr>
</tbody>
</table>

People

Population Growth
- South End had 31,601 residents in 2015, 5% of Boston’s population.¹
- South End grew by 21% from 2000 to 2015, faster than the city’s growth of 15% over the same time period.

Age Distribution
- In 2015, 13% of South End residents were children, compared to 16% in Boston as a whole.
- South End’s 25 to 34 year olds represent 28% of the neighborhood population, slightly higher than Boston (23%).

South End & Boston Residents by Age
2015

<table>
<thead>
<tr>
<th>Age Group</th>
<th>South End</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>5 - 17</td>
<td>8%</td>
<td>11%</td>
</tr>
<tr>
<td>18 - 24</td>
<td>17%</td>
<td>8%</td>
</tr>
<tr>
<td>25 - 34</td>
<td>28%</td>
<td>23%</td>
</tr>
<tr>
<td>35 - 64</td>
<td>38%</td>
<td>34%</td>
</tr>
<tr>
<td>&gt; 65</td>
<td>12%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Diversity
- About a quarter of South End’s population was foreign born, almost the same as the city as a whole (27%).
- In 2015, The Asian/Pacific Islander population was 16.4%, compared to only 9% in Boston as a whole.

South End & Boston Residents by Race
2015

<table>
<thead>
<tr>
<th>Race</th>
<th>South End</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>55%</td>
<td>45%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>12%</td>
<td>23%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>14%</td>
<td>19%</td>
</tr>
<tr>
<td>Asian/ PI</td>
<td>16%</td>
<td>9%</td>
</tr>
<tr>
<td>Other</td>
<td>3%</td>
<td>4%</td>
</tr>
</tbody>
</table>

Economy

Jobs
- South End had 30,387 jobs in 2014, 28% of which were in Healthcare and Social Assistance.²
- South End has 2.05 payroll jobs per resident worker and 5.4% of the city’s payroll jobs.

Labor Force
- South End’s labor force had 19,900 people in 2015, 5% of the Boston resident labor force.
- 71% of South End residents ages 16 and older participate in the labor force, compared to 68% for Boston.
- The top occupations of South End residents in 2015: Healthcare, Social Assistance, and Administrative Support.

Education
- 13% of total South End residents in 2015 were enrolled in a college or university.
- In 2014, about two thirds of South End residents ages 25 and older had obtained a bachelor’s degree or higher.

Educational Attainment (Age 25+)
2015

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>South End</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High School</td>
<td>13%</td>
<td>15%</td>
</tr>
<tr>
<td>High School or Some College</td>
<td>23%</td>
<td>40%</td>
</tr>
<tr>
<td>Bachelor’s Degree or Higher</td>
<td>65%</td>
<td>45%</td>
</tr>
</tbody>
</table>

Income
- The median household income in South End in 2015 was $77,161, compared to the Boston median of $55,777.

Neighborhood Profile  |  South End

**Place**

**Households**
- About 97% of South End residents live in households, 39% of which are families.
- All the remaining residents live at college dormitories or other institutions.

**Household Type 2015**

<table>
<thead>
<tr>
<th>South End</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Family</td>
<td>39%</td>
</tr>
<tr>
<td>One-person Household</td>
<td>45%</td>
</tr>
<tr>
<td>Household of Non-relatives</td>
<td>16%</td>
</tr>
</tbody>
</table>

**Renters and Owners**
- In 2015, South End had 7,024 condos, 62% of which were owner-occupied.3
- The median rent in South End in 2015 was $1,207, compared to $1,320 for Boston as a whole.

**South End Occupied Housing Units 1950-2015**

- In 2015, 57% of South End households had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in South End was 0.72 in 2015, relatively smaller than Boston's 0.91 ratio.

**Trends**

**Historical Trends in South End**
- The population grew by 21% and occupied housing units grew by 15% from 2000 to 2015.
- Healthcare and Social Assistance is the largest industry in South End, accounting for nearly half of all payroll jobs.
- From 1950 to 2015, the share of South End renter-occupied units decreased dramatically, from 90% in 1950 to 60% in 2015.
- In 1970, South End had 5% Hispanic residents. By 2015 more than 16% of the population was Hispanic.
- In 2015, almost a quarter of South End's population was foreign born, compared to just 15% in 1970.
- The percentage of South End residents ages 25 and over who reported a Bachelor's degree doubled between 1980 and 2015.

**The Future for South End**
- South End's growth is poised to continue, with 1,896 new units of housing approved between 2010 and 2016.4

**BPDA Board-Approved Development (in Thousands of Feet2) 2010-2016**

- From 1950 to 2015, the share of South End renter-occupied units decreased dramatically, from 90% in 1950 to 60% in 2015.

**Neighborhood Profile | West End**

**People**

**Population Growth**
- The West End had 5,945 residents in 2015, 1% of Boston’s population.
- The West End’s population grew by 29% from 2000 to 2015, faster than the city’s growth of 10%.

**Age Distribution**
- The West End has a higher share of 25 to 34 year olds than the city as a whole.
- In 2015, the share of 5-17 year olds in the West End was only 4%, lower than the share of school-age children in Boston (11%).

**Diversity**
- In 2015, 23% of the West End's population was foreign born, slightly less than the city (27%).
- In 2015, Asians made up 19% of West End’s population, higher than the 9% for the city as a whole.

**Economy**

**Jobs**
- The West End had 37,302 payroll jobs in 2014, nearly 70% of which were in Health Care and Social Assistance.
- The West End has almost 15 payroll jobs per resident worker, and 6.6% of the city’s payroll jobs.

**Labor Force**
- The West End's resident labor force had 3,557 people in 2015, 1% of the Boston resident labor force.
- West End and Boston residents participate in the labor force at about the same rate - 66% vs 68% of residents age 16 and over.
- The top occupations for West End residents in 2015: Healthcare, Management, and Business and Finance.

**Education**
- In 2015, 12% of West End residents were enrolled in college or university, lower than the Boston enrollment rate of 17%.
- Three quarters of West End residents, aged 25 and older, in 2015 had obtained a Bachelor’s degree or higher.

**Diversity**
- In 2015, 23% of the West End's population was foreign born, slightly less than the city (27%).
- In 2015, Asians made up 19% of West End’s population, higher than the 9% for the city as a whole.

**West End & Boston Residents by Age**

<table>
<thead>
<tr>
<th>Age Group</th>
<th>West End</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>5%</td>
<td>5%</td>
</tr>
<tr>
<td>5 - 17</td>
<td>11%</td>
<td>4%</td>
</tr>
<tr>
<td>18 - 24</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>25 - 34</td>
<td>30%</td>
<td>23%</td>
</tr>
<tr>
<td>35 - 64</td>
<td>36%</td>
<td>34%</td>
</tr>
<tr>
<td>&gt; 65</td>
<td>12%</td>
<td>10%</td>
</tr>
</tbody>
</table>

**West End & Boston Residents by Race**

<table>
<thead>
<tr>
<th>Race</th>
<th>West End</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>61%</td>
<td>45%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>5%</td>
<td>23%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>12%</td>
<td>19%</td>
</tr>
<tr>
<td>Asian/PI</td>
<td>19%</td>
<td>9%</td>
</tr>
<tr>
<td>Other</td>
<td>3%</td>
<td>4%</td>
</tr>
</tbody>
</table>

### Place

**Households**
- About 89% of West End residents live in households, 30% of which are families.
- The remaining West End population lives in college dorms or other institutions.

### Trends

**Historical Trends in West End**
- The population grew by 29% and occupied housing units grew by 25% from 2000 to 2015.
- Payroll jobs in the West End grew by 6% from 2011 to 2014.
- From 2000 to 2015, the share of West End residents that were 16 and older and participating in the labor force grew from 60% to 65%.
- The share of the population that is 18 to 24 years old grew from 8% to 12% from 2000 to 2015.
- In 2015, more than 23% of West End’s population was foreign born, compared to 20% in 2000.
- The percentage of West End residents aged 25 and over with a Bachelor’s degree increased from 61% to 75% between 2000 and 2015.

**The Future for West End**
- West End’s growth is poised to continue with 1,203 new units of housing approved between 2010 and 2016.

### Vehicles
- Less than half (46%) of West End households in 2015 had a vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in West End was 0.56 in 2015, lower than the 0.91 ratio for Boston.

### Note

Neighborhood Profile | West Roxbury

People
Population Growth
• West Roxbury had 32,795 residents in 2015, 5% of Boston's population.¹
• West Roxbury's population grew by 14% from 2000 to 2015, faster than the city's growth of 10%.

Age Distribution
• West Roxbury has a significantly smaller share of 18-34 year olds (17%), compared to Boston (40%).
• West Roxbury has a higher share of children (22%) than the city as a whole (17%).

West Roxbury & Boston Residents by Age
2015

<table>
<thead>
<tr>
<th></th>
<th>West Roxbury</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5</td>
<td>8%</td>
<td>5%</td>
</tr>
<tr>
<td>5 - 17</td>
<td>14%</td>
<td>11%</td>
</tr>
<tr>
<td>18 - 24</td>
<td>17%</td>
<td>4%</td>
</tr>
<tr>
<td>25 - 34</td>
<td>23%</td>
<td>13%</td>
</tr>
<tr>
<td>35 - 64</td>
<td>43%</td>
<td>34%</td>
</tr>
<tr>
<td>&gt; 65</td>
<td>17%</td>
<td>10%</td>
</tr>
</tbody>
</table>

Diversity
• In 2015, 21% of West Roxbury's population was foreign born, less than the city (27%).
• West Roxbury has a higher share of non-Hispanic Whites than the city as whole.

West Roxbury & Boston Residents by Race
2015

<table>
<thead>
<tr>
<th></th>
<th>West Roxbury</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>73%</td>
<td>9%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>23%</td>
<td></td>
</tr>
<tr>
<td>Asian/PI</td>
<td>19%</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>2%</td>
<td>2%</td>
</tr>
</tbody>
</table>

Economy
Jobs
• West Roxbury had 5,638 payroll jobs in 2014, nearly 51% of which were in Retail Trade and Health Care & Social Assistance.²
• West Roxbury has 0.36 payroll jobs per resident worker, and about 1% of the city's payroll jobs.

Labor Force
• West Roxbury's resident labor force had 18,130 people in 2015, 4% of Boston's resident labor force.
• 68% of West Roxbury residents age 16 and older participate in the labor force, same as Boston
• The top occupations for West Roxbury residents in 2015: management and office and administrative support.

Education
• In 2015, only 7% of West Roxbury residents were enrolled in college or university, lower than the city's enrollment rate of 17%.
• About half of West Roxbury's residents ages 25 and over a Bachelor's degree or higher, somewhat higher than the city average.

Educational Attainment (Age 25+)
2015

<table>
<thead>
<tr>
<th></th>
<th>West Roxbury</th>
<th>Boston</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than High School</td>
<td>6%</td>
<td>15%</td>
</tr>
<tr>
<td>High School or Some College</td>
<td>42%</td>
<td>40%</td>
</tr>
<tr>
<td>Bachelor's Degree or Higher</td>
<td>52%</td>
<td>45%</td>
</tr>
</tbody>
</table>

Income
• The median household income in West Roxbury in 2015 was $79,424, significantly higher than the Boston median of $55,777.

Neighborhood Profile | West Roxbury

Place
Households
- About 98% of West Roxbury’s residents live in households, 64% of which are families.
- The remaining West Roxbury population lives in college dorms or other institutions.

Historical Trends in West Roxbury
- The population grew by 14% and occupied housing units grew by 11% from 2000 to 2015.
- West Roxbury’s non-Hispanic White population has barely grown since 2000 (0.1%), while the Hispanic population has grown by 123%.
- The number of payroll jobs in West Roxbury fell by almost 5% from 2011 to 2014.
- The share of the population 35 to 64 years old grew from 39% to 42% from 2000 to 2015.
- In 2015, more than 21% of West Roxbury’s population was foreign born, up from 17% in 2000.
- The percentage of West Roxbury residents aged 25 and over and with a Bachelor’s degree increased from 42% to 52% between 2000 and 2015.

The Future for West Roxbury
- West Roxbury’s growth is poised to continue with 294 new units of housing approved between 2010 and 2016.4

Renters and Owners
- In 2015, West Roxbury had 1,863 condos, 61% of which were owner occupied.3
- The median rent in West Roxbury in 2015 was $1,325, almost the same as Boston as a whole ($1,320).

Vehicles
- About 90% of West Roxbury’s households in 2015 had at least one vehicle, compared to only 65% of all Boston households.
- West Roxbury households average almost 1.5 cars per household, while overall Boston households average less than one car per household.