BOSTON'S POPULATION - 2000

9. Housing, Families, and Households – SF 1 Data

A Comparative View of Housing and Household Characteristics in Boston and its Neighborhoods 1990-2000

East Boston
Charlestown
South Boston
Central
Back Bay/Beacon Hill
South End
Fenway/Kenmore
Allston/Brighton
Jamaica Plain
Roxbury
North Dorchester
South Dorchester
Mattapan
Roslindale
West Roxbury
Hyde Park

THOMAS M. MENINO, *MAYOR*
CITY OF BOSTON

Report prepared by
Eswaran Selvarajah
Gregory Perkins
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Policy Development and Research
Robert W. Consalvo, Director

Boston Redevelopment Authority
Mark Maloney, *Director*

Clarence J. Jones, *Chairman*
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Report # 555
May 2002

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CONTENTS

i. Introduction

This report is the 9th in a series of thematic reports prepared by the Policy Development and Research division of the BRA using Census 2000 data to describe the changing character of Boston and its neighborhoods over the past decade (1990-2000). (See Appendix) This report focuses on changes in Boston's neighborhoods using the latest Summary File 1 (SF1) data. SF1 census data is also called 100% sample data because it represents responses from everyone counted in April of 2000. In addition to population and race, which have also been described in earlier reports, these data include age, gender, housing units and occupancy, and household characteristics.

The primary geographic framework for the presentation of these data is the city neighborhood as defined by the BRA's 16 Planning Districts. These same geographic Planning Districts have been used since 1970 which permits the analysis of change in neighborhood demographics over time. The Policy Development and Research division of the BRA has dis-aggregated the citywide census data to each of the 16 Planning Districts.

The Census Bureau has been releasing data sets in stages with increasing level of detail and varied purposes:

The first release was the Census 2000 Redistricting Data (P.L. 94-171) Summary File in March of 2001. This P. L. 94-171 data contained only summary statistics on counts of the total population, of the population 18 years and over, for 63 racial categories, and for Hispanic or Latino origin. This file provides the base data for the redistricting of US Congressional seats.

Next was the Summary File 1 (SF 1) or 100% Sample Data, released in summer of 2000. SF1 files contain age, gender, counts of housing units and occupancy, and household characteristics in addition to population and race, which were also released in the PL94-171 files.

Finally, a more comprehensive set of detailed socio-economic data such as income, employment status, ethnic background, and family structure will be available in the SF3 (Summary File 3) data sets, which are expected to be released later in 2002.

Summary File:

Comparison of census data between 1990 and 2000 is a challenging task because of variations in types of data collected on characteristics of persons, households, and housing between 1990 and 2000. For example, data on structural condition of houses, rents, etc. were not included in 2000; and in order to capture the growing diversity of the population, new racial data categories were included in 2000 such as people belonging to two or more races. Only comparable data are included in the report unless indicated otherwise.

Please see the Glossary for definition census terms.

ii. Key Trends

1. This report on housing and household formation in Boston, based on Census 2000 data, offers fresh insights against a backdrop of rapidly changing Boston communities. A major transition has been the racial and ethnic diversity, with non-whites and Latino residents forming the majority. Households are increasingly smaller with a higher percentage comprising non-family households than in 1990.

2. The 1990-2000 decade marked a comparatively modest addition to the city's housing stock. Some of the neighborhoods such as Mattapan and Central, however, experienced markedly higher additions to their housing stock.

3. There has been a significant increase in owner-occupied units across most of the neighborhoods indicates a steady rise in homeownership.

4. Reflecting a high housing demand consistent with the economic opportunities, housing vacancy rates have dropped from 8.9% to 4.9%, lowest in decades.

5. A noticeable rise in the seasonal and recreational housing units particularly observed in the high-priced locations such as Back Bay and the South End, implies an investment trend in vacation homes or professional residences.

6. Concentrations of single person or non-family households in specific neighborhoods such as Fenway-Kenmore and Allston-Brighton reflects a continuing trend of housing for family households increasingly occupied by college students.

7. Most of the downtown neighborhoods-Central, Back Bay-Beacon Hill, the South End- reveal an increasing trend of small households with few or no children, many single persons, and some elderly empty nesters.

8. Latino households throughout the city have significantly increased - characterized by general dispersion between 1990 and 2000 from several neighborhoods to many more.

Boston Neighborhoods in Context

Chelsea

Charlestown

City of Cambridge

Winthrop

East Boston

Downtown

Backbay/
Beacon Hill

Allston-
Brighton

Fenway/
Kenmore

South End

South Boston

City of
Brookline

Roxbury

North Dorchester

Harbor Islands

Jamaica Plain

South Dorchester

Roslindale

Mattapan

West Roxbury

Hyde Park

Planning District
Boundaries
(Neighborhoods)

Boston Planning Districts

1
mile
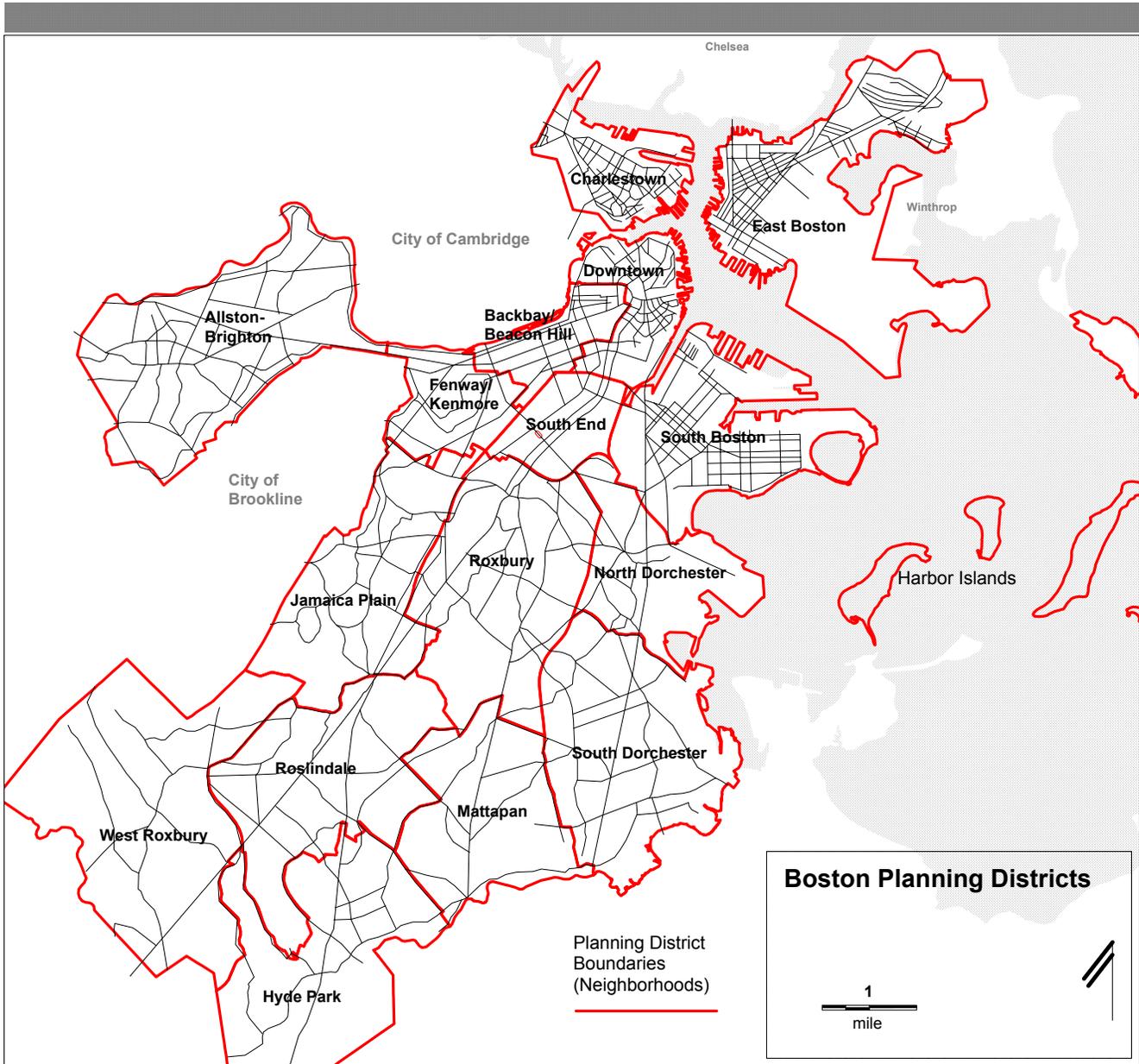
Massachusetts
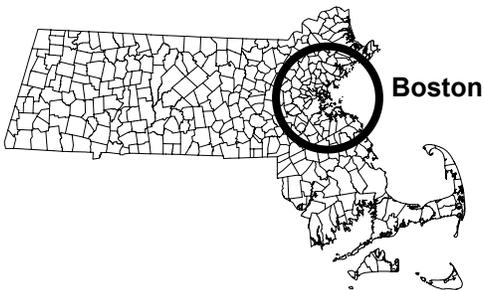
Boston

Population: 589,141

Land Area: 48.4 Sq. miles

County: Suffolk County

Boston Neighborhoods:

1. East Boston	5. Back Bay- Beacon Hill	9. Jamaica Plain	13. Mattapan
2. Charlestown	6. South End	10. Roxbury	14. Roslindale
3. South Boston	7. Fenway-Kenmore	11. North Dorchester	15. West Roxbury
4. Central	8. Allston/Brighton	12. South Dorchester	16. Hyde Park

Central includes Chinatown, Downtown, West End and North End.
North Dorchester and South Dorchester are presented as a combined Dorchester
in the Appendix.

Part A - Boston

1. Population and Racial Composition 1990-2000

Boston Population 1990-2000
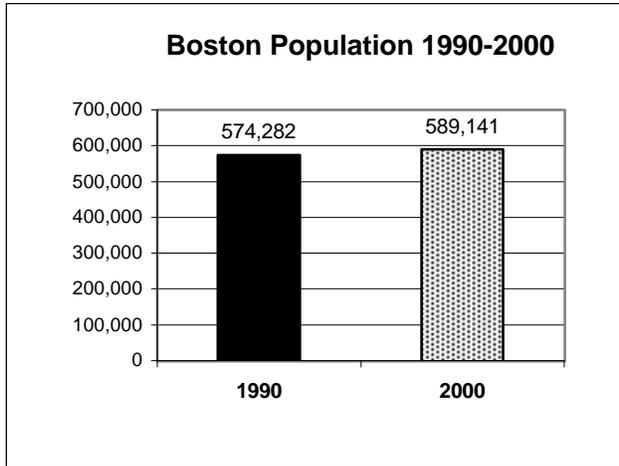
Boston's population grew by a modest 2.6% during the decade. Underneath this growth are various trends in population and diversity in the city's neighborhoods; some of them (East Boston, North Dorchester, and Central) gained in number and diversity while others (Jamaica Plain and Roxbury) lost substantial population.

Racial composition reflects an increasing level of diversity marked by the following trends:

a. Non-whites including Latinos now form the majority

b. Latino and Asian residents are the fastest growing minority residents.

c. A substantial percentage of residents identify themselves as multiracial or lesser-known "other racial groups".

	1990	%	2000	%	Change	% Change
Total Persons	**574,282**	100%	**589,141**	100%	14,859	2.6%
Population of one race:	Not Av.	---	485,878	82.5%	---	---
White*	338,736	59.0%	291,561	49.5%	-47,175	-13.9%
Black or African American *	136,889	23.8%	140,305	23.8%	3,416	2.5%
Native American*	1,532	0.3%	1,517	0.3%	-15	-1.0%
Asian Pacific Islander *	29,643	5.2%	44,280	7.5%	14,637	49.4%
Some other race *	5,527	1.0%	8,215	1.4%	2,688	48.6%
Population of two or more races:	Not Av.	---	18,174	3.1%	---	---
Total-Latino origin	61,955	10.8%	85,089	14.4%	23,134	37.3%
Non-Latino	512,327	89.2%	504,052	85.6%	-8,275	-1.6%
Total Non-Whites	235,546	41.0%	297,580	50.5%	62,034	26.3%

Note: * Non-Hispanic

Racial Composition 1990-2000

Whites-Non Whites 1990-2000
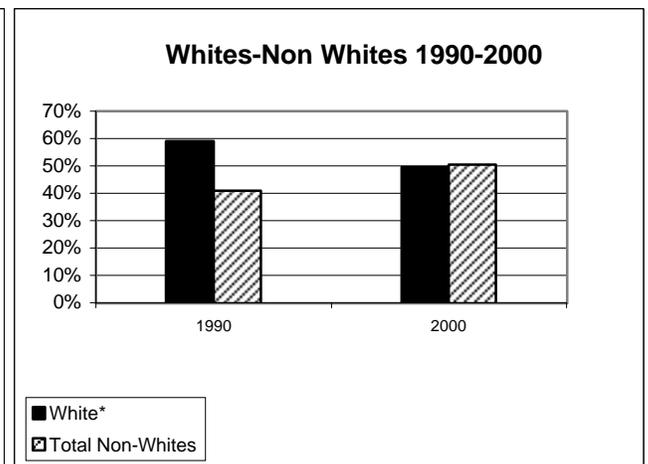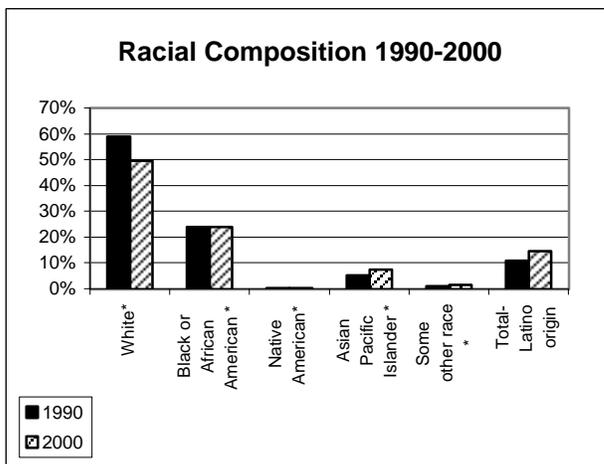
2. Population in Group Quarters 1990-2000

There has been a marginal increase in the number of persons living in group quarters. Group quarters population accounts for 6% of the city's population and the proportion has remained stable through the decade. While its subsets of institutional and non-institutional populations do not show any significant variation from 1990, trends within those groups show marked change. Some of the noteworthy trends are the decreasing population in nursing homes, a significant rise in the population in dormitories, an increase in population in correctional institutions, and a rise in mental health and health care institutions.

	1990	%	2000	%	
Total Population	**574,282**	**100.0%**	**589,141**	**100.0%**	
Household Population	541,433	94.3%	554,064	94.0%	
In Group Quarters	32,849	5.7%	35,077	6.0%	
Institutional population:	8,356	1.5%	8,481	1.4%	
Correctional institutions	1,834	0.3%	2,483	0.4%	
Nursing homes	5,436	0.9%	3,930	0.7%	
Health care and mental health	789	0.1%	1,680	0.3%	
Juvenile institutions	297	0.1%	388	0.1%	
Non-institutional population:	24,493	4.3%	26,596	4.5%	
College dormitories	17,725	3.1%	20,275	3.4%	
Military quarters	754	0.1%	176	0.0%	
Other non-institutional group quarters	3,551	0.6%	6,145	1.0%	
Emergency shelters for the homeless	2,245	0.4%	N. Av.	N. Av.	
Visible in street locations	218	0.0%	N. Av.	N. Av.	

Group Quarters Population 1990-2000

Legend: ■ In Group Quarters ▨ Juvenile institutions

Subsets of Group Quarters Population 1990-2000

Legend: Military quarters, Juvenile institutions, Health care and mental health, Correctional institutions, Nursing homes, Other noninstitutional group quarters, College dormitories
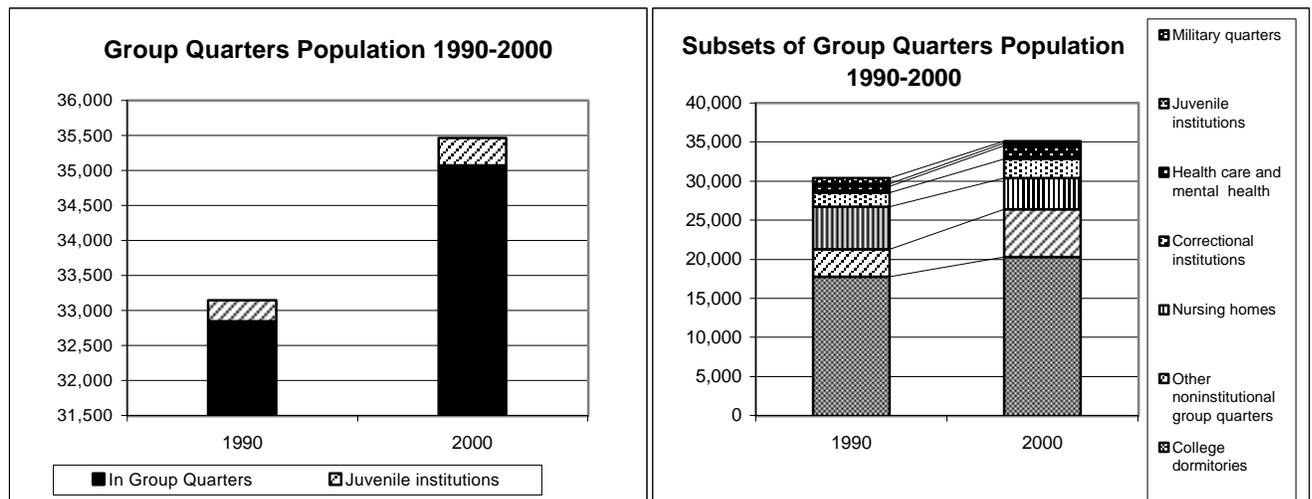
3. Boston Housing Stock 1990-2000

The decade of the 1990's saw a modest growth in housing units, just over a thousand units, amounting to 0.4% increase. Several neighborhoods, Jamaica Plain, West Roxbury, and Roxbury, experienced some loss of housing units.

The number of owner-occupied housing units increased, in a significant way, particularly when compared to the high proportion of rental units that dominate the stock. The decade marked a reduction in housing vacancy levels against a heavy demand for housing.

	1990		2000		Change	%
All Units	250,865	100%	251,935	100%	1,070	0.4%
Occupied units	**228,466**	**91.1%**	**239,528**	**95.1%**	**11,062**	**4.8%**
Owner occupied	70,541	28.1%	77,226	30.7%	6,685	9.5%
Renter occupied	157,925	63.0%	162,302	64.4%	4,377	2.8%
Vacant units	**22,397**	**8.9%**	**12,407**	**4.9%**	**-9,990**	**-44.6%**

Occupancy Status 1990-2000

Legend: Owner occupied, Renter occupied, Vacant units

Vacancy Rate 1990-2000

8.9%

4.9%

Legend: 1990 Vacancy Rate, 2000 Vacancy Rate
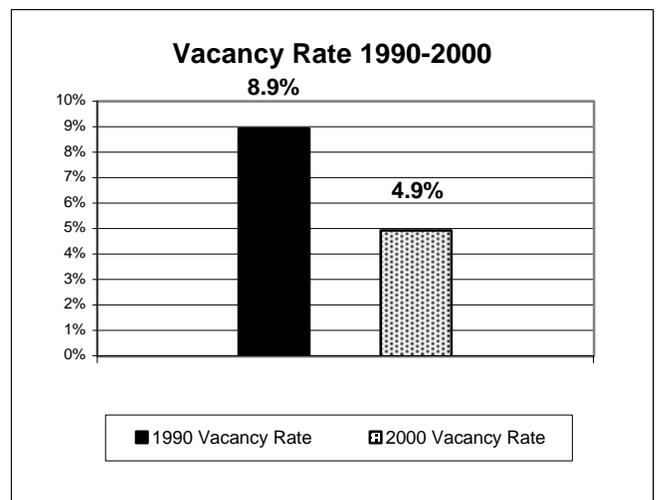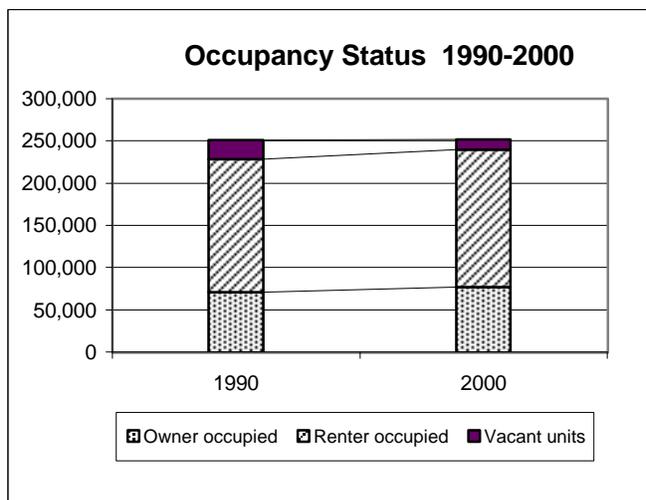
4. Composition of Vacant Housing Units 1990-2000

The overall housing vacancy rate decreased from 8.9% to 4.9% over the decade. Noticeable, however, is the significant increase in the units available for seasonal, recreational, and occasional use, specifically in the neighborhoods of Back Bay Beacon Hill, Central, and the South End.

The number of vacant rental units dropped by 60%. The rental housing vacancy rate fell from 7.8% to 3.0% over the decade and the vacancy rate of ownership housing fell from 2.6% to 1.0%. The "other vacant" units constitutes a larger percentage of the stock, but these units are chronically vacant and boarded up or abandoned and in need of repair to be habitable.

f Units	1990	%	2000	%	Change	% Change
Total Vacant housing units	22,397	100%	12,407	100%	-9,990	-44.6%
rent	13,355	59.6%	5,013	40.4%	-8,342	-62.5%
sale only	1,913	8.5%	775	6.2%	-1,138	-59.5%
rented or sold, unoccpd.	2,290	10.2%	963	7.8%	-1,327	-57.9%
seasnl, recre. or occnl. use	870	3.9%	1,568	12.6%	698	80.2%
Other vacant	3,972	17.7%	4,088	32.9%	116	2.9%

Note: Seasnl, recre. or occnl. use: Seasonal, recreational & occasional use

Composition of Vacant Housing Units 1990-2000

- rent
- sale only
- rented or sold, unoccpd.
- seasnl, recre. or occnl. use
- Other vacant

Change in Vacant Units By Type 1990-2000
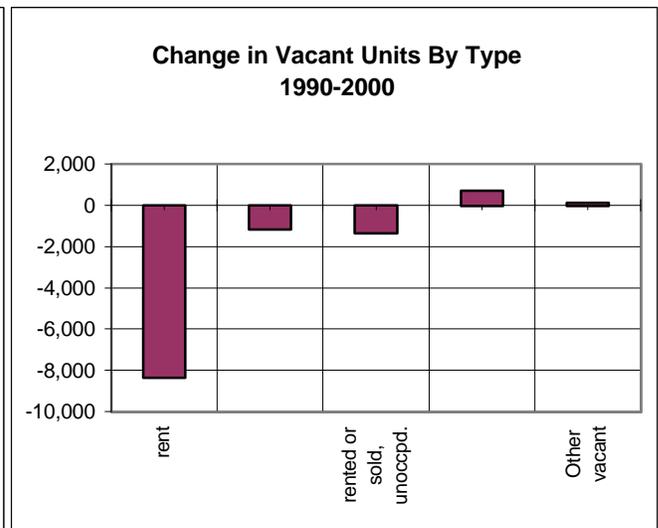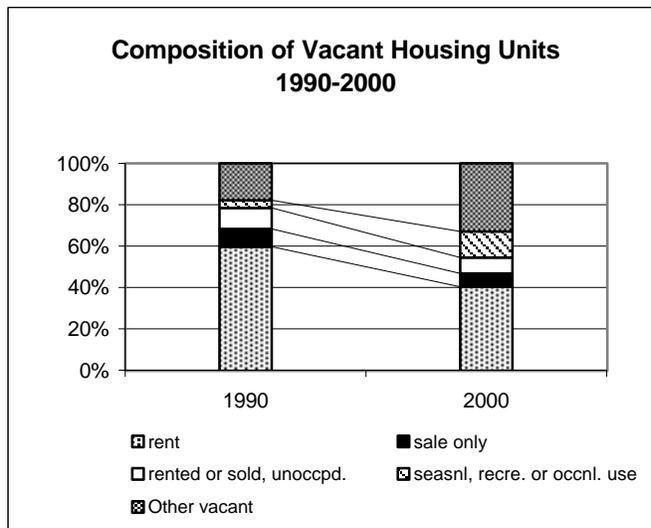
5. Population in Housing Units 1990-2000

Total population in housing units grew slower than total population because of smaller household sizes. Occupied rental units outnumber owner-occupied units by 2:1. Average Household Size fell marginally over the 1990's. Owner-occupied units have a larger average household size than those of renter-occupied units.

	1990	%	2000	%	Change	% Change
In all occupied housing units:	541,450	100%	554,064	100%	12,614	2.3%
Owner occupied	186,048	34.4%	194,035	35.0%	7,987	4.3%
Renter occupied	355,402	65.6%	360,029	65.0%	4,627	1.3%
Av. HH Size-Total Housing Unit	2.37	---	2.31	---	---	---
Av. HH Size-Owner occupied	2.64	---	2.51	---	---	---
Av. HH Size-Renter occupied	2.25	---	2.22	---	---	---

Note: Av. HH Size - Average Household Size

Population in Owner-Renter Housing 1990-2000

Household Size By Occupancy
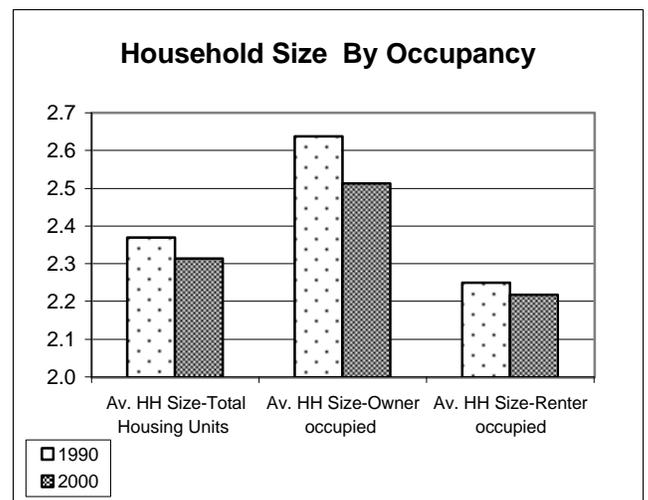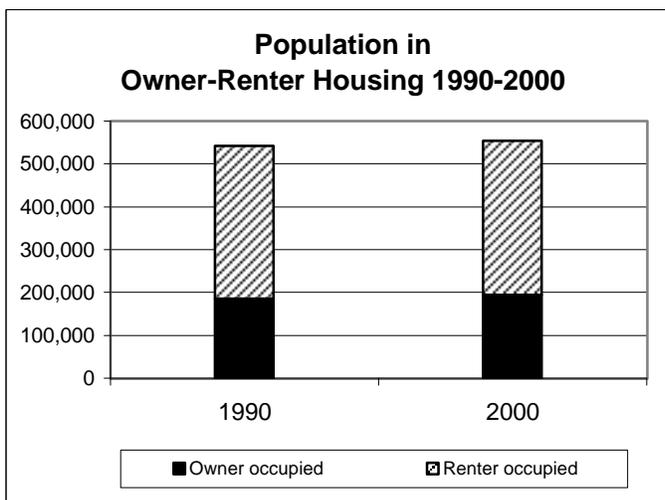
6. Number of Households by Size 1990-2000

The average size of the households in Boston has grown smaller over the decade. The distribution of persons per household has shifted towards one or two person households amounting to two thirds of Boston households. The number of households by size shows that single person households have increased by nearly 10% and two person households by over 5% while larger households of six or more persons decreased.

Persons Per Household	1990	%	2000	%	Change	% Change
1 Person	81,213	35.5%	88,944	37.1%	7,731	9.5%
2 Persons	67,340	29.5%	70,880	29.6%	3,540	5.3%
3 Persons	34,003	14.9%	34,323	14.3%	320	0.9%
4 Persons	23,443	10.3%	23,494	9.8%	51	0.2%
5 Persons	12,274	5.4%	12,596	5.3%	322	2.6%
6 Persons	5,779	2.5%	5,369	2.2%	-410	-7.1%
7-or-more Persons	4,414	1.9%	3,922	1.6%	-492	-11.1%
Total Households	228,466	100%	239,528	100%	11,062	4.8%

Percentage of Households By Size 1990-2000
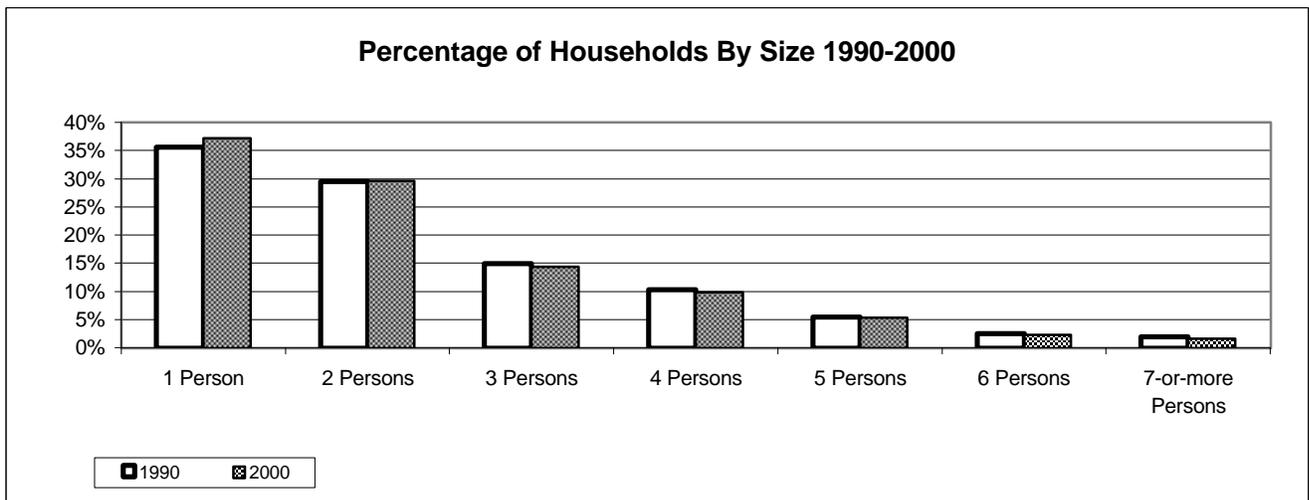
7. Age of Householder 1990-2000

Considering the age of householder, the number of households belonging to 35 to 64 constitutes nearly 50% of the householders. Those aged 45 to 54 marked a significant increase by nearly 35%. Householders of age 65 to 74 show an equally significant decrease by margin of 14%. Young adult group remained about the same over the decade.

Age	1990	%	2000	%	Change	% Change
15 - 24	23,166	10.1%	23,593	9.8%	427	1.8%
25 - 34	63,002	27.6%	62,522	26.1%	-480	-0.8%
35 - 44	45,469	19.9%	49,320	20.6%	3,851	8.5%
45 - 54	28,572	12.5%	38,503	16.1%	9,931	34.8%
55 - 64	25,139	11.0%	25,609	10.7%	470	1.9%
65 - 74	23,782	10.4%	20,377	8.5%	-3,405	-14.3%
75 & Over	19,351	8.5%	19,604	8.2%	253	1.3%
Total	228,481	100%	239,528	100%	11,047	4.8%

Age of Householder 1990-2000
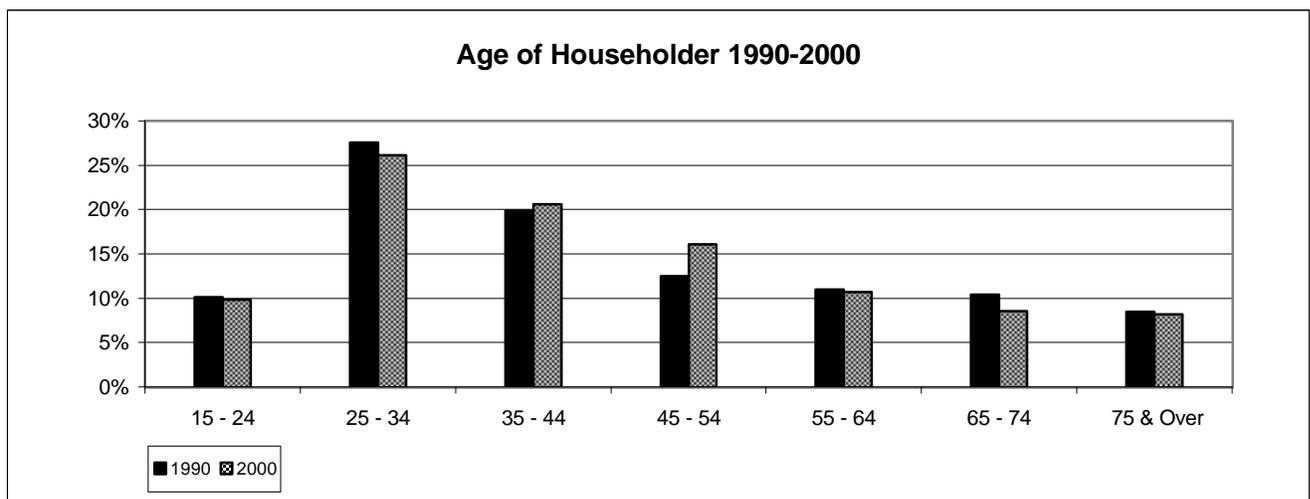
8. Household Type 1990-2000

Non-family households now outnumber family households having surpassed them during the 1990's.

The number of married couple families slightly fell over the decade while other families, mainly single-parent families, have increased. Single female-headed family households without their spouses present outnumber such single male-headed family households by a wide margin 4:1.

Non-family households have increased due to both the growth of single-person households and non-related roommates living together.

	1990	%	2000	%	Change	% Change
Family households	**115,934**	**50.7%**	**115,096**	**48.1%**	**-838**	**-0.7%**
Married-couple family	67,995	29.8%	65,747	27.4%	-2,248	-3.3%
Other family	47,939	21.0%	49,349	20.6%	1,410	2.9%
Male householder no wife present	9,582	4.2%	9,983	4.2%	401	4.2%
Female householder no husband present	38,357	16.8%	39,366	16.4%	1,009	2.6%
Non-family households	**112,539**	**49.3%**	**124,432**	**51.9%**	**11,893**	**10.6%**
Living alone	81,213	35.5%	88,944	37.1%	7,731	9.5%
Not living alone	31,326	13.7%	35,488	14.8%	4,162	13.3%
Total	**228,473**	**100%**	**239,528**	**100%**	**11,055**	**4.8%**

Family & Non-Family Households 1990-2000

Family households   Non-family households

Householder Without Spouse 1990-2000

Male householder   Female householder
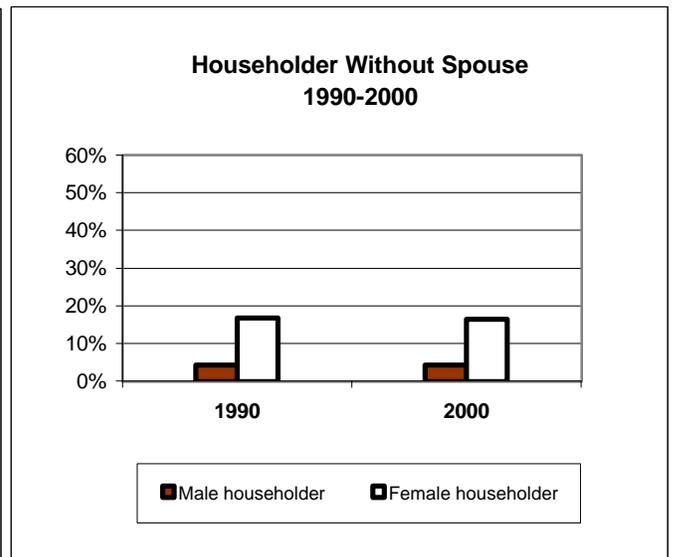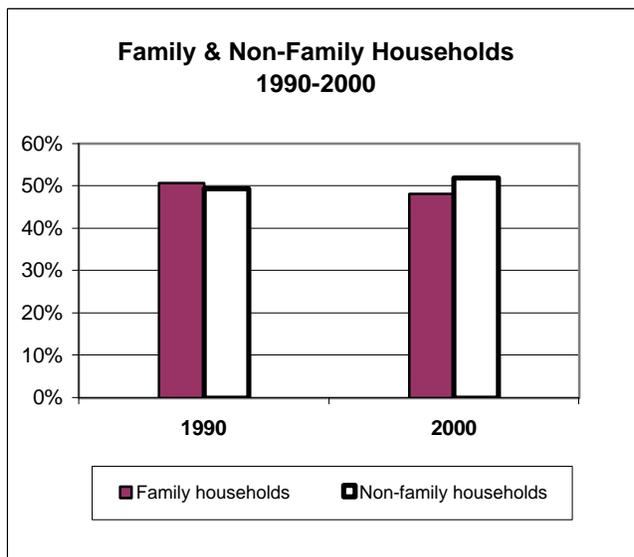
9. Characteristics of Owner-Occupied Households - 2000
Family Households

Among family households where one of the spouses is absent, female-headed households are higher by a margin of 3:1. The age group 35-64 constitutes 60% of the total number of families living in owner-occupied housing.
Considering the "other family" category comprising single-person households, among those 65 years and over, females are more likely to live alone than males.

(Note: Year 2000 data only)

Age Group	Family Type			
	Married	Other Family		
		Total	Male Householder no wife present	Female Householder no husband present
15 to 34 yrs	4,929	1,815	688	1,127
35 to 64 yrs	22,365	7,987	1,944	6,043
65 yrs & over	6,980	3,549	767	2,782
Sub Total	34,274	13,351	3,399	9,952
In percentages:				
15 to 34 yrs	14.4%	13.6%	20.2%	11.3%
35 to 64 yrs	65.3%	59.8%	57.2%	60.7%
65 yrs & over	20.4%	26.6%	22.6%	28.0%
Sub Total	100%	100%	100%	100%

Owner Occupied Family Households 2000
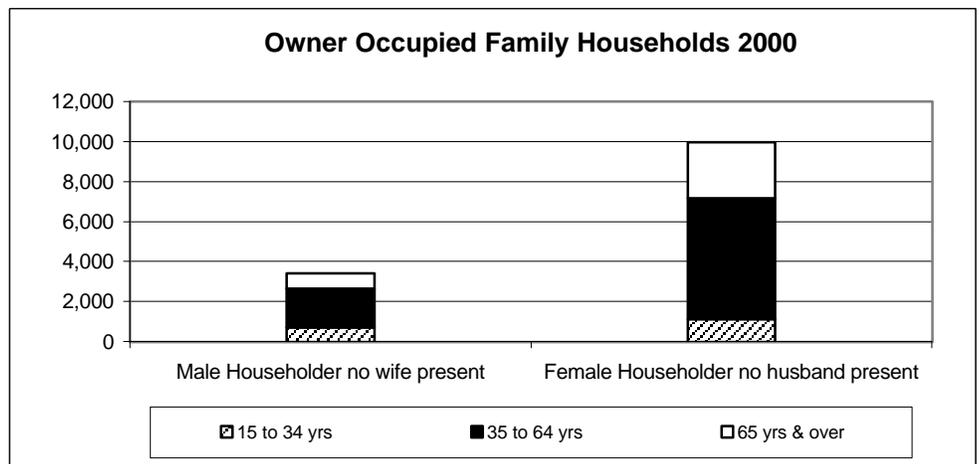
10. Characteristics of Owner-Occupied Households - 2000
Non Family Households

Female householders of age 65 years and over are more likely to live alone than their
male counterparts. Over 36% of all single female householders in owner-occupied housing are elderly persons.

(Note: Year 2000 data only)

Age Group	Non Family Type					
	Living Arrangement		Male Householder		Female Householder	
	Living Alone	Not Living Alone	Male Living Alone	Male Not Living Alone	Female Living Alone	Female Not Living Alone
15 to 34 yrs	3,908	2,087	2,049	1,287	1,859	800
35 to 64 yrs	12,734	3,549	5,840	2,136	6,894	1,413
65 yrs & over	6,920	403	1,857	197	5,063	206
Sub Total	23,562	6,039	9,746	3,620	13,816	2,419
In percentages:						
15 to 34 yrs	16.6%	34.6%	21.0%	35.6%	13.5%	33.1%
35 to 64 yrs	54.0%	58.8%	59.9%	59.0%	49.9%	58.4%
65 yrs & over	29.4%	6.7%	19.1%	5.4%	36.6%	8.5%
Sub Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Non-Family Households 2000

Legend: □ 15 to 34 yrs ☒ 35 to 64 yrs ■ 65 yrs & over
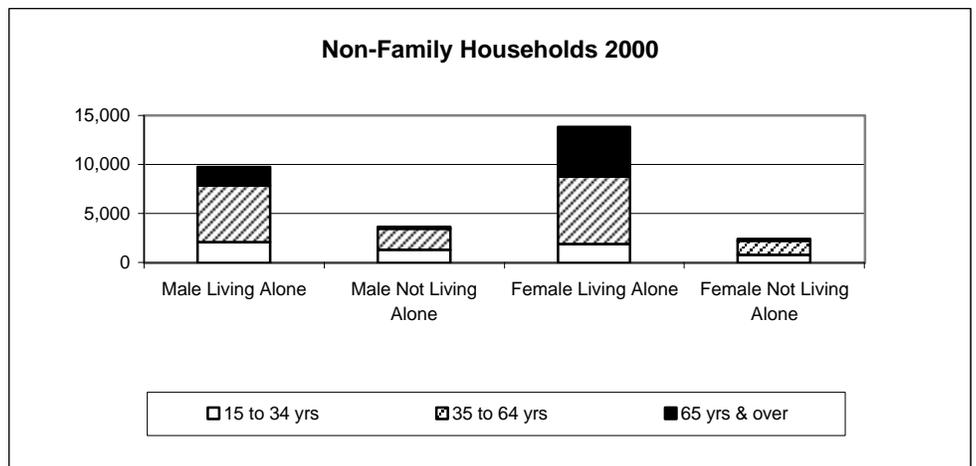
11.Characteristics of Renter-Occupied Households - 2000
Family Households

The number of female householders living alone with their spouses not present is four times higher than the number of male householders in the same situation. There are almost as many female-headed households in rental units as married couple themselves.
Renter-occupied households are much more likely to be young.

(Note: Year 2000 data only)

Age Group	Family Type			
	Married	Other Family		
		Total	Male Householder no wife present	Female householder no husband present
15 - 34 yrs	10,945	14,220	2,971	11,249
35 - 64 yrs	16,512	18,963	3,106	15,857
65 yrs & over	4,016	2,815	507	2,308
Sub Total	31,473	35,998	6,584	29,414
In percentages:				
15 - 34 yrs	34.8%	39.5%	45.1%	38.2%
35 - 64 yrs	52.5%	52.7%	47.2%	53.9%
65 yrs & over	12.8%	7.8%	7.7%	7.8%
Sub Total	100%	100%	100%	100%

Single Person Households - 2000

■15 - 34 yrs   ▨35 - 64 yrs   ☐65 yrs & over
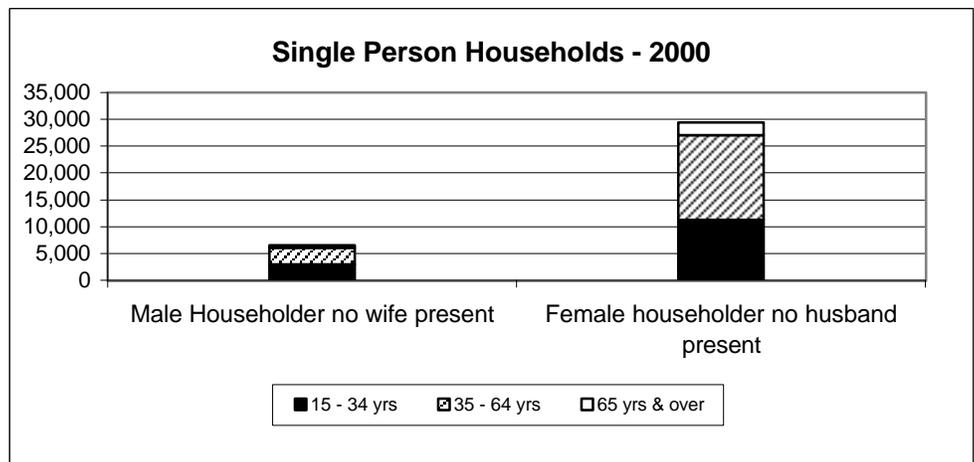
12. Characteristics of Renter-Occupied Households -2000
Non Family Households

Persons living alone constitute over 60% of the total non-family households. In the 65 years and over group, most female householders live alone. Of those non-family households not living alone, over 80% are in the 15-34 year age groups (most of them roommates who tend to be young). Female-headed households living alone are more equally spread across all age groups while males have fewer in the elderly categories.

(Note: Year 2000 data only)

Age Group	Non Family Type					
	Living Arrangement		Male Householder		Female Householder	
	Living Alone	Not Living Alone	Living Alone	Not Living Alone	Living Alone	Not Living Alone
15 - 34 yrs	24,176	24,035	12,106	12,272	12,070	11,763
35 - 64 yrs	26,330	4,992	13,859	3,152	12,471	1,840
65 yrs & over	14,876	422	4,358	226	10,518	196
Sub Total	65,382	29,449	30,323	15,650	35,059	13,799
In percentages:						
15 - 34 yrs	37.0%	81.6%	39.9%	78.4%	34.4%	85.2%
35 - 64 yrs	40.3%	17.0%	45.7%	20.1%	35.6%	13.3%
65 yrs & over	22.8%	1.4%	14.4%	1.4%	30.0%	1.4%
Sub Total	100%	100%	100%	100%	100%	100%

Non Family Households in Renter Occupied Housing 2000
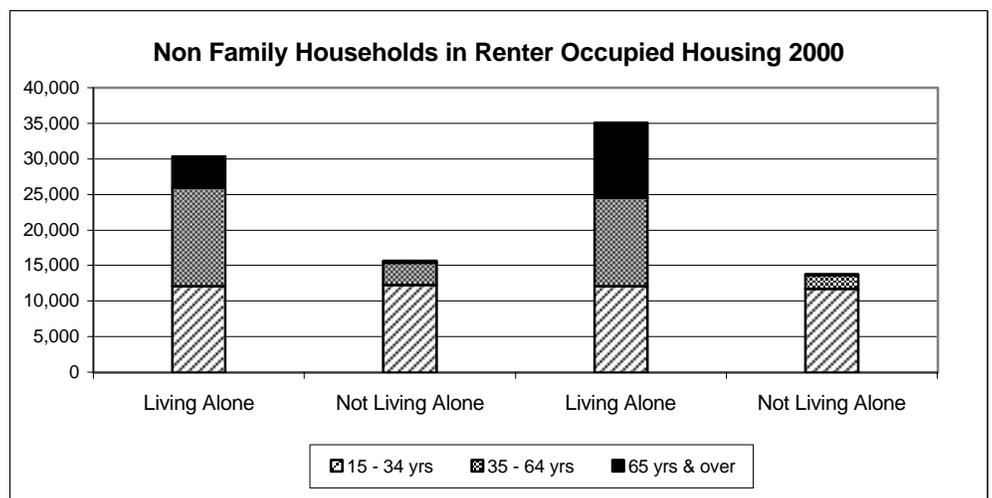
Part B - Boston Neighborhoods
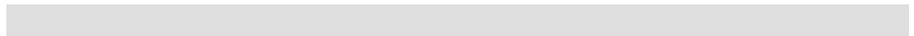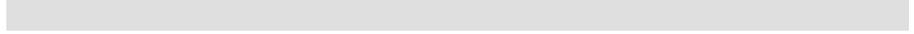
a. Key Population Trends 1990-2000

Population trends and racial composition of the neighborhoods remain dynamic and have strong implications to the neighborhood's household structure and housing.

Six neighborhoods lost population in the 1990's while ten neighborhoods gained. East Boston, Central, and North Dorchester experienced the highest population gains. Jamaica Plain, Roxbury and Back Bay-Beacon Hill experienced the highest losses.

There has been a marked shift in the composition of whites and non-whites in almost all the neighborhoods. South Boston, Charlestown and West Roxbury have the highest proportion of whites, although the number of whites has fallen over the decades and the small number of minorities has increased. Roxbury, Mattapan and North Dorchester have a high proportion of African Americans.

Latino residents have increased in all but three neighborhoods, Jamaica Plain, Allston-Brighton and Fenway-Kenmore. Their increases are very significant in East Boston, Hyde Park, and Mattapan. In absolute terms, East Boston has attracted the most number of Latinos during the decade. Roxbury, Roslindale, Mattapan and Hyde Park are the other neighborhoods that have added to their share of Latino residents.

Some of the important trends are as follows:

The number of whites increased in only three neighborhoods: Central, the South End, and Fenway-Kenmore.

Big gains in black population are noted in Roslindale and Hyde Park.

Blacks in some of the predominantly white neighborhoods show significant growth.

Only decline in Asian population was in the South End but it increased in all others, particularly in Allston-Brighton, Jamaica Plain and Dorchester.

There has been little or no change in the Native American population.

Note: The newly introduced racial category, two or more races amounts to a small proportion of the total population and in most of the neighborhoods.

1. Population 1990-2000

PD-ID	Planning District	Population		Change	% Change	One race:	Two or more races:	
		1990	2000	2000	2000	2000	2000	%
1	East Boston	32,941	38,413	5,472	16.6%	35,860	2,553	6.6%
2	Charlestown	14,718	15,195	477	3.2%	14,908	287	1.9%
3	South Boston	29,467	29,965	498	1.7%	29,386	579	1.9%
4	Central	21,625	25,173	3,548	16.4%	24,767	406	1.6%
5	Back Bay/Beacon Hill	27,854	26,721	-1,133	-4.1%	26,214	507	1.9%
6	South End	28,891	28,239	-652	-2.3%	27,111	1,128	4.0%
7	Fenway/Kenmore	32,737	35,602	2,865	8.8%	34,458	1,144	3.2%
8	Allston/Brighton	70,284	69,648	-636	-0.9%	67,313	2,335	3.4%
9	Jamaica Plain	41,193	38,196	-2,997	-7.3%	36,358	1,838	4.8%
10	Roxbury	58,795	56,658	-2,137	-3.6%	53,093	3,565	6.3%
11	North Dorchester	25,066	28,775	3,709	14.8%	26,678	2,097	7.3%
12	South Dorchester	60,641	63,340	2,699	4.5%	59,671	3,669	5.8%
13	Mattapan	35,988	37,607	1,619	4.5%	35,544	2,063	5.5%
14	Roslindale	32,959	34,618	1,659	5.0%	32,784	1,834	5.3%
15	West Roxbury	29,706	28,753	-953	-3.2%	28,148	605	2.1%
16	Hyde Park	30,135	31,598	1,463	4.9%	30,341	1,257	4.0%
17	Harbor Islands	1,282	640	-642	-50.1%	629	11	1.7%
	Boston	**574,282**	**589,141**	**14,859**	**2.6%**	**563,263**	**25,878**	**4.4%**

Neighborhood Population 1990-2000

Net Population Change in 2000
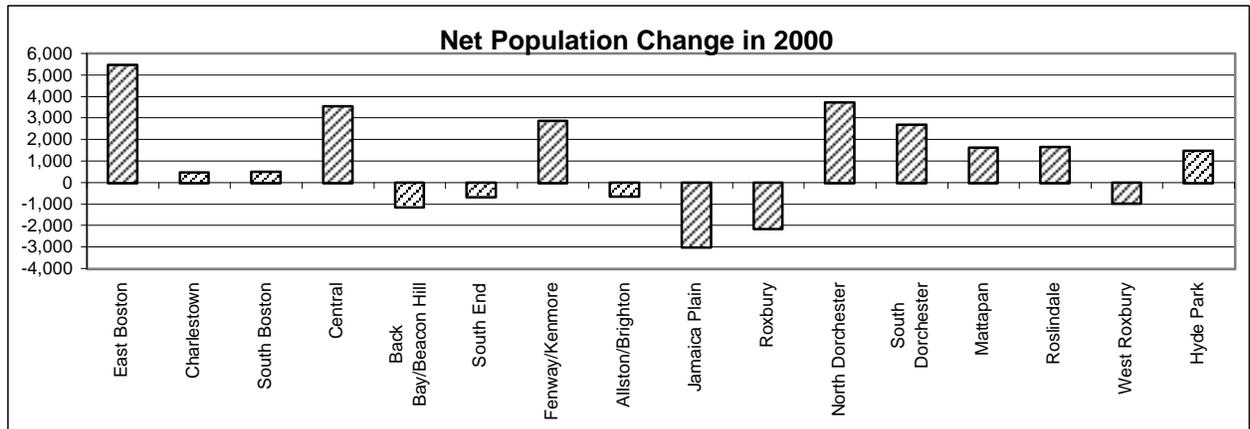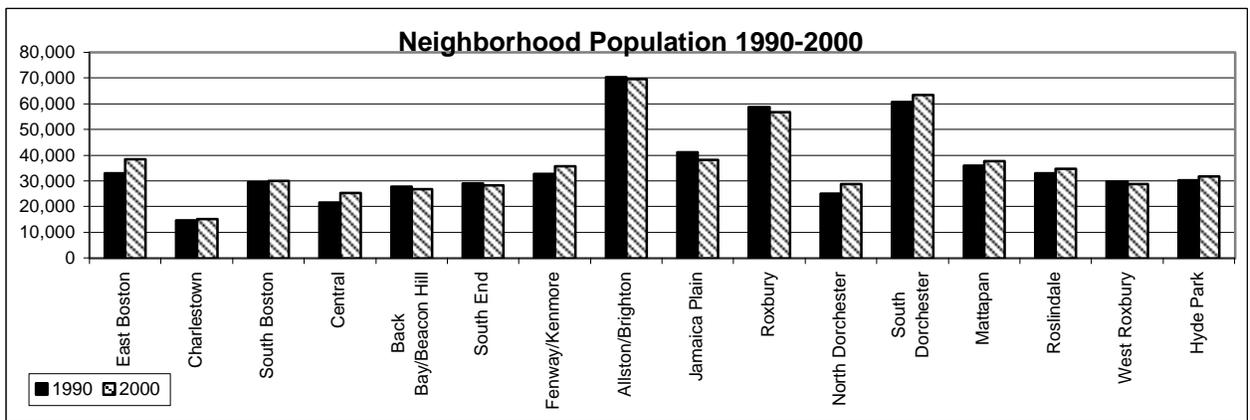
2.A Racial Composition 1990-2000

*Non-Hispanic

Planning District	White*		Black*		Latino		
	1990	**2000**	**1990**	**2000**	**1990**	**2000**	
1 East Boston	24,977	19,078	702	1,177	5,804	14,990	
2 Charlestown	13,927	11,946	106	539	310	1,764	
3 South Boston	28,127	25,327	267	741	441	2,244	
4 Central	15,975	17,516	616	1,024	714	941	
5 Back Bay/Beacon Hill	24,624	22,654	960	792	901	1,099	
6 South End	11,397	12,780	9,163	6,422	4,635	4,773	
7 Fenway/Kenmore	23,297	24,737	3,343	2,137	2,589	2,559	
8 Allston/Brighton	51,395	47,835	4,650	3,110	6,413	6,336	
9 Jamaica Plain	20,626	19,030	7,655	6,390	10,571	8,958	
10 Roxbury	3,583	2,742	41,736	35,441	11,401	13,827	
11 North Dorchester	13,178	10,241	5,027	7,003	3,590	4,075	
12 South Dorchester	29,170	19,012	22,087	26,432	6,218	6,493	
13 Mattapan	2,756	1,433	30,216	29,116	2,515	4,716	
14 Roslindale	25,509	19,317	2,584	5,667	3,757	6,904	
15 West Roxbury	28,012	24,029	472	1,718	625	1,309	
16 Hyde Park	21,701	13,624	6,679	12,352	1,315	3,981	
17 Harbor Islands	482	260	626	244	156	120	
Boston	**338,736**	**291,561**	**136,889**	**140,305**	**61,955**	**85,089**	

Whites in Neighborhoods 1990-2000

Blacks in Neighborhoods 1990-2000

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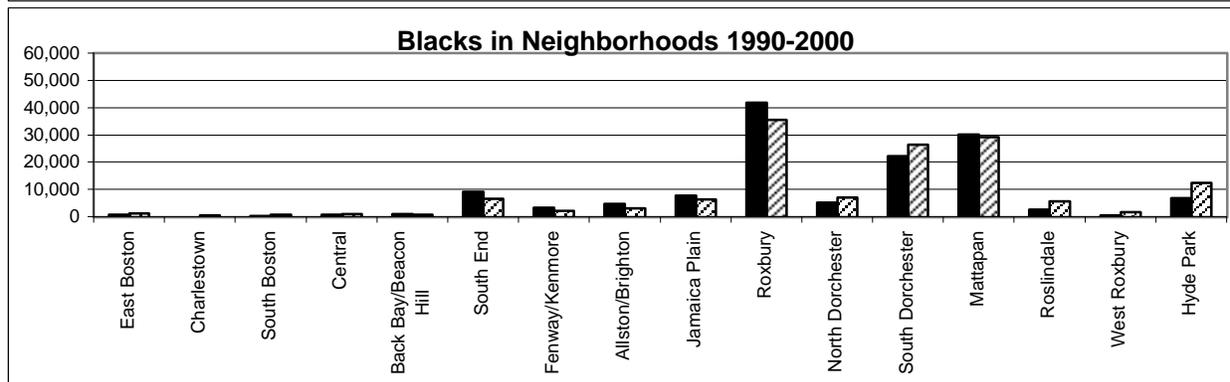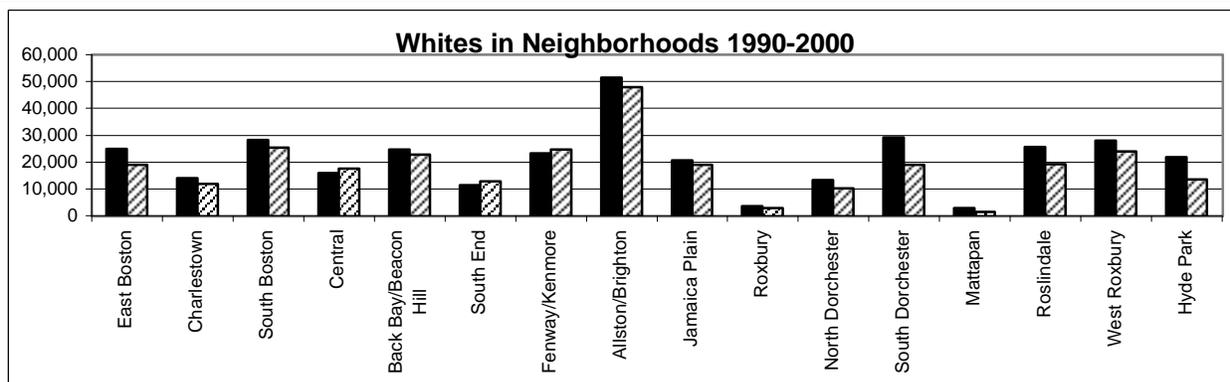
2.B Racial Composition 1990-2000

Planning District	Asian or Pacific Islander*		Native American*		Some other race*		
	1990	2000	1990	2000	1990	2000	
1 East Boston	1,260	1,553	84	71	113	440	
2 Charlestown	316	761	49	26	10	20	
3 South Boston	525	1,166	91	79	17	41	
4 Central	4,285	5,280	27	29	8	48	
5 Back Bay/Beacon Hill	1,282	1,620	40	38	47	79	
6 South End	3,465	3,358	117	94	113	117	
7 Fenway/Kenmore	3,106	4,977	84	70	321	192	
8 Allston/Brighton	7,371	9,611	109	105	346	828	
9 Jamaica Plain	2,036	2,485	121	100	183	180	
10 Roxbury	265	355	220	239	1,593	1,725	
11 North Dorchester	1,590	3,788	114	114	1,566	1,817	
12 South Dorchester	2,010	6,066	212	236	947	2,124	
13 Mattapan	234	347	119	113	151	234	
14 Roslindale	1,013	1,346	44	69	53	156	
15 West Roxbury	564	1,090	23	58	10	75	
16 Hyde Park	314	472	70	73	56	137	
17 Harbor Islands	7	5	8	3	3	2	
Boston	**29,643**	**44,280**	**1,532**	**1,517**	**5,537**	**8,215**	

Asians in Neighborhoods 1990-2000

"Other Races" in Neighborhoods 1990-2000
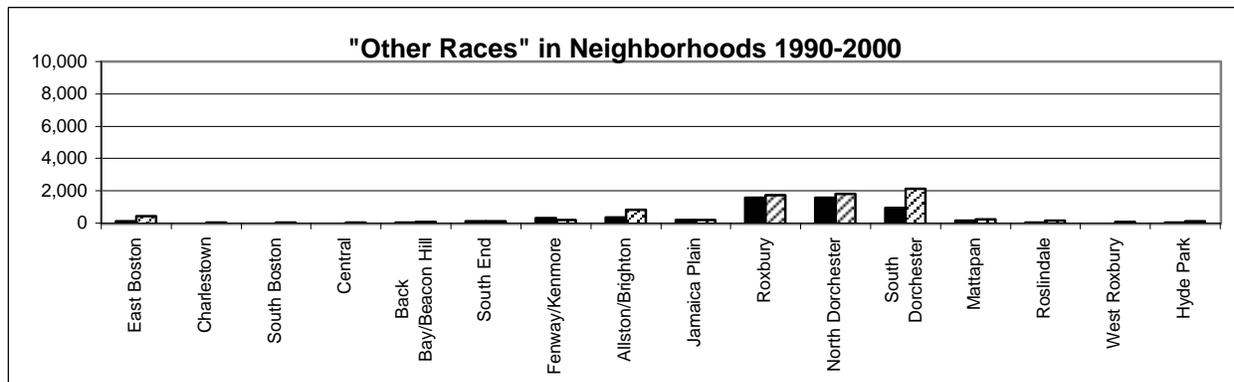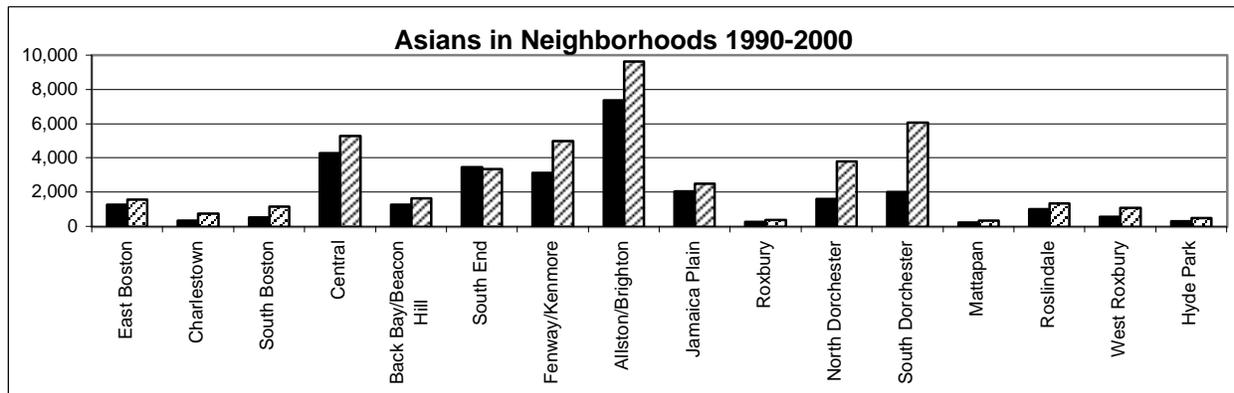
3. Racial Composition (Whites and Non-whites) 1990-2000

East Boston, North Dorchester, South Dorchester, Roslindale, and Hyde Park now have larger proportions of non-whites (including Latinos) than before. Most remarkable changes are in Hyde Park, East Boston and Roslindale.

Even predominantly white neighborhoods such as Charlestown, South Boston, and West Roxbury have shown noticeable increases in minorities. Back Bay-Beacon Hill is now the neighborhood with the least percentage of non-whites.

Planning District	White*	% of District	White*	% of District	All non-whites	% of District	All non-whites	% of District
	1990	**%**	**2000**	**%**	**1990**	**%**	**2000**	**%**
1 East Boston	24,977	75.8%	19,078	49.7%	7,964	24.2%	19,335	50.3%
2 Charlestown	13,927	94.6%	11,946	78.6%	791	5.4%	3,249	21.4%
3 South Boston	28,127	95.5%	25,327	84.5%	1,340	4.5%	4,638	15.5%
4 Central	15,975	73.9%	17,516	69.6%	5,650	26.1%	7,657	30.4%
5 Back Bay/Beacon Hill	24,624	88.4%	22,654	84.8%	3,230	11.6%	4,067	15.2%
6 South End	11,397	39.4%	12,780	45.3%	17,494	60.6%	15,459	54.7%
7 Fenway/Kenmore	23,297	71.2%	24,737	69.5%	9,440	28.8%	10,865	30.5%
8 Allston/Brighton	51,395	73.1%	47,835	68.7%	18,889	26.9%	21,813	31.3%
9 Jamaica Plain	20,626	50.1%	19,030	49.8%	20,567	49.9%	19,166	50.2%
10 Roxbury	3,583	6.1%	2,742	4.8%	55,212	93.9%	53,916	95.2%
11 North Dorchester	13,178	52.6%	10,241	35.6%	11,888	47.4%	18,534	64.4%
12 South Dorchester	29,170	48.1%	19,012	30.0%	31,471	51.9%	44,328	70.0%
13 Mattapan	2,756	7.7%	1,433	3.8%	33,232	92.3%	36,174	96.2%
14 Roslindale	25,509	77.4%	19,317	55.8%	7,450	22.6%	15,301	44.2%
15 West Roxbury	28,012	94.3%	24,029	83.6%	1,694	5.7%	4,724	16.4%
16 Hyde Park	21,701	72.0%	13,624	43.1%	8,434	28.0%	17,974	56.9%
17 Harbor Islands	482	37.6%	260	40.6%	800	62.4%	380	59.4%
Boston	**338,736**	**59.0%**	**291,561**	**49.5%**	**235,546**	**41.0%**	**297,580**	**50.5%**

Whites and Non-whites 1990

Whites and Non-whites - 2000
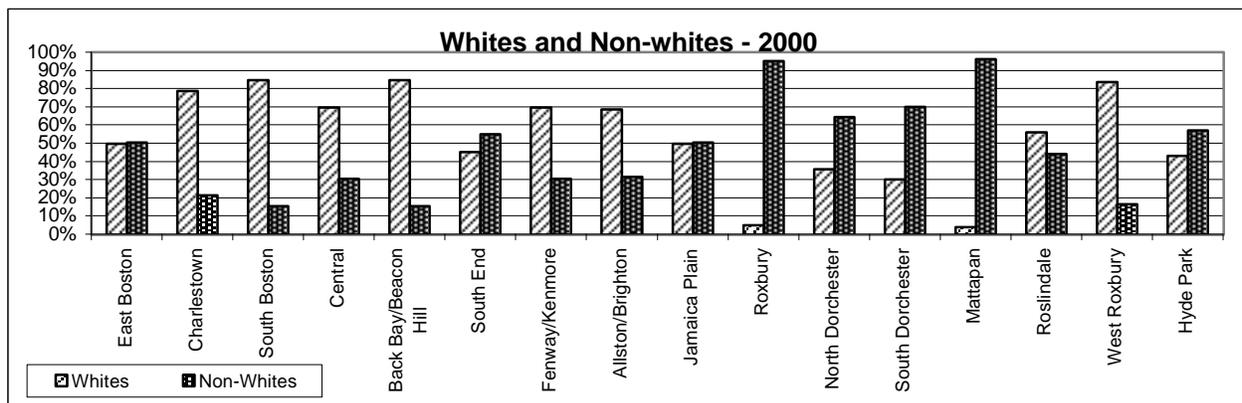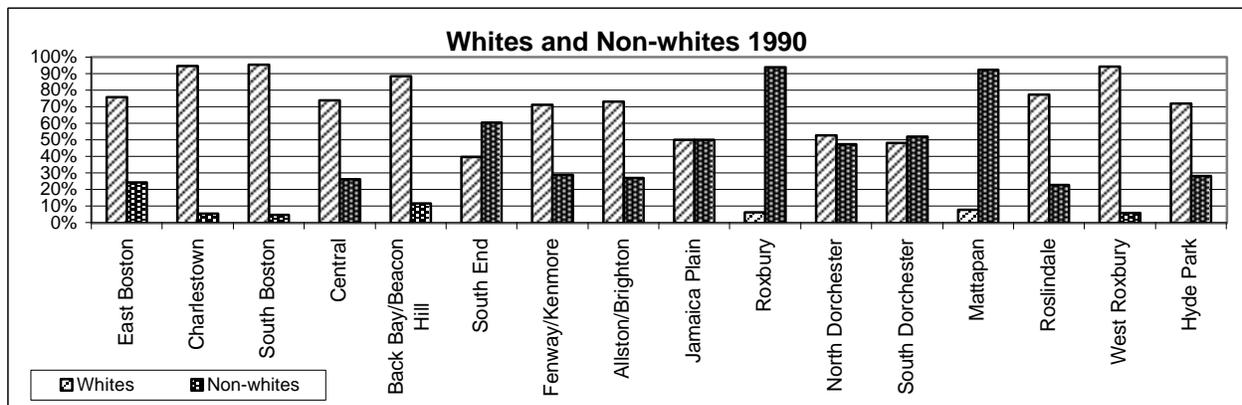
4. Latino Population 1990-2000

With the exception of Jamaica Plain, in most of the neighborhoods the Latino popultion has subtantially increased.

Charlestown, South Boston and Hyde Park show a much higher proportion of Latino residents than in 1990.

As a percentage of neighborhood total population

PD-ID	Planning District	Latino		Latino		Change	%Change	
		1990	**%**	**2000**	**%**	**2000**	**%**	
1	East Boston	5,804	17.6%	14,990	39.0%	9,186	158.3%	
2	Charlestown	310	2.1%	1,764	11.6%	1,454	469.0%	
3	South Boston	441	1.5%	2,244	7.5%	1,803	408.8%	
4	Central	714	3.3%	941	3.7%	227	31.8%	
5	Back Bay/Beacon Hill	901	3.2%	1,099	4.1%	198	22.0%	
6	South End	4,635	16.0%	4,773	16.9%	138	3.0%	
7	Fenway/Kenmore	2,589	7.9%	2,559	7.2%	-30	-1.2%	
8	Allston/Brighton	6,413	9.1%	6,336	9.1%	-77	-1.2%	
9	Jamaica Plain	10,571	25.7%	8,958	23.5%	-1,613	-15.3%	
10	Roxbury	11,401	19.4%	13,827	24.4%	2,426	21.3%	
11	North Dorchester	3,590	14.3%	4,075	14.2%	485	13.5%	
12	South Dorchester	6,218	10.3%	6,493	10.3%	275	4.4%	
13	Mattapan	2,515	7.0%	4,716	12.5%	2,201	87.5%	
14	Roslindale	3,757	11.4%	6,904	19.9%	3,147	83.8%	
15	West Roxbury	625	2.1%	1,309	4.6%	684	109.4%	
16	Hyde Park	1,315	4.4%	3,981	12.6%	2,666	202.7%	
17	Harbor Islands	156	12.2%	120	18.8%	-36	-23.1%	
	Boston	**61,955**	**10.8%**	**85,089**	**14.4%**	**23,134**	**37.3%**	

Changing Latino Population 1990-2000

Net Latino Population Change in 2000
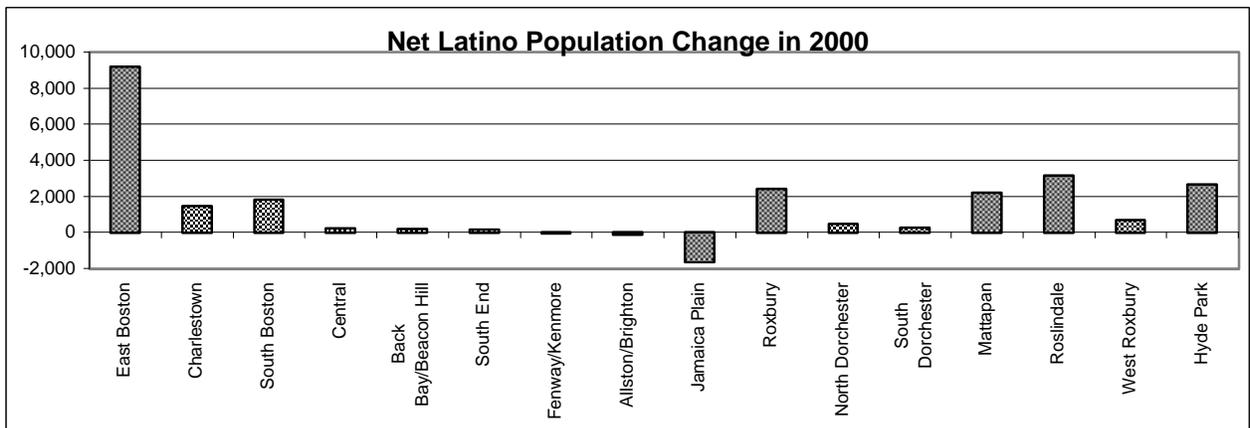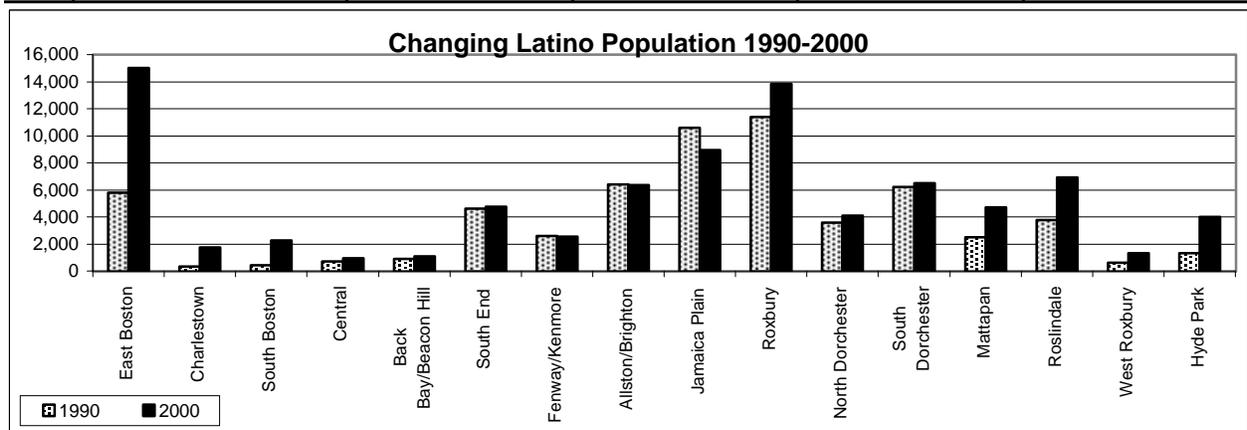
5. Population in Occupied Housing Units 1990-2000

The first tier of neighborhoods with the highest residential population comprises Allston-Brighton, South Dorchester, and Roxbury. Dorchester accounts for the largest number of population in ownership units while Allston-Brighton has the largest rental population.

PD-ID	Planning District	All occupied housing units:		Persons in Owner-occupied units		Persons in Renter-occupied units		Owner %	Renter %
		1990	2000	1990	2000	1990	2000	2000	2000
1	East Boston	32,553	38,032	9,837	10,434	22,716	27,598	27.4%	72.6%
2	Charlestown	14,466	15,036	5,359	6,237	9,107	8,799	41.5%	58.5%
3	South Boston	28,510	29,449	9,943	10,904	18,567	18,545	37.0%	63.0%
4	Central	20,003	21,595	4,438	5,639	15,565	15,956	26.1%	73.9%
5	Back Bay/Beacon Hill	24,640	24,719	8,173	9,064	16,467	15,655	36.7%	63.3%
6	South End	27,469	26,826	5,222	6,738	22,247	20,088	25.1%	74.9%
7	Fenway/Kenmore	21,010	21,182	1,558	1,845	19,452	19,337	8.7%	91.3%
8	Allston/Brighton	65,833	65,928	14,557	13,904	51,276	52,024	21.1%	78.9%
9	Jamaica Plain	39,049	36,626	11,442	11,386	27,607	25,240	31.1%	68.9%
10	Roxbury	57,680	55,903	13,684	13,643	43,996	42,260	24.4%	75.6%
11	North Dorchester	24,744	26,787	7,690	7,728	17,054	19,059	28.8%	71.2%
12	South Dorchester	59,719	62,463	25,368	26,745	34,351	35,718	42.8%	57.2%
13	Mattapan	35,229	37,129	14,082	13,701	21,147	23,428	36.9%	63.1%
14	Roslindale	31,751	33,162	15,656	16,506	16,095	16,656	49.8%	50.2%
15	West Roxbury	29,099	28,019	20,165	19,428	8,934	8,591	69.3%	30.7%
16	Hyde Park	29,695	31,208	18,874	20,133	10,821	11,075	64.5%	35.5%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**541,450**	**554,064**	**186,048**	**194,035**	**355,402**	**360,029**	**35.0%**	**65.0%**

6. Population in Group Quarters 1990-2000

The group quarters population in neighborhoods is fairly well distributed at or below 6% (Boston overall 6%) excepting Fenway-Kenmore and Central where population in group quarters amount to 41% and 14% respectively. Group quarters population decreased in South Boston and Back Bay, but a dramatic increase in North Dorchester and an increase to a lesser extent in Central are noticeable.

Two thirds of all the group quarters population are in four neighborhoods: Fenway-Kenmore, Central, Back Bay-Beacon Hill, and Allston-Brighton. Fenway-Kenmore, because of its dormitories, comprises 41% of the neighborhood population and almost half of group quarters population in Boston. Harbor Islands' population is exclusively confined to group quarters because of the Long Island's exclusive use for an institutional facility.

As a percentage of total population

PD-ID Planning District/Neighborhood	Population		Population in Group Quarters					
	1990	2000	1990	%	2000	%	Change	%
1 East Boston	32,941	38,413	388	1.2%	381	1.0%	-7	-1.8%
2 Charlestown	14,718	15,195	252	1.7%	159	1.0%	-93	-36.9%
3 South Boston	29,467	29,965	957	3.2%	516	1.7%	-441	-46.1%
4 Central	21,625	25,173	1,622	7.5%	3,578	14.2%	1,956	120.6%
5 Back Bay/Beacon Hill	27,854	26,721	3,214	11.5%	2,002	7.5%	-1,212	-37.7%
6 South End	28,891	28,239	1,422	4.9%	1,413	5.0%	-9	-0.6%
7 Fenway/Kenmore	32,737	35,602	11,727	35.8%	14,420	40.5%	2,693	23.0%
8 Allston/Brighton	70,284	69,648	4,451	6.3%	3,720	5.3%	-731	-16.4%
9 Jamaica Plain	41,193	38,196	2,144	5.2%	1,570	4.1%	-574	-26.8%
10 Roxbury	58,795	56,658	1,115	1.9%	755	1.3%	-360	-32.3%
11 North Dorchester	25,066	28,775	322	1.3%	1,988	6.9%	1,666	517.4%
12 South Dorchester	60,641	63,340	922	1.5%	877	1.4%	-45	-4.9%
13 Mattapan	35,988	37,607	759	2.1%	478	1.3%	-281	-37.0%
14 Roslindale	32,959	34,618	1,208	3.7%	1,456	4.2%	248	20.5%
15 West Roxbury	29,706	28,753	607	2.0%	734	2.6%	127	20.9%
16 Hyde Park	30,135	31,598	440	1.5%	390	1.2%	-50	-11.4%
17 Harbor Islands	1,282	640	1,282	100.0%	640	100.0%	-642	-50.1%
Boston	**574,282**	**589,141**	**32,832**	**5.7%**	**35,077**	**6.0%**	**2,245**	**6.8%**

Population in Group Quarters 1990-2000
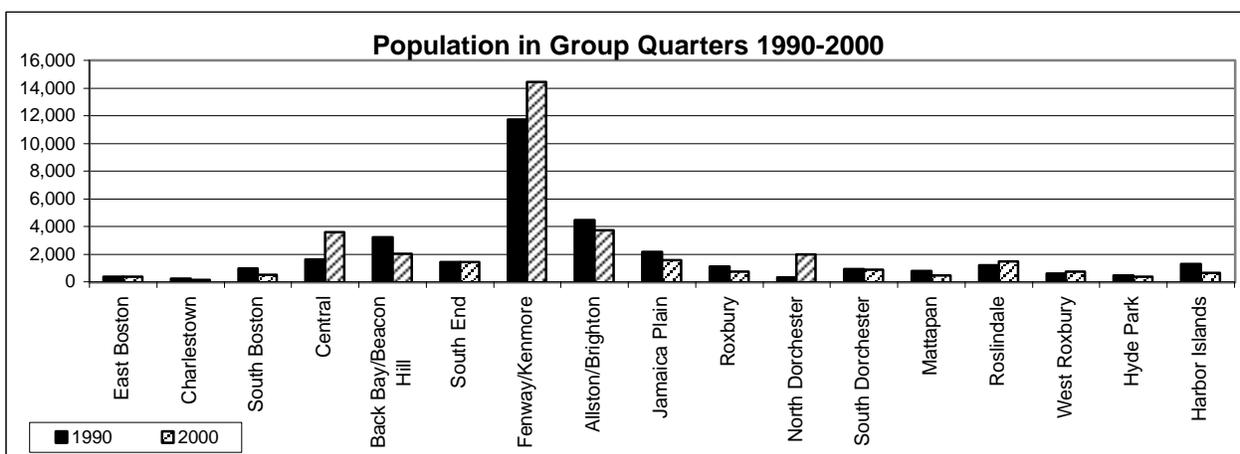
7. Total Housing Units 1990-2000

The modest housing gains throughout the city are sharply contrasted in some of the largest gains in housing in Central and Mattapan. However, five of the sixteen neighborhoods lost housing units in the 1990's: Back Bay-Beacon Hill, Fenway-Kenmore, Jamaica Plain, Roxbury and West Roxbury.

PD-ID	Planning District	Total Housing units	% of City Stock	Total Housing units	% of City Stock	Change	% Change	
		1990	**%**	**2000**	**%**	**2000**	**%**	
1	East Boston	14,810	5.9%	15,078	6.0%	268	1.8%	
2	Charlestown	7,752	3.1%	7,755	3.1%	3	0%	
3	South Boston	14,784	5.9%	15,031	6.0%	247	1.7%	
4	Central	13,361	5.3%	14,220	5.6%	859	6.4%	
5	Back Bay/Beacon Hill	17,975	7.2%	17,912	7.1%	-63	-0.4%	
6	South End	14,915	5.9%	15,267	6.1%	352	2.4%	
7	Fenway/Kenmore	13,619	5.4%	13,159	5.2%	-460	-3.4%	
8	Allston/Brighton	30,862	12.3%	30,988	12.3%	126	0.4%	
9	Jamaica Plain	17,165	6.8%	16,554	6.6%	-611	-3.6%	
10	Roxbury	23,158	9.2%	22,423	8.9%	-735	-3.2%	
11	North Dorchester	10,218	4.1%	10,311	4.1%	93	0.9%	
12	South Dorchester	22,364	8.9%	22,615	9.0%	251	1.1%	
13	Mattapan	12,238	4.9%	13,101	5.2%	863	7.1%	
14	Roslindale	12,917	5.1%	13,247	5.3%	330	2.6%	
15	West Roxbury	12,950	5.2%	12,397	4.9%	-553	-4.3%	
16	Hyde Park	11,777	4.7%	11,877	4.7%	100	0.8%	
17	Harbor Islands	0	0%	0	0%	0	0%	
	Boston	**250,865**	**100%**	**251,935**	**100%**	**1,070**	**0.4%**	

Housing Stock 1990-2000
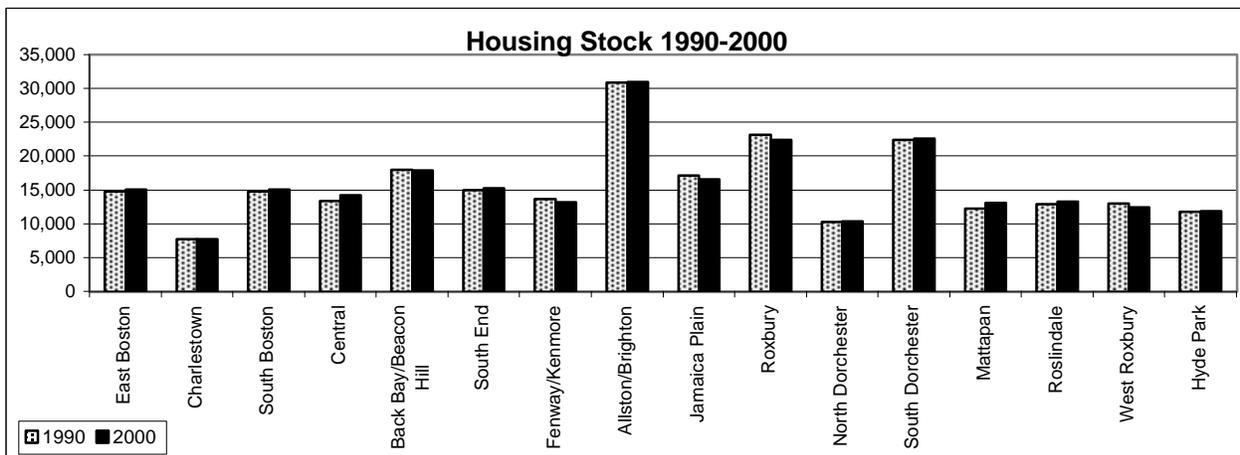
8. Change in Housing Stock by Neighborhood - 2000

The following chart clearly illustrates the disparate nature of changes in housing stock across the sixteen neighborhoods. Four neighborhoods have lost some housing units while most others added significant number of units through new construction and conversion.

Changes in Housing Stock - 2000

Neighborhoods (left to right): East Boston, Charlestown, South Boston, Central, Back Bay/Beacon Hill, South End, Fenway/Kenmore, Allston/Brighton, Jamaica Plain, Roxbury, North Dorchester, South Dorchester, Mattapan, Roslindale, West Roxbury, Hyde Park

Y-axis: -1,000 to 1,000

Changes in Population 1990-2000

Neighborhoods (left to right): East Boston, Charlestown, South Boston, Central, Back Bay/Beacon Hill, South End, Fenway/Kenmore, Allston/Brighton, Jamaica Plain, Roxbury, North Dorchester, South Dorchester, Mattapan, Roslindale, West Roxbury, Hyde Park

Y-axis: -4,000 to 6,000

9. Owner-occupied Housing Units 1990-2000

With the exception of Allston-Brighton, all the neighborhoods increased their absolute number of owner-occupied units even though the margins are relatively small in some cases. In the South End owner-occupied units increased by 50%. Charlestown, Central, South Boston, and Fenway-Kenmore also experienced substantial increases in owner-occupied housing.

In percentage terms, owner-occupancy rose in twelve of the sixteen neighborhoods but decreased in four: East Boston, Allston-Brighton, North Dorchester, and Mattapan.

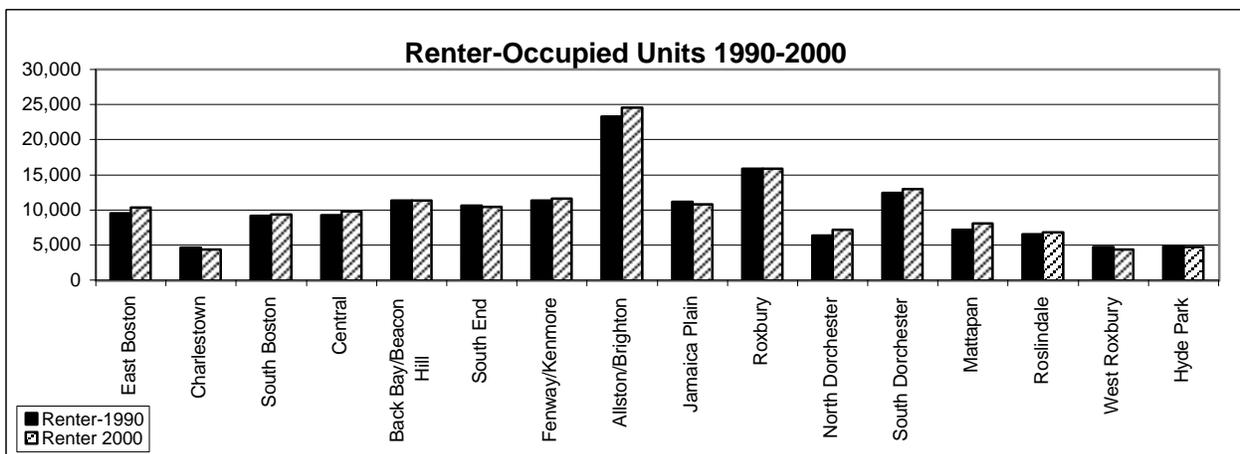| PD-ID	Planning District	Total Occupied housing units		Owner occupied	% of District Stock	Owner occupied	% of District Stock	Increase in Owner occupied units	As a % of 1990 Owners
		1990	2000	1990	%	2000	%	2000	%
1	East Boston	13,417	14,326	3,930	29.3%	4,029	28.1%	99	2.5%
2	Charlestown	6,841	7,350	2,259	33.0%	3,039	41.3%	780	34.5%
3	South Boston	13,080	14,038	3,958	30.3%	4,743	33.8%	785	19.8%
4	Central	11,766	13,180	2,554	21.7%	3,359	25.5%	805	31.5%
5	Back Bay/Beacon Hill	15,888	16,558	4,602	29.0%	5,241	31.7%	639	13.9%
6	South End	13,223	14,301	2,584	19.5%	3,904	27.3%	1,320	51.1%
7	Fenway/Kenmore	12,252	12,820	949	7.7%	1,177	9.2%	228	24.0%
8	Allston/Brighton	29,427	30,505	6,100	20.7%	5,980	19.6%	-120	-2.0%
9	Jamaica Plain	15,653	15,768	4,541	29.0%	4,974	31.5%	433	9.5%
10	Roxbury	20,304	20,473	4,486	22.1%	4,655	22.7%	169	3.8%
11	North Dorchester	8,991	9,776	2,617	29.1%	2,629	26.9%	12	0.5%
12	South Dorchester	20,583	21,516	8,134	39.5%	8,567	39.8%	433	5.3%
13	Mattapan	11,240	12,520	4,099	36.5%	4,418	35.3%	319	7.8%
14	Roslindale	12,151	12,836	5,650	46.5%	5,999	46.7%	349	6.2%
15	West Roxbury	12,405	12,083	7,652	61.7%	7,749	64.1%	97	1.3%
16	Hyde Park	11,245	11,478	6,426	57.1%	6,763	58.9%	337	5.2%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**228,466**	**239,528**	**70,541**	**30.9%**	**77,226**	**32.2%**	**6,685**	**9.5%**

Owner-occupied Units 1990-2000
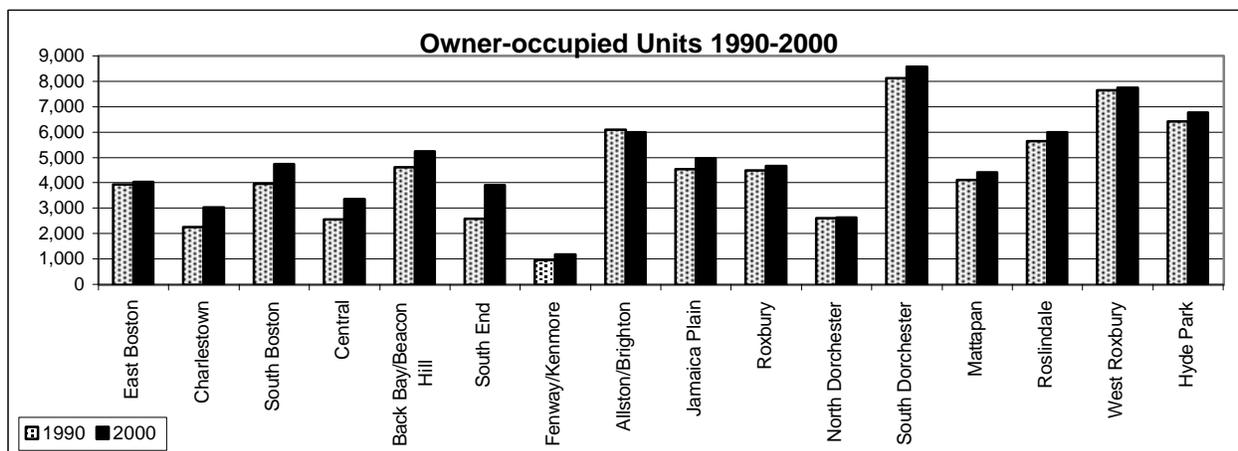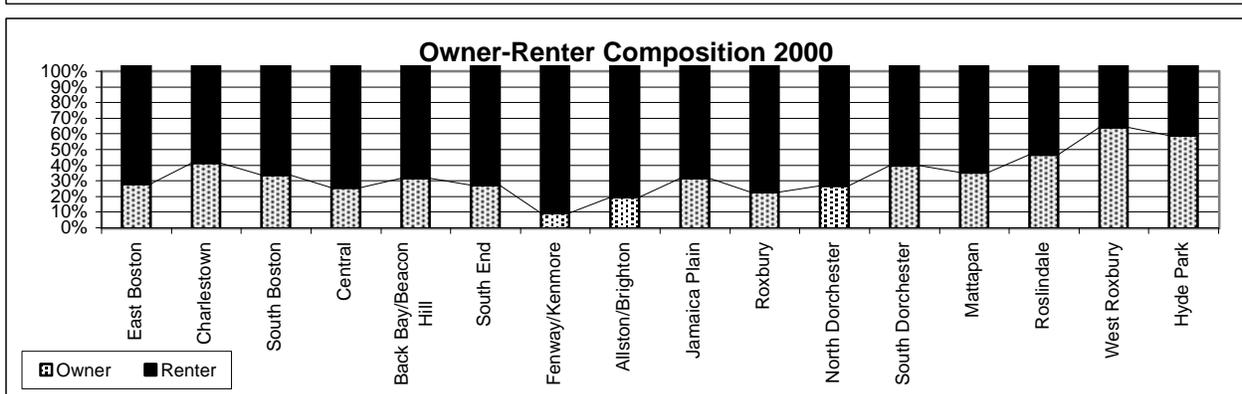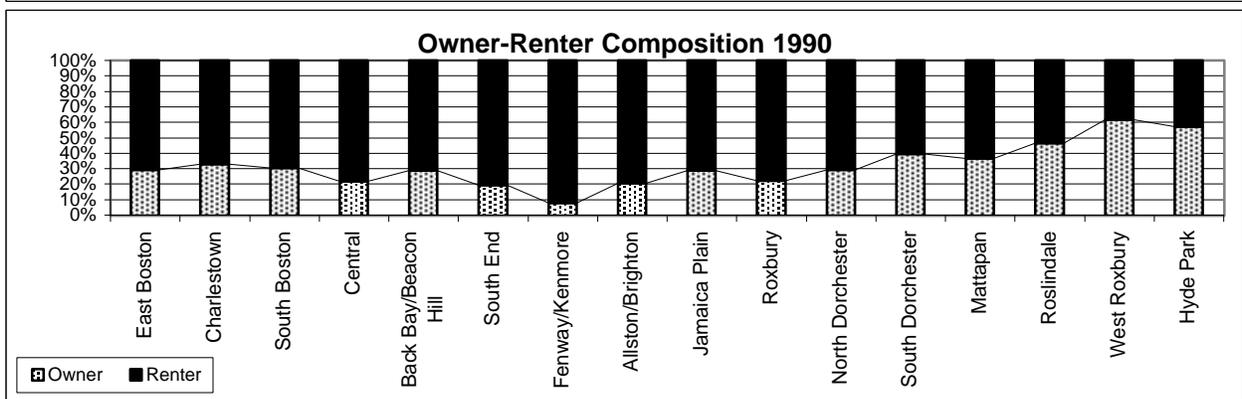
10. Renter-occupied Units 1990-2000

Renter-occupied housing units form the larger share of the housing stock in all the neighborhoods except West Roxbury and Hyde Park. Neighborhoods that have higher proportions of rental units, over 70% of the district's housing stock, are Fenway-Kenmore, Allston-Brighton, Roxbury, North Dorchester, East Boston and the South End.

East Boston, Allston-Brighton, North Dorchester, and Mattapan reported some of the largest gains in rental occupancy among Boston neighborhoods. The number of rental units decreased in the following neighborhoods: Charlestown, South End, Jamaica Plain, West Roxbury and Hyde Park.

PD-ID	Planning District	Total Occupied housing units		Renter occupied	% of District Stock	Renter occupied	% of District Stock	Increase in Renter occupied units	As a % of 1990 renters
		1990	2000	1990	%	2000	%	2000	%
1	East Boston	13,417	14,326	9,488	70.7%	10,297	71.9%	809	8.5%
2	Charlestown	6,841	7,350	4,582	67.0%	4,311	58.7%	-271	-5.9%
3	South Boston	13,080	14,038	9,123	69.7%	9,295	66.2%	172	1.9%
4	Central	11,766	13,180	9,212	78.3%	9,821	74.5%	609	6.6%
5	Back Bay/Beacon Hill	15,888	16,558	11,286	71.0%	11,317	68.3%	31	0.3%
6	South End	13,223	14,301	10,638	80.5%	10,397	72.7%	-241	-2.3%
7	Fenway/Kenmore	12,252	12,820	11,304	92.3%	11,643	90.8%	339	3.0%
8	Allston/Brighton	29,427	30,505	23,327	79.3%	24,525	80.4%	1,198	5.1%
9	Jamaica Plain	15,653	15,768	11,112	71.0%	10,794	68.5%	-318	-2.9%
10	Roxbury	20,304	20,473	15,818	77.9%	15,818	77.3%	0	0.0%
11	North Dorchester	8,991	9,776	6,374	70.9%	7,147	73.1%	773	12.1%
12	South Dorchester	20,583	21,516	12,449	60.5%	12,949	60.2%	500	4.0%
13	Mattapan	11,240	12,520	7,139	63.5%	8,102	64.7%	963	13.5%
14	Roslindale	12,151	12,836	6,501	53.5%	6,837	53.3%	336	5.2%
15	West Roxbury	12,405	12,083	4,753	38.3%	4,334	35.9%	-419	-8.8%
16	Hyde Park	11,245	11,478	4,819	42.9%	4,715	41.1%	-104	-2.2%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**228,466**	**239,528**	**157,925**	**69.1%**	**162,302**	**67.8%**	**4,377**	**2.8%**

Renter-Occupied Units 1990-2000

11. Owners-Renter Composition By Neighborhood 1990-2000

Increase in Owner-Occupied Units 1990-2000

Increase in Renter-Occupied Units 1990-2000

Owner-Renter Composition 1990

Legend: ⊞ Owner ■ Renter

Owner-Renter Composition 2000

Legend: ⊞ Owner ■ Renter
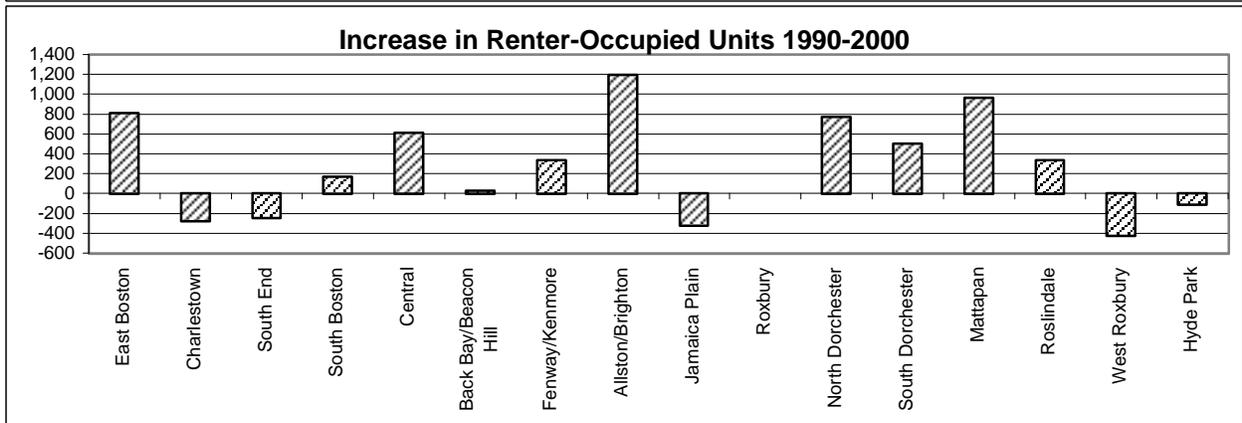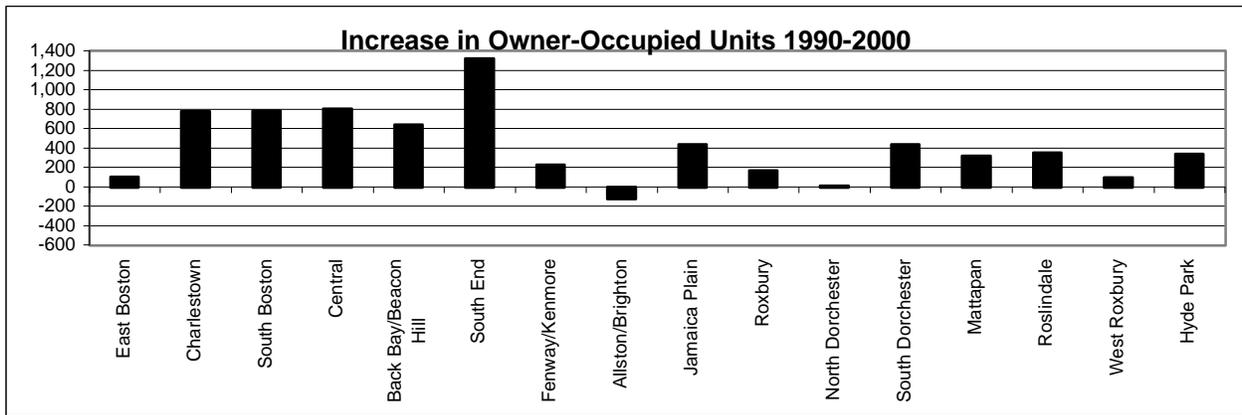
12. Housing Vacancy Rates 1990-2000

The housing vacancy rate has substantially decreased over the decade in every neighborhood. In 1990, eight of the sixteen neighborhoods had vacancy rates over 10%, but by the year 2000 none did. In 2000, five of the sixteen neighborhoods had vacancy rates below 4%.Total number of vacant units declined by almost 50% over the decade.

PD-ID	Planning District	Total Housing units		Total Vacant		Vacancy Rate		
		1990	2000	1990	2000	1990	2000	
1	East Boston	14,810	15,078	1,394	752	9.4%	5.0%	
2	Charlestown	7,752	7,755	911	405	11.8%	5.2%	
3	South Boston	14,784	15,031	1,702	993	11.5%	6.6%	
4	Central	13,361	14,220	1,596	1,040	11.9%	7.3%	
5	Back Bay/Beacon Hill	17,975	17,912	2,086	1,354	11.6%	7.6%	
6	South End	14,915	15,267	1,692	966	11.3%	6.3%	
7	Fenway/Kenmore	13,619	13,159	1,367	339	10.0%	2.6%	
8	Allston/Brighton	30,862	30,988	1,435	483	4.6%	1.6%	
9	Jamaica Plain	17,165	16,554	1,511	786	8.8%	4.7%	
10	Roxbury	23,158	22,423	2,853	1,950	12.3%	8.7%	
11	North Dorchester	10,218	10,311	1,227	535	12.0%	5.2%	
12	South Dorchester	22,364	22,615	1,780	1,099	8.0%	4.9%	
13	Mattapan	12,238	13,101	999	581	8.2%	4.4%	
14	Roslindale	12,917	13,247	767	411	5.9%	3.1%	
15	West Roxbury	12,950	12,397	545	314	4.2%	2.5%	
16	Hyde Park	11,777	11,877	532	399	4.5%	3.4%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**250,865**	**251,935**	**22,397**	**12,407**	**8.9%**	**4.9%**	

Vacancy Rates 1990-2000
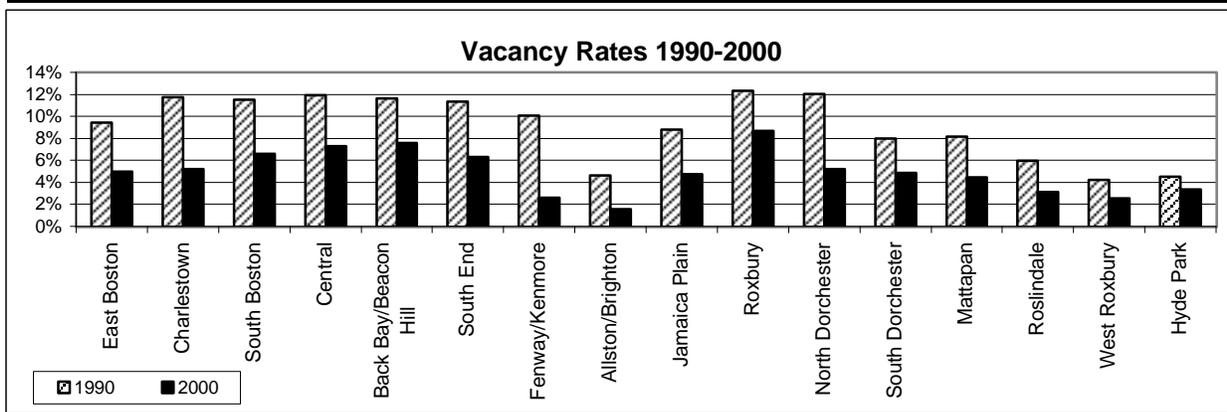
13. Composition of Vacant Units 1990-2000

The highest levels of decrease in vacancy rate are seen in Fenway-Kenmore, North Dorchester and Charlestown. The lowest vacancy rates of 1.6% and 2.5% are in Allston-Brighton and West Roxbury respectively.

The most significant reduction in vacant units took place in the downtown area and its immediate surroundings. Fenway-Kenmore offered the smallest number of units, 10, for sale in the year 2000.

PD-ID	Planning District	Total Vacant		For sale only	%	For sale only	%	
		1990	2000	1990	1990	2000	2000	
1	East Boston	1,394	752	91	6.5%	46	6.1%	
2	Charlestown	911	405	43	4.7%	31	7.7%	
3	South Boston	1,702	993	137	8.0%	91	9.2%	
4	Central	1,596	1,040	225	14.1%	35	3.4%	
5	Back Bay/Beacon Hill	2,086	1,354	274	13.1%	79	5.8%	
6	South End	1,692	966	110	6.5%	100	10.4%	
7	Fenway/Kenmore	1,367	339	9	0.7%	10	2.9%	
8	Allston/Brighton	1,435	483	112	7.8%	11	2.3%	
9	Jamaica Plain	1,511	786	94	6.2%	53	6.7%	
10	Roxbury	2,853	1,950	119	4.2%	67	3.4%	
11	North Dorchester	1,227	535	90	7.3%	27	5.0%	
12	South Dorchester	1,780	1,099	161	9.0%	87	7.9%	
13	Mattapan	999	581	89	8.9%	31	5.3%	
14	Roslindale	767	411	124	16.2%	34	8.3%	
15	West Roxbury	545	314	125	22.9%	40	12.7%	
16	Hyde Park	532	399	110	20.7%	33	8.3%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**22,397**	**12,407**	**1913**	**8.5%**	**775**	**6.2%**	

Change in Vacant Sale Units 1990-2000
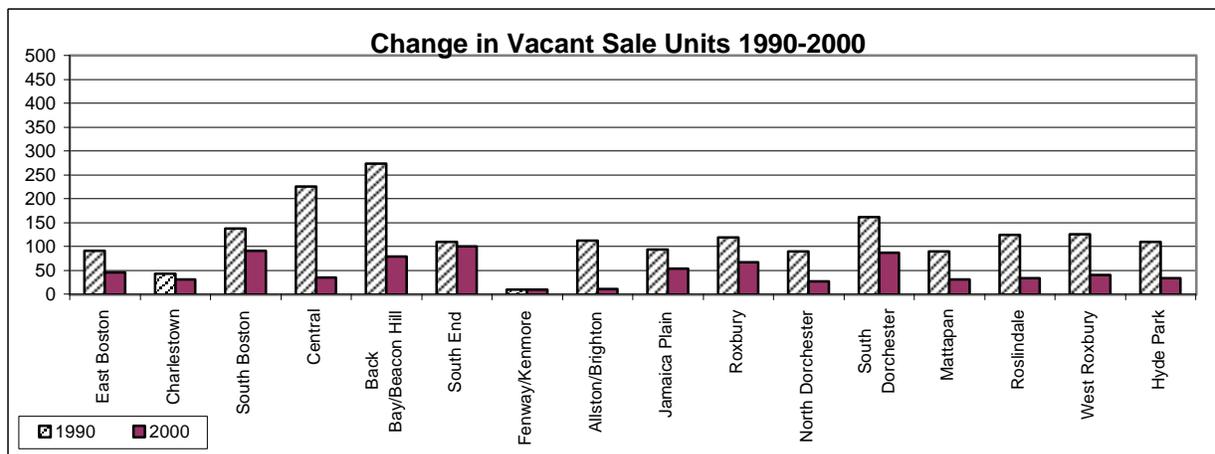
14. Composition of Vacant-Rental Units 1990-2000

Three significant features characterize the decreasing vacancy rate:

a. Reduction in the number of units for sale
b. Reduction in the number of units for rent
c. Increasing number of units available for seasonal and recreational use.

There has been a sharp decline in vacant rental units in all the sixteen neighborhoods. Particularly interesting to note is the concentration of seasonal units in neighborhoods such as Back Bay-Beacon Hill and the South End.

PD-ID	Planning District	Total Vacant		For rent	%	For rent	%	
		1990	**2000**	**1990**	**1990**	**2000**	**2000**	
1	East Boston	1,394	752	798	57.2%	338	44.9%	
2	Charlestown	911	405	571	62.7%	135	33.3%	
3	South Boston	1,702	993	1,039	61.0%	534	53.8%	
4	Central	1,596	1,040	800	50.1%	371	35.7%	
5	Back Bay/Beacon Hill	2,086	1,354	1,102	52.8%	373	27.5%	
6	South End	1,692	966	1,172	69.3%	324	33.5%	
7	Fenway/Kenmore	1,367	339	1,081	79.1%	108	31.9%	
8	Allston/Brighton	1,435	483	997	69.5%	193	40.0%	
9	Jamaica Plain	1,511	786	704	46.6%	419	53.3%	
10	Roxbury	2,853	1,950	1,521	53.3%	776	39.8%	
11	North Dorchester	1,227	535	947	77.2%	253	47.3%	
12	South Dorchester	1,780	1,099	1,056	59.3%	518	47.1%	
13	Mattapan	999	581	628	62.9%	260	44.8%	
14	Roslindale	767	411	409	53.3%	177	43.1%	
15	West Roxbury	545	314	275	50.5%	77	24.5%	
16	Hyde Park	532	399	255	47.9%	157	39.3%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**22,397**	**12,407**	**13,355**	**59.6%**	**5,013**	**40.4%**	

**Change in Vacant Rental Units 1990-2000**
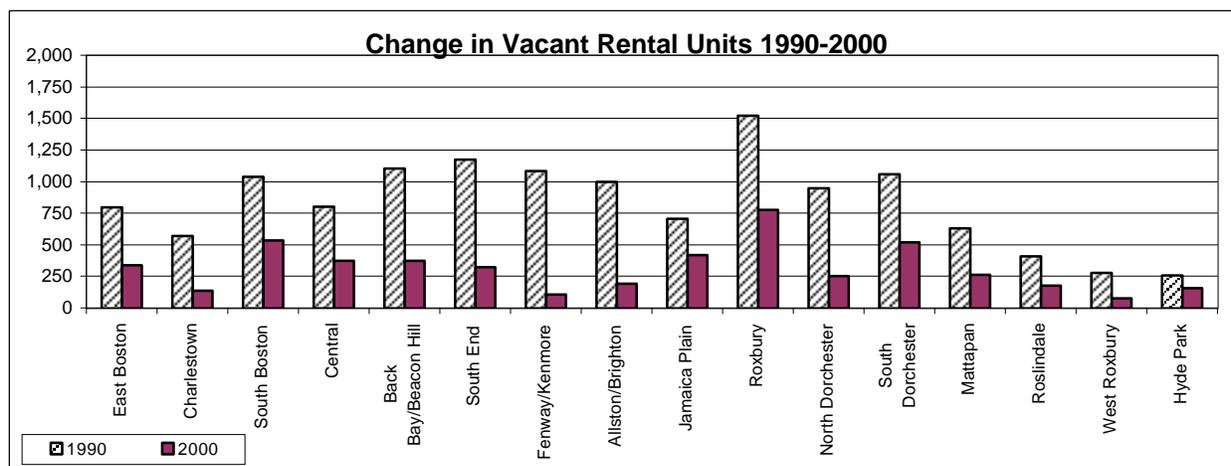
☑1990 ■2000

15. Composition of Vacant Units - Seasonal Use, etc. 1990-2000

Two-thirds of the vacant seasonal units are located in three neighborhoods: Central, Back Bay-Beacon Hill, and Fenway-Kenmore where significant number of homes are second homes or units used by academic institutions.

The "other vacant" units include those abandoned or boarded-up units temporarily off the housing market or under renovation. Such units in Jamaica Plain and Central have substantially decreased, marked by increases in Roxbury, North Dorchester, South End, and Mattapan.

PD-ID	Planning District	Rented or sold, not occupied		For seasonal, recr., or occ. use		Other vacant		
		1990	2000	1990	2000	1990	2000	
1	East Boston	66	29	11	18	425	321	
2	Charlestown	176	41	21	46	100	152	
3	South Boston	167	105	25	30	336	233	
4	Central	53	94	182	381	335	159	
5	Back Bay/Beacon Hill	184	85	310	620	219	197	
6	South End	111	95	43	63	255	384	
7	Fenway/Kenmore	42	12	109	103	124	106	
8	Allston/Brighton	122	29	68	91	136	159	
9	Jamaica Plain	215	53	28	52	471	209	
10	Roxbury	511	176	13	43	691	888	
11	North Dorchester	63	15	5	17	122	223	
12	South Dorchester	237	78	11	26	318	390	
13	Mattapan	165	56	1	8	117	226	
14	Roslindale	73	29	16	20	143	151	
15	West Roxbury	49	31	16	33	80	133	
16	Hyde Park	56	35	11	17	100	157	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**2,290**	**963**	**870**	**1,568**	**3,972**	**4,088**	

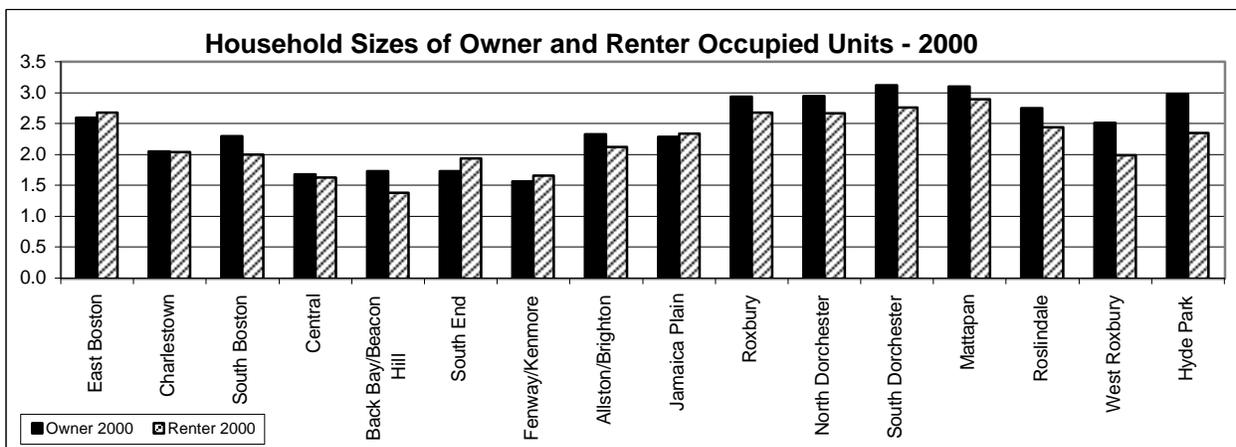Change in Vacant Seasonal Units 1990-2000
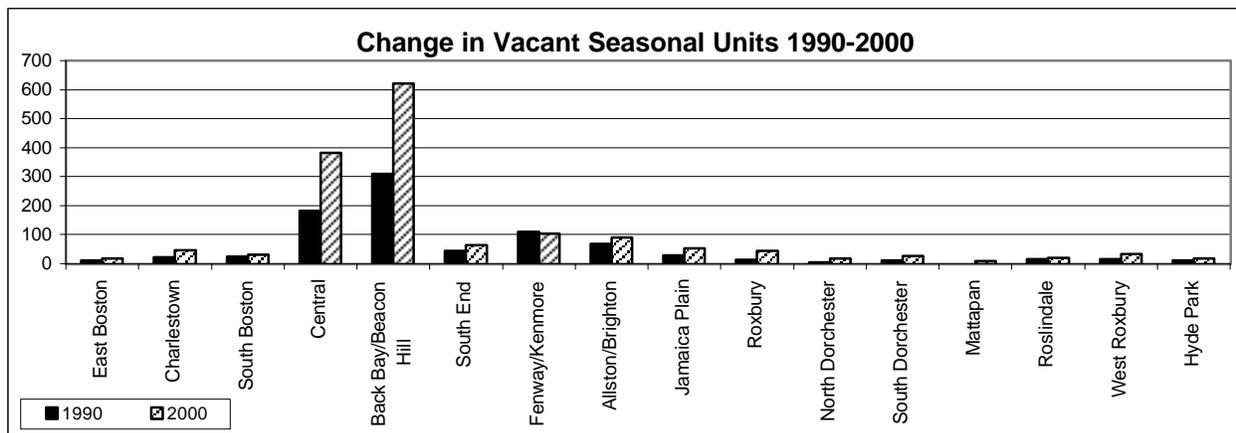
16. Average Household Size 1990-2000

Reflecting the overall trend of the city, the neighborhood household sizes are increasingly smaller than before. Owner-occupied units have a higher average household size than rental units in all the neighborhoods excepting Fenway-Kenmore and South End. Lower sizes are in the downtown neighborhoods of Back Bay-Beacon Hill, South End, and Fenway-Kenmore. Jamaica Plain shows a markedly higher reduction in the household size.

The only neighborhoods to show a general increase in household size are East Boston and Hyde Park. Similarly, these two neighborhoods show an increase in household size for owner-occupied units. Increase in renter-occupied household size is noted in East Boston, Charlestown, West Roxbury, and Hyde Park.

As a percentage of total neighborhood housing units

PD-ID	Planning District	Average Household Size					
		All Housing Units		Owner occupied		Renter occupied	
		1990	2000	1990	2000	1990	2000
1	East Boston	2.43	2.65	2.50	2.59	2.39	2.68
2	Charlestown	2.11	2.05	2.37	2.05	1.99	2.04
3	South Boston	2.18	2.10	2.51	2.30	2.04	2.00
4	Central	1.70	1.64	1.74	1.68	1.69	1.62
5	Back Bay/Beacon Hill	1.55	1.49	1.78	1.73	1.46	1.38
6	South End	2.08	1.88	2.02	1.73	2.09	1.93
7	Fenway/Kenmore	1.71	1.65	1.64	1.57	1.72	1.66
8	Allston/Brighton	2.24	2.16	2.39	2.33	2.20	2.12
9	Jamaica Plain	2.49	2.32	2.52	2.29	2.48	2.34
10	Roxbury	2.84	2.73	3.05	2.93	2.78	2.67
11	North Dorchester	2.75	2.74	2.94	2.94	2.68	2.67
12	South Dorchester	2.90	2.90	3.12	3.12	2.76	2.76
13	Mattapan	3.13	2.97	3.44	3.10	2.96	2.89
14	Roslindale	2.61	2.58	2.77	2.75	2.48	2.44
15	West Roxbury	2.35	2.32	2.64	2.51	1.88	1.98
16	Hyde Park	2.64	2.72	2.94	2.98	2.25	2.35
17	Harbor Islands	0	0	0	0	0	0
	Boston	**2.37**	**2.31**	**2.64**	**2.51**	**2.25**	**2.22**

Household Sizes of Owner and Renter Occupied Units - 2000

Legend: ■ Owner 2000 ▨ Renter 2000

17. Persons Per Household (1-2 persons) 1990 - 2000

One-person households increased in every neighborhood except West Roxbury. The percentage of one-person households decreased in East Boston. Two person households increased in all neighborhoods except East Boston, Fenway-Kenmore, West Roxbury and Hyde Park.

As a percentage of total neighborhood households

| PD-ID	Planning District	One Person				Two Person			
		1990	%	2000	%	1990	%	2000	%
1	East Boston	4,421	33.0%	4,510	31.5%	3,915	29.2%	3,593	25.1%
2	Charlestown	2,818	41.2%	3,154	42.9%	2,107	30.8%	2,304	31.3%
3	South Boston	5,314	40.6%	5,875	41.9%	3,778	28.9%	4,315	30.7%
4	Central	6,504	55.3%	7,439	56.4%	3,535	30.0%	4,114	31.2%
5	Back Bay/Beacon Hill	9,471	59.6%	10,248	61.9%	4,870	30.7%	5,062	30.6%
6	South End	5,857	44.3%	7,031	49.2%	3,909	29.6%	4,425	30.9%
7	Fenway/Kenmore	6,376	52.0%	7,119	55.5%	4,017	32.8%	4,002	31.2%
8	Allston/Brighton	10,304	35.0%	11,083	36.3%	9,971	33.9%	10,792	35.4%
9	Jamaica Plain	4,840	30.9%	5,296	33.6%	4,718	30.1%	5,125	32.5%
10	Roxbury	5,611	27.6%	5,893	28.8%	4,825	23.8%	5,067	24.7%
11	North Dorchester	2,454	27.3%	2,742	28.0%	2,495	27.7%	2,623	26.8%
12	South Dorchester	5,010	24.3%	5,309	24.7%	5,305	25.8%	5,398	25.1%
13	Mattapan	2,079	18.5%	2,625	21.0%	2,699	24.0%	3,173	25.3%
14	Roslindale	3,135	25.8%	3,615	28.2%	3,756	30.9%	3,808	29.7%
15	West Roxbury	4,032	32.5%	3,932	32.5%	4,131	33.3%	3,915	32.4%
16	Hyde Park	2,987	26.6%	3,073	26.8%	3,309	29.4%	3,164	27.6%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**81,213**	**35.5%**	**88,944**	**37.1%**	**67,340**	**29.5%**	**70,880**	**29.6%**

One Person Households 1990-2000
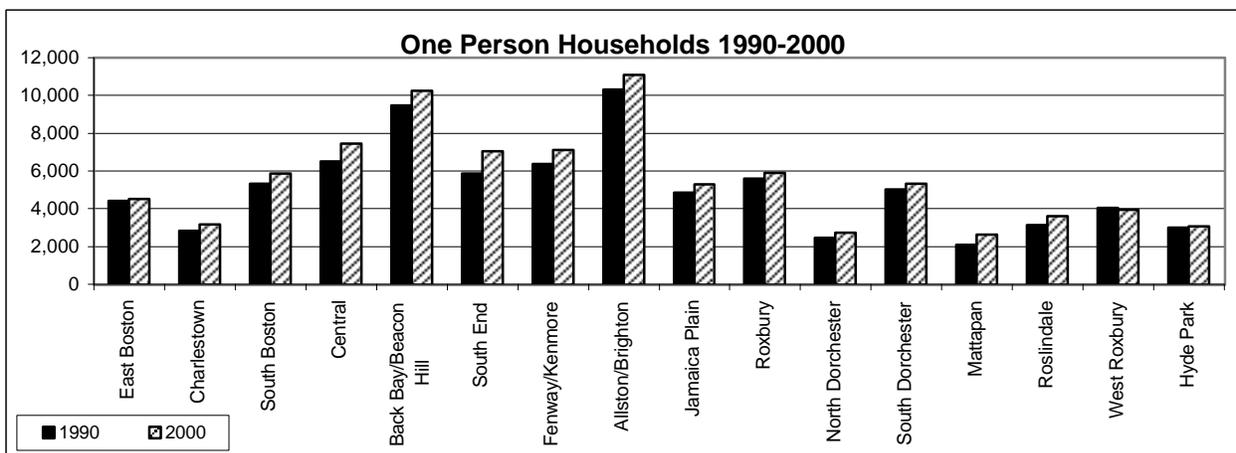
18. Persons Per Household (3 - 4 persons) 1990-2000

The size of the households reflects some of the family-based characteristics. The city's southern neighborhoods, Dorchester, Roslindale, and Hyde Park had significant increases in four-person households.

As a percentage of total neighborhood households

PD-ID	Planning District	Three Person				Four Person			
		1990	%	2000	%	1990	%	2000	%
1	East Boston	2,164	16.1%	2,276	15.9%	1,596	11.9%	1,861	13.0%
2	Charlestown	902	13.2%	922	12.5%	583	8.5%	579	7.9%
3	South Boston	1,886	14.4%	1,854	13.2%	1,142	8.7%	1,130	8.0%
4	Central	934	7.9%	956	7.3%	500	4.2%	439	3.3%
5	Back Bay/Beacon Hill	998	6.3%	826	5.0%	386	2.4%	307	1.9%
6	South End	1,563	11.8%	1,434	10.0%	1,000	7.6%	788	5.5%
7	Fenway/Kenmore	1,159	9.5%	1,050	8.2%	503	4.1%	463	3.6%
8	Allston/Brighton	4,461	15.2%	4,362	14.3%	2,698	9.2%	2,475	8.1%
9	Jamaica Plain	2,667	17.0%	2,512	15.9%	1,733	11.1%	1,574	10.0%
10	Roxbury	3,673	18.1%	3,760	18.4%	2,764	13.6%	2,762	13.5%
11	North Dorchester	1,560	17.4%	1,673	17.1%	1,100	12.2%	1,256	12.8%
12	South Dorchester	3,766	18.3%	3,923	18.2%	2,889	14.0%	3,131	14.6%
13	Mattapan	2,309	20.5%	2,604	20.8%	1,935	17.2%	1,982	15.8%
14	Roslindale	2,168	17.8%	2,215	17.3%	1,685	13.9%	1,754	13.7%
15	West Roxbury	1,823	14.7%	1,955	16.2%	1,348	10.9%	1,389	11.5%
16	Hyde Park	1,970	17.5%	2,001	17.4%	1,581	14.1%	1,604	14.0%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**34,003**	**14.9%**	**34,323**	**14.3%**	**23,443**	**10.3%**	**23,494**	**9.8%**

Three Person Households 1990-2000
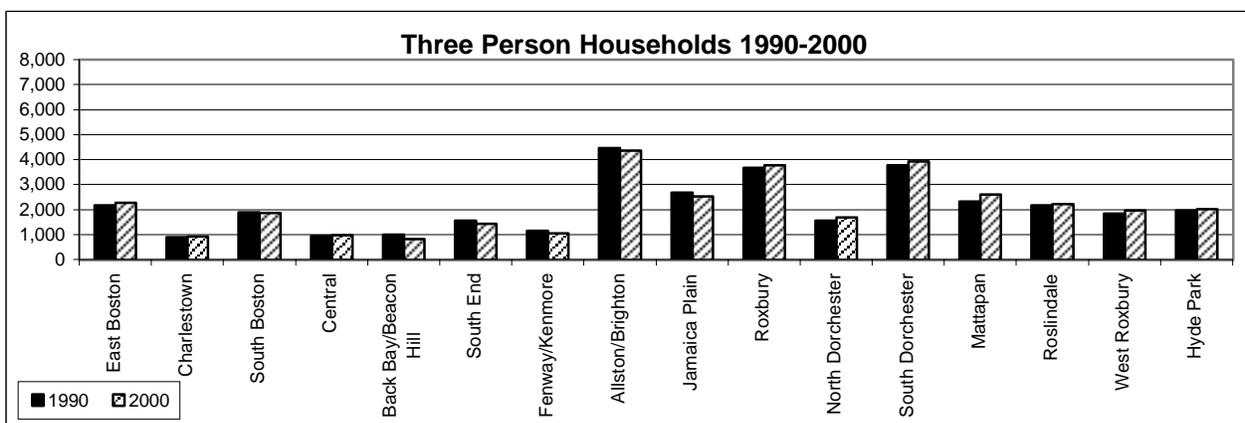
■1990 ☒2000

19. Persons Per Household (5 to 6 or more persons) 1990-2000

Family neighborhoods, those with five to six persons, are mostly seen in minority neighborhoods. Yet they form a relatively small proportion. Only 9.2 % of all the households comprise 5-6 person households.

As a percentage of total neighborhood households

PD-ID	Planning District	Five Person				6-or-more Persons			
		1990	%	2000	%	1990	%	2000	%
1	East Boston	793	5.9%	1,196	8.3%	526	3.9%	890	6.2%
2	Charlestown	273	4.0%	239	3.3%	158	2.3%	152	2.1%
3	South Boston	569	4.4%	529	3.8%	397	3.0%	335	2.4%
4	Central	190	1.6%	151	1.1%	104	0.9%	81	0.6%
5	Back Bay/Beacon Hill	107	0.7%	77	0.5%	56	0.4%	38	0.2%
6	South End	501	3.8%	388	2.7%	391	3.0%	235	1.6%
7	Fenway/Kenmore	115	0.9%	113	0.9%	83	0.7%	73	0.6%
8	Allston/Brighton	1,116	3.8%	1,063	3.5%	877	3.0%	730	2.4%
9	Jamaica Plain	891	5.7%	755	4.8%	803	5.1%	506	3.2%
10	Roxbury	1,683	8.3%	1,643	8.0%	1,746	8.6%	1,348	6.6%
11	North Dorchester	669	7.4%	777	7.9%	714	7.9%	705	7.2%
12	South Dorchester	1,839	8.9%	2,033	9.4%	1,774	8.6%	1,722	8.0%
13	Mattapan	1,099	9.8%	1,197	9.6%	1,117	9.9%	939	7.5%
14	Roslindale	899	7.4%	870	6.8%	508	4.2%	574	4.5%
15	West Roxbury	675	5.4%	628	5.2%	396	3.2%	264	2.2%
16	Hyde Park	855	7.6%	937	8.2%	543	4.8%	699	6.1%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**12,274**	**5.4%**	**12,596**	**5.3%**	**10,193**	**4.5%**	**9,291**	**3.9%**

Households with Six or More Persons 1990 - 2000
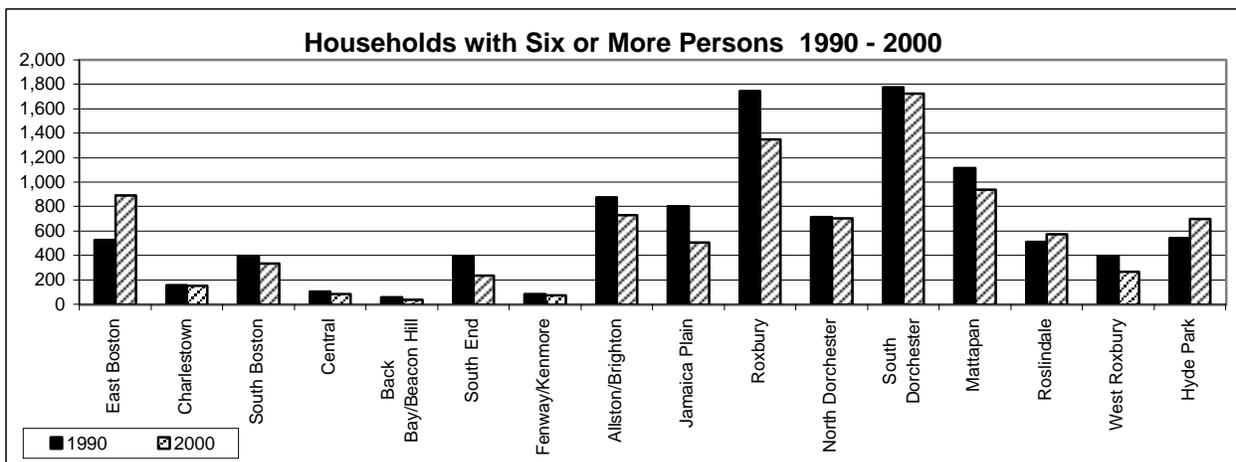
20. Age of Householder 1990-2000 (Part A)

Older teen and young adult population are largely distributed in dormitory and downtown neighborhoods; 50% alone in Fenway-Kenmore and Allston-Brighton.
While the 25 to 34 year old population has been increasing in general in the northern parts of Boston, the 35 to 64 year old population, mostly baby boomers, has been increasing in every neighborhood except Fenway-Kenmore.

PD-ID	Planning District	15 to 24		25 to 34		35 to 64		
		1990	2000	1990	2000	1990	2000	
1	East Boston	939	811	3,031	3,172	5,831	7,104	
2	Charlestown	404	280	2,114	2,314	3,122	3,545	
3	South Boston	668	819	3,157	3,720	6,107	6,747	
4	Central	945	961	3,393	4,030	4,774	5,283	
5	Back Bay/Beacon Hill	2,499	1,998	5,756	6,220	5,950	6,623	
6	South End	1,186	1,153	4,147	4,179	6,168	7,292	
7	Fenway/Kenmore	4,049	4,421	3,764	4,059	3,101	2,998	
8	Allston/Brighton	6,288	7,026	10,041	10,447	8,391	8,839	
9	Jamaica Plain	1,294	1,520	4,615	4,002	7,247	8,029	
10	Roxbury	1,267	1,175	4,825	4,258	10,684	11,576	
11	North Dorchester	656	751	2,374	2,324	4,193	5,145	
12	South Dorchester	1,107	970	5,110	4,653	10,399	12,380	
13	Mattapan	597	607	2,625	2,501	6,762	7,745	
14	Roslindale	509	511	3,229	2,717	5,536	7,199	
15	West Roxbury	355	239	2,470	2,059	5,435	6,226	
16	Hyde Park	403	351	2,351	1,867	5,480	6,701	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**23,166**	**23,593**	**63,002**	**62,522**	**99,180**	**113,432**	

(Note: Please see Glossary for the census definition of Householder)

Householder 15-24 years old   1990- 2000
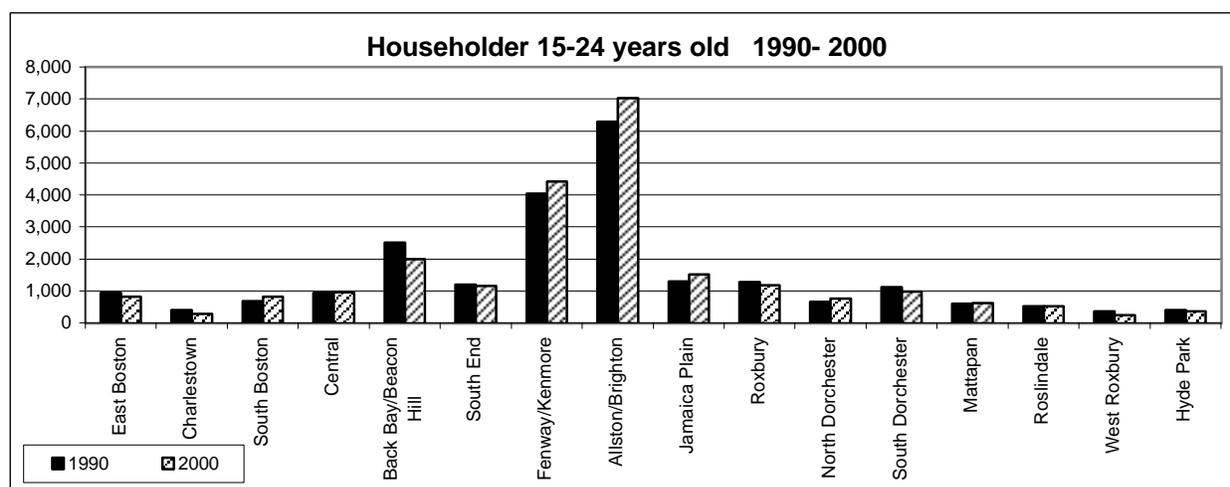
21. Age of Householder (Part B) 1990 - 2000

There has been a general decline in the proportion of elderly in most of the neighborhoods. 65 to 74 old elderly group has decreased in all neighborhoods except Back Bay-Beacon Hill, Fenway-Kenmore, and Mattapan. Those 75 and over, the mature elderly have increased in eight of the neighborhoods.

| PD-ID	Planning District	65 to 74		75 and Over		Sub Total - 65 & Over		
		1,990	2000	1990	2000	1990	2000	
1	East Boston	2,022	1,491	1,596	1,748	3,618	3,239	
2	Charlestown	721	674	480	537	1,201	1,211	
3	South Boston	1,888	1,462	1,264	1,290	3,152	2,752	
4	Central	1,358	1,284	1,296	1,622	2,654	2,906	
5	Back Bay/Beacon Hill	897	963	785	754	1,682	1,717	
6	South End	1,037	980	683	697	1,720	1,677	
7	Fenway/Kenmore	666	685	674	657	1,340	1,342	
8	Allston/Brighton	2,231	1,861	2,476	2,332	4,707	4,193	
9	Jamaica Plain	1,257	1,152	1,243	1,065	2,500	2,217	
10	Roxbury	2,252	1,950	1,279	1,514	3,531	3,464	
11	North Dorchester	1,043	822	728	734	1,771	1,556	
12	South Dorchester	2,228	1,880	1,739	1,633	3,967	3,513	
13	Mattapan	853	1,107	402	560	1,255	1,667	
14	Roslindale	1,480	1,212	1,399	1,197	2,879	2,409	
15	West Roxbury	2,058	1,591	2,087	1,968	4,145	3,559	
16	Hyde Park	1,791	1,263	1,220	1,296	3,011	2,559	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**23,782**	**20,377**	**19,351**	**19,604**	**43,133**	**39,981**	

Householder 65 years & older   1990-2000
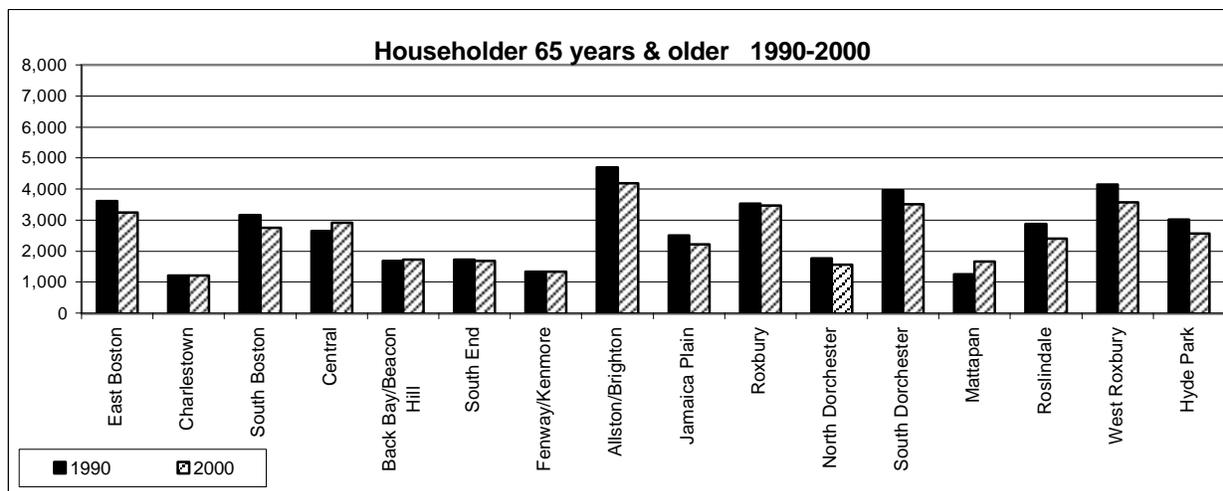
22. Family Households 1990-2000

There has been a relative stability of family households in the 1990's after decades of decline. There are three types of neighborhoods with reference to family households.
a. Predominantly family households, 59 to 74%
b. A mix of household types with 44-45% accounting for family households
c. Predominantly non-family households with family households accounting for 15-32%.

As a % of all the households

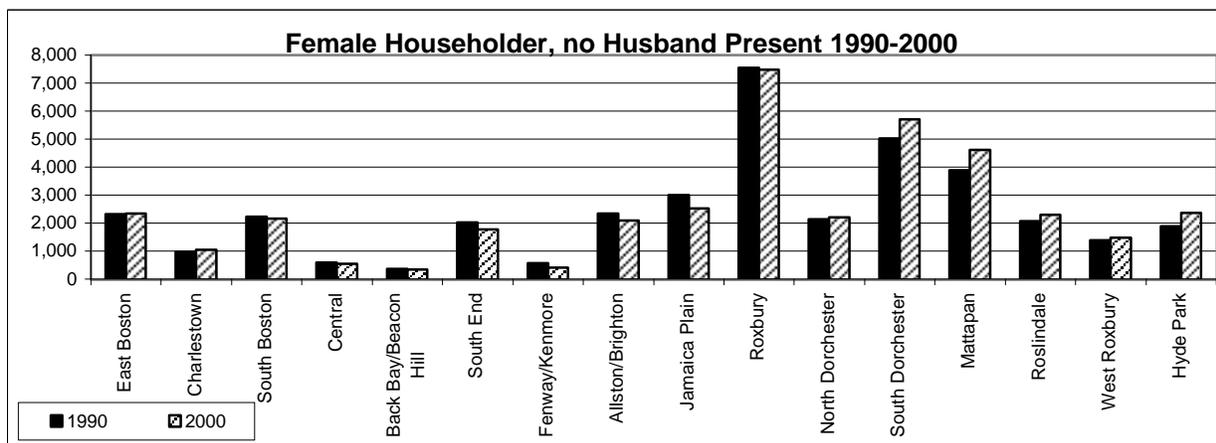| PD-ID	Planning District	Family household:				Married-couple family:			
		1990	%	2000	%	1990	%	2000	%
1	East Boston	8,075	60.2%	8,672	61%	4,980	37.1%	5,294	37.0%
2	Charlestown	3,147	46.0%	3,219	44%	1,954	28.6%	1,972	26.8%
3	South Boston	6,683	51.1%	6,309	45%	3,895	29.8%	3,576	25.5%
4	Central	3,782	32.1%	3,921	30%	2,934	24.9%	3,156	23.9%
5	Back Bay/Beacon Hill	3,535	22.2%	3,972	24%	2,998	18.9%	3,466	20.9%
6	South End	4,918	37.2%	4,640	32%	2,501	18.9%	2,528	17.7%
7	Fenway/Kenmore	2,207	18.0%	1,876	15%	1,381	11.3%	1,275	9.9%
8	Allston/Brighton	10,663	36.2%	9,968	33%	7,374	25.1%	6,937	22.7%
9	Jamaica Plain	8,120	51.9%	7,027	45%	4,418	28.2%	3,967	25.2%
10	Roxbury	13,624	67.1%	13,332	65%	4,791	23.6%	4,624	22.6%
11	North Dorchester	5,567	61.9%	5,773	59%	2,918	32.5%	2,963	30.3%
12	South Dorchester	13,891	67.5%	14,296	66%	7,593	36.9%	7,167	33.3%
13	Mattapan	8,652	77.0%	9,296	74%	3,976	35.4%	3,816	30.5%
14	Roslindale	7,927	65.2%	7,774	61%	5,309	43.7%	4,871	37.9%
15	West Roxbury	7,508	60.5%	7,264	60%	5,700	45.9%	5,362	44.4%
16	Hyde Park	7,635	67.9%	7,757	68%	5,273	46.9%	4,773	41.6%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**115,934**	**50.7%**	**115,096**	**48.1%**	**67,995**	**29.8%**	**65,747**	**27.4%**

Family Households 1990-2000
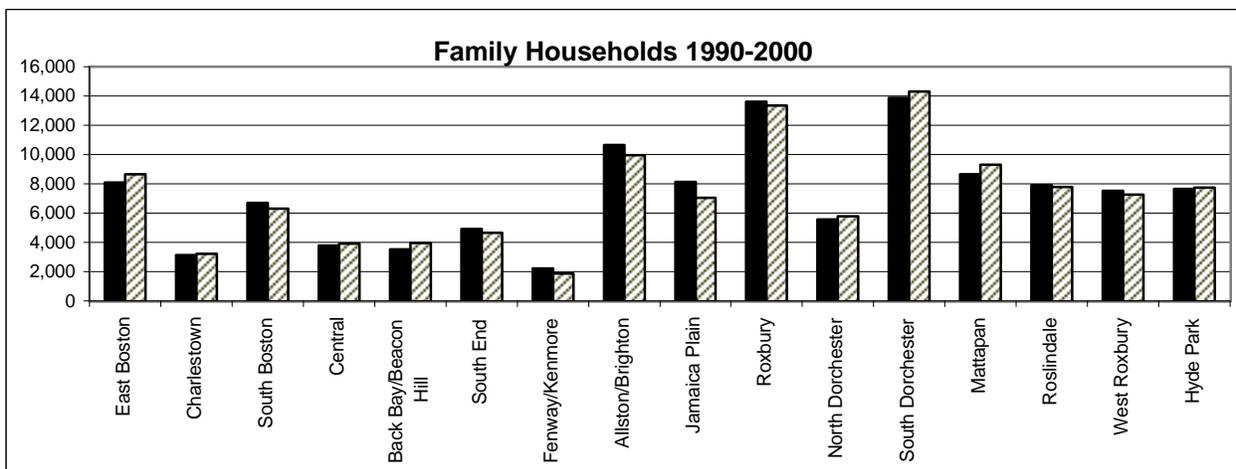
23. Family Households (Other Family Types) 1990 - 2000

A - Female householder, no husband present

"Other family" relates to traditional families that do not have the spouse present. Four neighborhoods have 50%. "Other Family" types: Roxbury, North Dorchester, South Dorchester, and Mattapan.

As a % of all the households

PD-ID	Planning District	Other family:		Female householder, no husband present:				
		1990	**2000**	**1990**	**%**	**2000**	**%**	
1	East Boston	3,095	3,378	2,322	17.3%	2,333	16.3%	
2	Charlestown	1,193	1,247	987	14.4%	1,052	14.3%	
3	South Boston	2,788	2,733	2,227	17.0%	2,165	15.4%	
4	Central	848	765	591	5.0%	550	4.2%	
5	Back Bay/Beacon Hill	537	506	364	2.3%	336	2.0%	
6	South End	2,417	2,112	2,018	15.3%	1,766	12.3%	
7	Fenway/Kenmore	826	601	570	4.7%	411	3.2%	
8	Allston/Brighton	3,289	3,031	2,351	8.0%	2,092	6.9%	
9	Jamaica Plain	3,702	3,060	2,999	19.2%	2,523	16.0%	
10	Roxbury	8,833	8,708	7,542	37.1%	7,471	36.5%	
11	North Dorchester	2,649	2,810	2,135	23.7%	2,209	22.6%	
12	South Dorchester	6,298	7,129	5,024	24.4%	5,705	26.5%	
13	Mattapan	4,676	5,480	3,876	34.5%	4,608	36.8%	
14	Roslindale	2,618	2,903	2,078	17.1%	2,289	17.8%	
15	West Roxbury	1,808	1,902	1,381	11.1%	1,483	12.3%	
16	Hyde Park	2,362	2,984	1,892	16.8%	2,373	20.7%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**47,939**	**49,349**	**38,357**	**16.8%**	**39,366**	**16.4%**	

Female Householder, no Husband Present 1990-2000

B23-A

23. Family Households (Other Family Types) 1990 - 2000
B - Male householder, no wife present

PD-ID	Planning District	Other family:		Male householder, no wife present:				
		1990	**2000**	**1990**	**%**	**2000**	**%**	
1	East Boston	3,095	3,378	773	5.8%	1,045	7.3%	
2	Charlestown	1,193	1,247	206	3.0%	195	2.7%	
3	South Boston	2,788	2,733	561	4.3%	568	4.0%	
4	Central	848	765	257	2.2%	215	1.6%	
5	Back Bay/Beacon Hill	537	506	173	1.1%	170	1.0%	
6	South End	2,417	2,112	399	3.0%	346	2.4%	
7	Fenway/Kenmore	826	601	256	2.1%	190	1.5%	
8	Allston/Brighton	3,289	3,031	938	3.2%	939	3.1%	
9	Jamaica Plain	3,702	3,060	703	4.5%	537	3.4%	
10	Roxbury	8,833	8,708	1,291	6.4%	1,237	6.0%	
11	North Dorchester	2,649	2,810	514	5.7%	601	6.1%	
12	South Dorchester	6,298	7,129	1,274	6.2%	1,424	6.6%	
13	Mattapan	4,676	5,480	800	7.1%	872	7.0%	
14	Roslindale	2,618	2,903	540	4.4%	614	4.8%	
15	West Roxbury	1,808	1,902	427	3.4%	419	3.5%	
16	Hyde Park	2,362	2,984	470	4.2%	611	5.3%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**47,939**	**49,349**	**9,582**	**4.2%**	**9,983**	**4.2%**	

Male Householder, No Wife Present 1990-2000
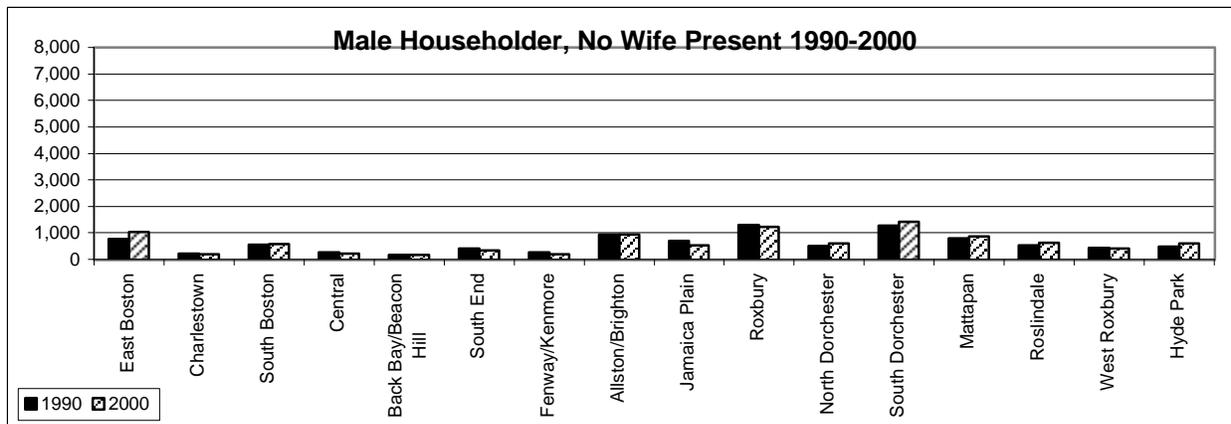
24. Non-family Households 1990-2000

There has been a general increase in non-family households over the decade. Non-family households are predominantly single persons and roommates, often living in apartments. Each of the downtown neighborhoods: Central, Back Bay-Beacon Hill, Fenway-Kenmore, and the South End makes up at least 49% of the households with single persons. Neighborhoods abutting downtown, Charlestown, South Boston, Allston-Brighton, and Jamaica Plain have the next higher level of single person households.

As a percentage of total households in the district

PD-ID	Planning District	Nonfamily household:				Living alone:			
		1990	%	2000	%	1990	%	2000	%
1	East Boston	5,333	39.7%	5,654	39.5%	4,420	32.9%	4,510	31.5%
2	Charlestown	3,694	54.0%	4,131	56.2%	2,818	41.2%	3,154	42.9%
3	South Boston	6,398	48.9%	7,729	55.1%	5,314	40.6%	5,875	41.9%
4	Central	7,984	67.9%	9,259	70.3%	6,504	55.3%	7,439	56.4%
5	Back Bay/Beacon Hill	12,356	77.8%	12,586	76.0%	9,471	59.6%	10,248	61.9%
6	South End	8,304	62.8%	9,661	67.6%	5,858	44.3%	7,031	49.2%
7	Fenway/Kenmore	10,051	82.0%	10,944	85.4%	6,377	52.0%	7,119	55.5%
8	Allston/Brighton	18,764	63.8%	20,537	67.3%	10,304	35.0%	11,083	36.3%
9	Jamaica Plain	7,530	48.1%	8,741	55.4%	4,839	30.9%	5,296	33.6%
10	Roxbury	6,677	32.9%	7,141	34.9%	5,612	27.6%	5,893	28.8%
11	North Dorchester	3,428	38.1%	4,003	40.9%	2,455	27.3%	2,742	28.0%
12	South Dorchester	6,698	32.5%	7,220	33.6%	5,009	24.3%	5,309	24.7%
13	Mattapan	2,590	23.0%	3,224	25.8%	2,078	18.5%	2,625	21.0%
14	Roslindale	4,225	34.8%	5,062	39.4%	3,135	25.8%	3,615	28.2%
15	West Roxbury	4,897	39.5%	4,819	39.9%	4,032	32.5%	3,932	32.5%
16	Hyde Park	3,610	32.1%	3,721	32.4%	2,987	26.6%	3,073	26.8%
17	Harbor Islands	0	0	0	0	0	0	0	0
	Boston	**112,539**	**49.3%**	**124,432**	**51.9%**	**81,213**	**35.5%**	**88,944**	**37.1%**

Changes in Non-Family Households 1990-2000
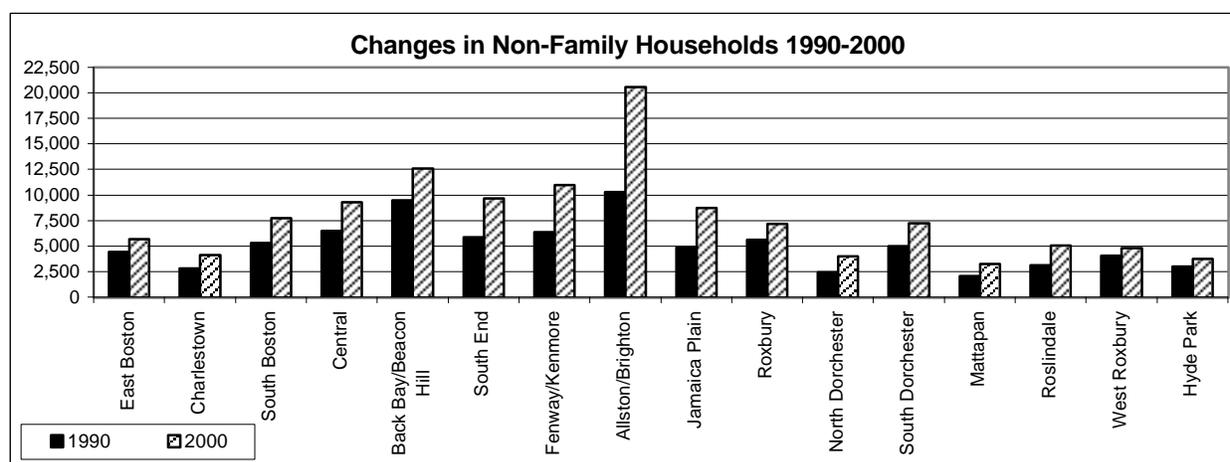
25. Households with Persons Aged under 18 years

In absolute terms, substantial increases in the number of households with persons under 18 years are seen in East Boston, South Dorchester, Hyde Park, Mattapan, and West Roxbury. in contrast, Jamaica Plain, South End, Allston-Brighton, and Fenway-Kenmore show decrease in the same type of households. Cumulatively, citywide, nearly 7% increase in such households.

PD-ID	Planning District	Total Households		Households with one or more under 18 yrs:		Change	% Change
		1990	2000	1990	2000	2000	2000
1	East Boston	13,417	14,326	3,696	4,861	1,165	31.5%
2	Charlestown	6,841	7,350	1,348	1,508	160	11.9%
3	South Boston	13,080	14,038	2,953	3,016	63	2.1%
4	Central	11,766	13,180	1,002	1,039	37	3.7%
5	Back Bay/Beacon Hill	15,888	16,558	786	873	87	11.1%
6	South End	13,223	14,301	2,698	2,273	-425	-15.8%
7	Fenway/Kenmore	12,252	12,820	727	497	-230	-31.6%
8	Allston/Brighton	29,427	30,505	4,036	3,670	-366	-9.1%
9	Jamaica Plain	15,653	15,768	4,495	3,783	-712	-15.8%
10	Roxbury	20,304	20,473	8,997	9,181	184	2.0%
11	North Dorchester	8,991	9,776	3,191	3,611	420	13.2%
12	South Dorchester	20,583	21,516	7,971	9,007	1,036	13.0%
13	Mattapan	11,240	12,520	5,583	6,245	662	11.9%
14	Roslindale	12,151	12,836	3,881	4,341	460	11.9%
15	West Roxbury	12,405	12,083	2,608	3,212	604	23.2%
16	Hyde Park	11,245	11,478	3,598	4,311	713	19.8%
17	Harbor Islands	0	0	0	0	0	0%
	Boston	**228,466**	**239,528**	**57,570**	**61,428**	**3,858**	**6.7%**

Households with one or more Persons Aged Under 18 years 1990-2000
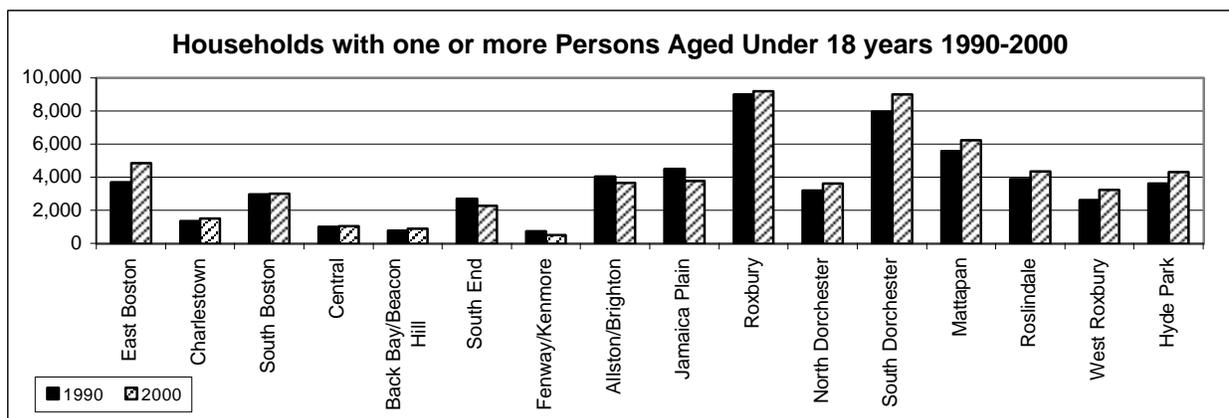
26. Households with Persons Aged 65 years and over

With the exception of Mattapan and Central, households with persons aged 65 years and over have decreased. Citywide, there has been a 5.7% decline in such households.

PD-ID	Planning District	Total Households		Households with one or more people 65 years and over		Change	% Change	
		1990	2000	1990	2000	2000	2000	
1	East Boston	13,417	14,326	3,923	3,542	-381	-9.7%	
2	Charlestown	6,841	7,350	1,309	1,319	10	0.8%	
3	South Boston	13,080	14,038	3,420	3,020	-400	-11.7%	
4	Central	11,766	13,180	2,811	3,067	256	9.1%	
5	Back Bay/Beacon Hill	15,888	16,558	1,775	1,819	44	2.5%	
6	South End	13,223	14,301	1,908	1,846	-62	-3.2%	
7	Fenway/Kenmore	12,252	12,820	1,418	1,395	-23	-1.6%	
8	Allston/Brighton	29,427	30,505	5,177	4,654	-523	-10.1%	
9	Jamaica Plain	15,653	15,768	2,843	2,546	-297	-10.4%	
10	Roxbury	20,304	20,473	4,091	4,036	-55	-1.3%	
11	North Dorchester	8,991	9,776	2,064	1,874	-190	-9.2%	
12	South Dorchester	20,583	21,516	4,628	4,340	-288	-6.2%	
13	Mattapan	11,240	12,520	1,629	2,155	526	32.3%	
14	Roslindale	12,151	12,836	3,238	2,823	-415	-12.8%	
15	West Roxbury	12,405	12,083	4,493	3,916	-577	-12.8%	
16	Hyde Park	11,245	11,478	3,357	2,998	-359	-10.7%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**228,466**	**239,528**	**48,084**	**45,350**	**-2,734**	**-5.7%**	

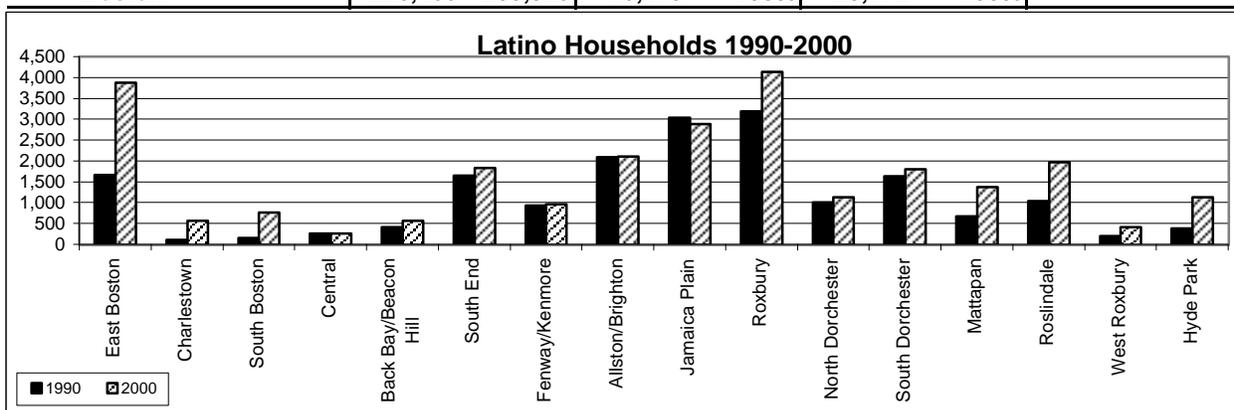Households with Persons Aged 65 and Over 1990-2000
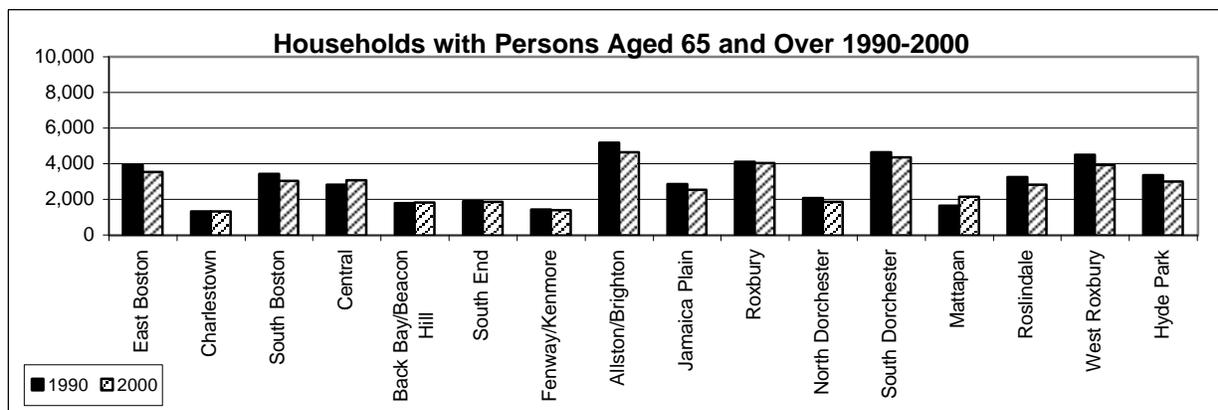
27. Latino Households 1990-2000

In 1990, Latino population was more concentrated in few neighborhoods, particularly Roxbury and Jamaica Plain with a secondary presence in East Boston, South End, and South Dorchester. Seven neighborhoods had 1000 or more Latino households.

By 2000, it has become more dispersed, a little dense in Roxbury and Jamaica Plain and more spread in East Boston, Allston-Brighton, the South End, South Dorchester, and Roslindale. Ten neighborhoods had 1000 or more Latino households.

Also in 1990, six neighborhoods had 500 or less Latino households: Charlestown, South Boston, Central, Back Bay-Beacon Hill, West Roxbury, and Hyde Park. By 2000, only two neighborhoods had 500 or less Latino households: Central and West Roxbury. There has been a significant surge in Latino households beginning from a lower base in Charlestown, South Boston, and Hyde Park.

PD-ID	Planning District	Total Household		Hispanic or Latino	%	Hispanic or Latino	%	
		1990	2000	1990	1990	2000	2000	
1	East Boston	13,417	14,326	1,663	9.0%	3,880	15.1%	
2	Charlestown	6,841	7,350	106	0.6%	570	2.2%	
3	South Boston	13,080	14,038	156	0.8%	760	2.9%	
4	Central	11,766	13,180	263	1.4%	264	1.0%	
5	Back Bay/Beacon Hill	15,888	16,558	412	2.2%	561	2.2%	
6	South End	13,223	14,301	1,652	9.0%	1,834	7.1%	
7	Fenway/Kenmore	12,252	12,820	937	5.1%	966	3.7%	
8	Allston/Brighton	29,427	30,505	2,089	11.3%	2,098	8.1%	
9	Jamaica Plain	15,653	15,768	3,033	16.5%	2,882	11.2%	
10	Roxbury	20,304	20,473	3,184	17.3%	4,135	16.0%	
11	North Dorchester	8,991	9,776	1,001	5.4%	1,136	4.4%	
12	South Dorchester	20,583	21,516	1,631	8.9%	1,796	7.0%	
13	Mattapan	11,240	12,520	669	3.6%	1,377	5.3%	
14	Roslindale	12,151	12,836	1,035	5.6%	1,968	7.6%	
15	West Roxbury	12,405	12,083	202	1.1%	418	1.6%	
16	Hyde Park	11,245	11,478	382	2.1%	1,127	4.4%	
17	Harbor Islands	0	0	0	0	0	0	
	Boston	**228,466**	**239,528**	**18,415**	**100%**	**25,772**	**100%**	

Latino Households 1990-2000

Appendix

GLOSSARY

Term	Definition
Age	Age is generally derived from date of birth information, and is based on the age of the person in complete years.
American FactFinder (AFF)	An electronic system for access and dissemination of Census Bureau data on the internet. The system offers prepackaged data products and user-selected data tables and maps from Census 2000, the 1990 Census of Population and Housing, the 1997 Economic Census, and the American Community Survey. The system was formerly known as the Data Access and Dissemination System (DADS).(http://factfinder.census.gov)
Ancestry	Refers to a person's self-identification of heritage, ethnic origin, descent, or close identification to an ethnic group.
Area	The size, in square miles or square meters, recorded for each geographic entity.
Average	The number found by dividing the sum of all quantities by the total number of quantities.
Average family size	A measure obtained by dividing the number of members of families by the total number of families.
Average household size	A measure obtained by dividing the number of people in households by the total number of households.
Average household size of owner-occupied units	A measure obtained by dividing the number of people living in owner-occupied housing units by the number of owner-occupied housing units.
Average household size of renter-occupied units	A measure obtained by dividing the number of people living in renter-occupied housing units by the number of renter-occupied housing units.
Block	A subdivision of a census tract (or, prior to 2000, a block numbering area), a block is the smallest geographic unit for which the Census Bureau tabulates 100-percent data. Many blocks correspond to individual city blocks bounded by streets, but blocks - especially in rural areas - may include many square miles and may have some boundaries that are not streets. The Census Bureau established blocks covering the entire nation for the first time in 1990. Previous censuses back to 1940 had blocks established only for part of the nation. Over 8 million blocks are identified for Census 2000.
Block group (BG)	A subdivision of a census tract (or, prior to 2000, a block numbering area), a block group is the smallest geographic unit for which the Census Bureau tabulates sample data. A block group consists of all the blocks within a census tract with the same beginning number.
Boundary	The extent or limit of a geographic area such as a block, census tract, county, or place. A boundary may or may not follow a visible geographic physical feature.
Block numbering area (BNA)	Prior to Census 2000, a statistical subdivision created for grouping and numbering blocks within a county for which census tracts had not been established. Beginning with Census 2000, all counties have census tracts, making block numbering areas unnecessary.
Census	A complete enumeration, usually of a population, but also of businesses and commercial establishments, farms, governments, and so forth.

Census area

The statistical equivalent of a county in Alaska. Census areas are delineated cooperatively by the state of Alaska and the Census Bureau for statistical purposes in the portion of Alaska not within an organized borough.

Census data information

Information about the data in the Census Bureau tables in FactFinder is found in the "Help" system. This information is referred to as metadata. Information presented under this heading includes description and data content of surveys and censuses, geographical areas covered, level of geographical detail, dataset descriptions, definitions, and lists of tables and products.

Census Day

Reference date for the decennial census. For Census 2000, Census Day was April 1, 2000; for the Census 2000 Dress Rehearsal, April 18, 1998; and for the 1990 Census, April 1, 1990.

Census geography

A collective term referring to the types of geographic areas used by the Census Bureau in its data collection and tabulation operations, including their structure, designations, and relationships to one another.

Census Tract

Small, relatively permanent statistical subdivisions of counties delineated by local committees of census data users in accordance with Census Bureau guidelines for the purpose of collecting and presenting decennial census data. These neighborhoods contain between 1,000 and 8,000 people, typically approximately 1,700 housing units and 4,000 people.Tracts are designed to have homogeneous population characteristics, economic status, and living conditions at the time they are established.

Central city

The largest city of a Metropolitan area (MA). Central cities are a basis for establishment of an MA. Additional cities that meet specific criteria also are identified as central cities. In a number of instances, only part of a city qualifies as central, because another part of the city extends beyond the MA boundary.

Child

A son or a daughter by birth, an adopted child, or a stepchild, regardless of the child's age or marital status.

Children ever born - fertility

For data from the 1990 Census of Population and Housing and the American Community Survey for 1996-1998, this refers to the number of children born live to women. The item was asked of all women 15 years old and over regardless of marital status. Stillbirths, stepchildren, and adopted children are excluded from the number of children ever born. Ever-married women were instructed to include all children born to them before and during their most recent marriage, children no longer living, and children living away from home, as well as children who were still living in the home. Never-married women were instructed to include all children born to them. Beginning in 1999, the item on the number of children ever born was deleted in the American Community Survey and replaced by a question asking if a woman has had a live birth in the 12-month period preceding the survey date. The universe for this item is all women 15 to 50 years of age, regardless of marital status.

Citizen

People who indicate that they were born in the United States, Puerto Rico, a U.S. Island Area, or abroad of a U.S. citizen parent(s) are citizens. People who indicate that they are U.S. citizens through naturalization are also citizens.

Commonwealth

The legal designation for four states (Kentucky, Massachusetts, Pennsylvania, and Virginia), Puerto Rico and the Northern Mariana Islands. The Census Bureau does not use this term in presenting data.

Consolidated city An incorporated place that has combined its governmental functions with a county or sub-county entity but contains one or more other incorporated places that continue to function as local governments within the consolidated government.

Decennial census The census of population and housing, taken by the Census Bureau in years ending in 0 (zero). Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. Title 13 of the U. S. Code provides the authorization for conducting the census in Puerto Rico and the Island Areas.

Demographic profile A profile includes tables that provide various demographic, social, economic, and housing characteristics for the U.S., regions, divisions, states, counties, minor civil divisions in selected states, places, metropolitan areas, American Indian and Alaska Native areas, Hawaiian home lands and congressional districts. It includes 100-percent and sample data from the decennial censuses. It also is available on CD-ROM. There are five tables in the Demographic Profile, labeled (DP-1 thru DP-5). For Census 2000 data, the DP-1 table will be available as part of the Summary File 1, and the other four tables will available as part of the Summary File 3 data set.

Derived measures Census data products include various derived measures, such as medians, means, and percentages, as well as certain rates and ratios. Derived measures that round to less than 0.1 are not shown but indicated as zero.

Disability A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Family A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family) A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size Refers to the number of people in a family.

Family type Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Feature Any part of the landscape, whether natural (such as a stream or ridge), man-made (such as a road or power line), that can be shown on a map.

Federal Information Processing Standards (FIPS)	Standardized system of numeric and/or alphabetic coding issued by the National Institute of Standards and Technology (NIST), an agency of the US Department of Commerce. FIPS codes are assigned for a variety of geographic entities including American Indian and Alaska Native Areas, Hawaiian home lands, congressional districts, counties, county subdivisions, metropolitan areas, places and states. The purpose in using FIPS codes is to improve the use of data and avoid unnecessary duplication and incompatibility in the collection, processing and dissemination of data.
Female householder, no husband present	A female maintaining a household with no husband of the householder present.
Foreign born	Foreign-born population. People who are not U.S. citizens at birth.
Native population	People born in either the United States, Puerto Rico, or a U.S. Island Area such as Guam or the U.S. Virgin Islands, or people born in a foreign country to a U.S. citizen parent(s).
Geographic entity	A geographic unit of any type, legal or statistical, such as a state, county, place, county subdivision, census tract, or census block.
Geography (census)	A collective term referring to the types of geographic areas used by the Census Bureau in its data collection and tabulation operations, including their structure, designations, and relationships to one another.
Group quarters (GQ)	The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).
Group quarters population	Those people residing in group quarters as of the date on which a particular survey was conducted. The Census Bureau recognizes two general categories of people in group quarters: (1) institutionalized population and (2) non-institutionalized population. The institutionalized population includes people under formally authorized supervised care or custody in institutions at the time of enumeration. Such people are classified as "patients or inmates" of an institution regardless of the availability of nursing or medical care, the length of stay, or the number of people in the institution. Generally, the institutionalized population is restricted to the institutional buildings and grounds (or must have passes or escorts to leave) and thus have limited interaction with the surrounding community. Also, they are generally under the care of trained staff who have responsibility for their safekeeping and supervision. The noninstitutionalized population includes all people who live in group quarters other than institutions.
Hispanic or Hispanic origin	See Spanish/Hispanic/Latino.
Homeowner vacancy rate	The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100.
Household	A household includes all the people who occupy a housing unit as their usual place of residence.
Household size	The total number of people living in a housing unit.

Household type and relationship
Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder
The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.

Housing unit
A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Immigrants
Aliens admitted for legal permanent residence in the United States. Immigration statistics are prepared by the Immigration and Naturalization Service, Department of Justice, from entry visas and change of immigration forms.

Income
Total income is the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony.

Institutionalized population
People under formally authorized, supervised care or custody in institutions at the time of enumeration. Generally, restricted to the institution, under the care or supervision of trained staff, and classified as "patients" or "inmates."

Keyword
Word or words used in the Search function of American FactFinder to locate data or geographic areas of interest.

Latino
See Spanish/Hispanic/Latino

Legend
The part of a map that lists and explains the colors, symbols, line patterns, shadings, and annotations used on the map.

Living quarters
A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any people in the building and which have direct access from outside the building or through a common hall.

Long form	The decennial census questionnaire, sent to approximately one in six households for the 1980, 1990, and 2000 censuses, contains all of the questions on the short form, as well as additional detailed questions relating to the social, economic, and housing characteristics of each individual and household. Information derived from the long form is referred to as sample data, and is tabulated for geographic entities as small as the block group level in 1980, 1990, and 2000 census data products.
Marital status	Adults are generally classified by marital status as being married, never married, separated, divorced or widowed.
Mean	This measure represents an arithmetic average of a set of numbers. It is derived by dividing the sum of a group of numerical items by the total number of items in that group. For example, mean family income is obtained by dividing the total of all income reported by people 15 years and over in families by the total number of families.
Mean income	Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.
Median	This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.
Median age	This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.
Median income	The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.
Multi-unit structure	A building that contains more than one housing unit (for example, an apartment building).
Nationality	The status of belonging to a particular nation by birth, origin or naturalization.
Native population	The native population includes people born in the United States, Puerto Rico, or U.S. Island Areas; as well as those born in a foreign country who had at least one parent who was a U.S. citizen.
Noninstitutionalized population	Includes all people who live in group quarters other than institutions. Examples: college dormitories, rooming houses, religious group homes, communes, and halfway houses.
Nonmetropolitan	The area and population not located in any Metropolitan area (MA).
Nonrelatives	Any household member, including foster children, living in the housing unit but not related to the householder by birth, marriage, or adoption.
Own children	A child under 18 years old who is a son or daughter by birth, marriage (a stepchild), or adoption. For 100-percent tabulations, own children consist of all sons/daughters of householders who are under 18 years of age. For sample data, own children consist of sons/daughters of householders who are under 18 years of age and who have never been married, therefore, numbers of own children of householders may be different in these two tabulations.

Owner-occupied housing unit	A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.
People in family	Total number of people living in one household and related to the householder.
People in household	Total number of people living in one housing unit.
Percentage	This measure is calculated by taking the number of items in a group possessing a characteristic of interest and dividing by the total number of items in that group, and then multiplying by 100.
Place	A concentration of population either legally bounded as an incorporated place, or identified as a Census Designated Place (CDP) including comunidades and zonas urbanas in Puerto Rico. Incorporated places have legal descriptions of borough (except in Alaska and New York), city, town (except in New England, New York, and Wisconsin), or village.
Place of birth	The U. S. state or foreign country where a person was born. Used in determining citizenship.
Population	All people, male and female, child and adult, living in a given geographic area.
Population density	Total population within a geographic entity divided by the number of square miles of land area of that entity measured in square kilometers or square miles.
Race	Race is a self-identification data item in which respondents choose the race or races with which they most closely identify.
Reference map	A map that shows selected geographic boundaries with identifiers along with selected features of a geographic area.
Related children	Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. Does not include householder's spouse or foster children, regardless of age.
Rental vacancy rate	The proportion of the rental inventory which is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100.
Renter-occupied housing unit	All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.
Sample data	Population and housing information collected from the census long form for a one in six sample of households in the United States and Puerto Rico, and on a continuous basis for selected areas in the American Community Survey.
Sex	An individual's gender classification - male or female.
Sex ratio	A measure derived by dividing the total number of males by the total number of females, and then multiplying by 100.

Short form   The decennial census questionnaire, sent to approximately five of six households for the 1980, 1990, and 2000 censuses. For Census 2000, the questionnaire asked population questions related to household relationship, sex, race, age and Hispanic or Latino origin and housing questions related to tenure, occupancy, and vacancy status. The 1990 short form contained a question on marital status. The questions contained on the short form also are asked on the long form, along with additional questions.

Spanish/Hispanic/La tino   A self-designated classification for people whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Caribbean, or those identifying themselves generally as Spanish, Spanish-American, etc. Origin can be viewed as ancestry, nationality, or country of birth of the person or person's parents or ancestors prior to their arrival in the United States. Spanish/Hispanic/Latino people may be of any race.

Spouse   A person legally married to another person.

Summary file (SF)   Statistics for a large number of geographic areas that are designed to show great subject matter detail presented in tabular form. There are four main summary files produced from the data collected during Census 2000.See the individual definitions for Summary Files 1, 2, 3, and 4 for a more in-depth explanation of each.

Summary File 1 (SF 1)   This file presents 100-percent population and housing figures for the total population, for 63 race categories, and for many other race and Hispanic or Latino categories. This includes age, sex, households, household relationship, housing units, and tenure (whether the residence is owned or rented). Also included are selected characteristics for a limited number of race and Hispanic or Latino categories. The data are available for the U.S., regions, divisions, states, counties, county subdivisions, places, census tracts, block groups, blocks, metropolitan areas, American Indian and Alaska Native areas, tribal subdivisions, Hawaiian home lands, congressional districts, and ZIP Code Tabulation Areas. Data are available down to the block level for many tabulations, but only to the census-tract level for others. Available on CD-ROM, DVD, and American FactFinder. The Census 2000 Summary File 1 data are released in three stages. Individual state files and two national files are released. The state-level data are released first, followed by the Advance National File, which covers the same data subjects, but includes national level summary data such as ZCTAs

Summary File 2 (SF 2)   This file presents data similar to the information included in Summary File 1. These data are shown down to the census tract level for 250 race, Hispanic or Latino, and American Indian and Alaska Native tribe categories. For data to be shown in SF 2, a population category must meet a population size threshold of 100 or more people of that specific population category in a specific geographic area. Available on CD-ROM, DVD, and American FactFinder.

Summary File 3 (SF 3)   This file presents data on the population and housing long form subjects such as income and education. It includes population totals for ancestry groups. It also includes selected characteristics for a limited number of race and Hispanic or Latino categories. The data are available for the U.S., regions, divisions, states, counties, county subdivisions, places, census tracts, block groups, metropolitan areas, American Indian and Alaska Native areas, tribal subdivisions, Hawaiian home lands, congressional districts, and Zip Code Tabulation Areas. Available on CD-ROM, DVD, and American FactFinder.

Summary File 4 (SF 4)   This file presents data similar to the information included in Summary File 3. These data are shown down to the census tract level for 336 race, Hispanic or Latino, American Indian and Alaska Native tribe, and ancestry categories. For data to be shown in SF 4, there must be at least 50 unweighted sample cases of a specific population category in a specific geographic area. In addition, the data for the specific population category for the specific geographic area must also have been available in Summary File 2. Available on CD-ROM, DVD, and American FactFinder.

Summary Tape Files 1-4 (STFs 1-4)   Summary tape files are products of the 1990 Census of Population and Housing. They are summary tabulations of 100-percent and sample population and housing data available for public use on computer tape and CD-ROM. Summary Tape Files 1 and 3 also are available through American FactFinder.

Tenure   Refers to the distinction between owner-occupied and renter-occupied housing units.

Thematic map   A map that reveals the geographic patterns in statistical data.

Tract number   Used to uniquely identify a census tract within a county.

Units in structure   A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Universe   The total number of units, e.g., individuals, households, businesses, in the population of interest.

Unrelated individual   Person, sharing a housing unit, who is not related to the householder by birth, marriage or adoption. Includes foster children.

Vacancy status   Unoccupied housing units are considered vacant. Vacancy status is determined by the terms under which the unit may be occupied, e.g., for rent, for sale, or for seasonal use only.

Vacant housing unit   A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant.

Voting District (VTD)   Any of a variety of areas, such as election districts, precincts, legislative districts, or wards, established by states and local governments for voting purposes. Voting Districts not defined- The name assigned to an area within a county for which no voting district information is known by the Census Bureau. This designation is used if the state government chose not to provide the Census Bureau with voting district boundaries (e.g., in California), or if that portion of a county (as reported by the state government) is truly devoid of voting districts (e.g., the coastal waters of Sussex County, DE).

Year structure built   The data on year structure built were obtained from both occupied and vacant housing units. Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

ZIP Code   A ZIP (Zone Improvement Plan) Code is a five-, seven-, nine-, or eleven-digit code assigned by the U.S. Postal Service to a section of a street, a collection of streets, an establishment, structure, or group of post office boxes, for the delivery of mail. The Census Bureau uses only 5-digit ZIP codes for the addresses and address ranges in most Census 2000 operations.

Source: American FactFinder, US Census Bureau, Census 2000