

Neighborhood Profiles

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

Information

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

Please contact us at research@boston.gov with any additional questions.



Neighborhood Profile | Allston

People

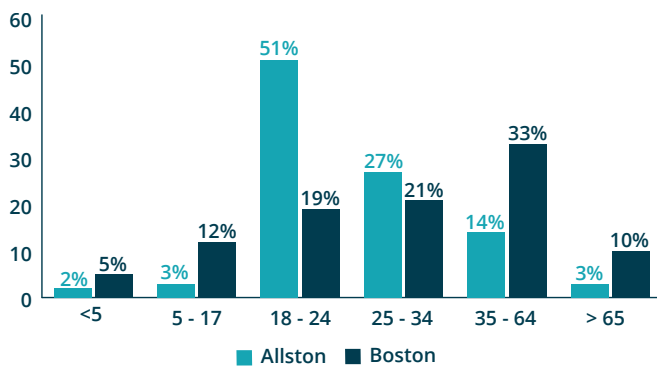
Population Growth

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

Age Distribution

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

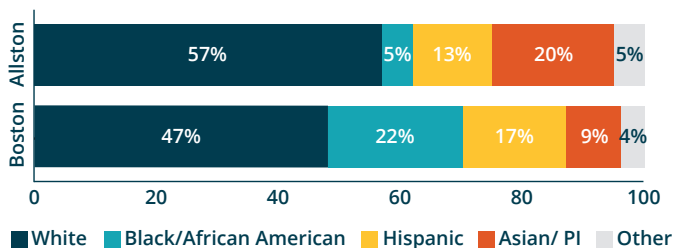
Allston & Boston Residents by Age
2010



Diversity

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

Allston & Boston Residents by Race
2010



Economy

Jobs

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

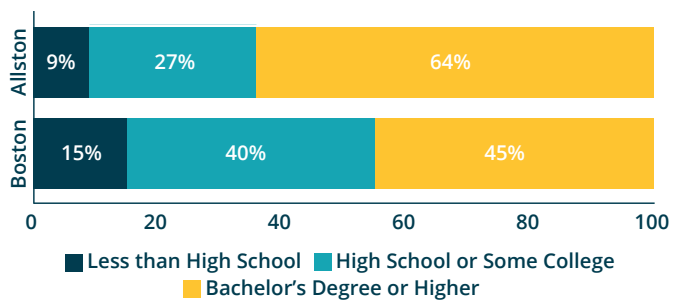
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

- In 2015, the median household income in Allston was \$39,717, lower than Boston's median of \$55,777.

Note: Demographic data are for the Census-tract approximations of Allston (tracts 9.03, 8.02, 8.03, and 7.04). Source: (1) U.S. Census Bureau, 2010 Decennial Census, (2) U.S. Census Bureau, 2011-2015 American Community Survey, (3) U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (4) City of Boston Assessing Department, FY2016, (5) Boston Planning and Development Agency Board Memos

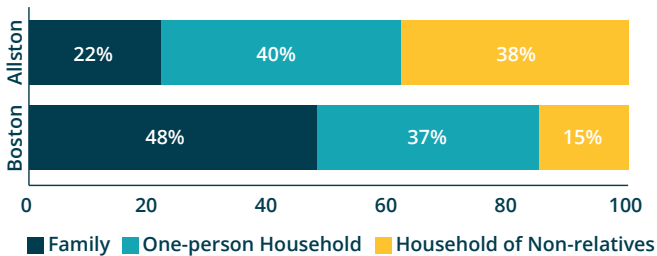
Neighborhood Profile | Allston

Place

Households and Dorms

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

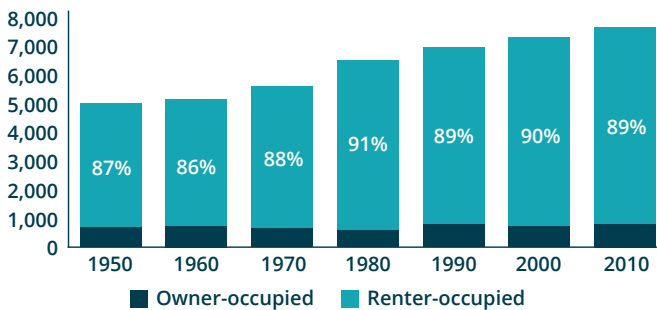
Household Type 2015



Renters and Owners

- In 2015, Allston had 1,400 condos, 22% of which were owner occupied.⁴
- The median rent in Allston was \$1,585 in 2015, compared to \$1,320 for Boston as a whole.

Allston Occupied Housing Units 1950-2010



Vehicles

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

Trends

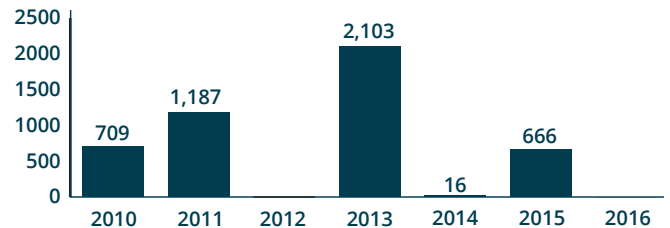
Historical Trends in Allston

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

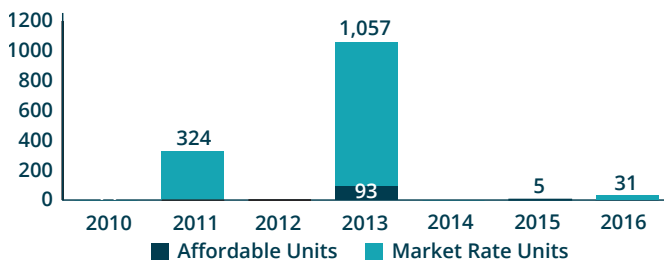
The Future for Allston

- Allston's growth is poised to continue, with 1,857 new housing units approved for construction since 2010.⁵

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of Allston (tracts 9.03, 8.02, 8.03, and 7.04). Source: (1) U.S. Census Bureau, 2010 Decennial Census, (2) U.S. Census Bureau, 2011-2015 American Community Survey, (3) U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (4) City of Boston Assessing Department, FY2016, (5) Boston Planning and Development Agency Board Memos

Neighborhood Profile | Back Bay

People

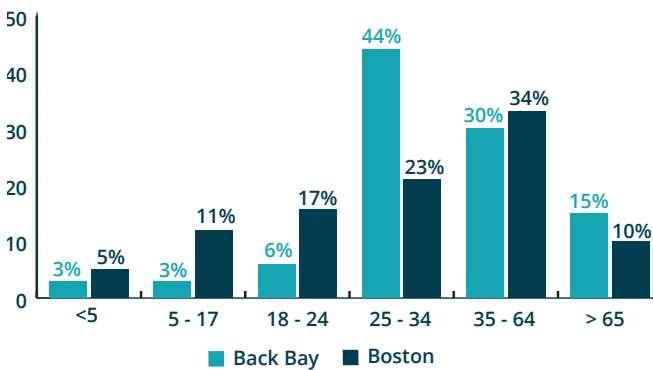
Population Growth

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

Age Distribution

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

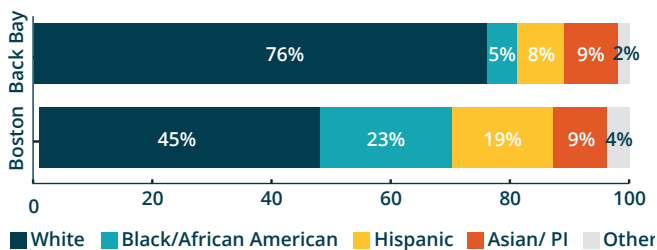
Back Bay & Boston Residents by Age
2010



Diversity

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

Back Bay & Boston Residents by Race
2010



Economy

Jobs

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

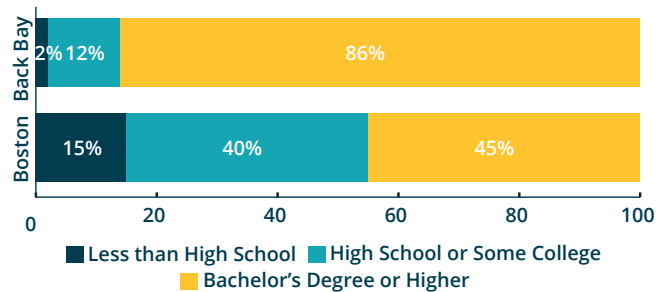
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

- The median household income in Back Bay in 2015 was \$88,469, significantly higher than Boston's median income of \$55,777.

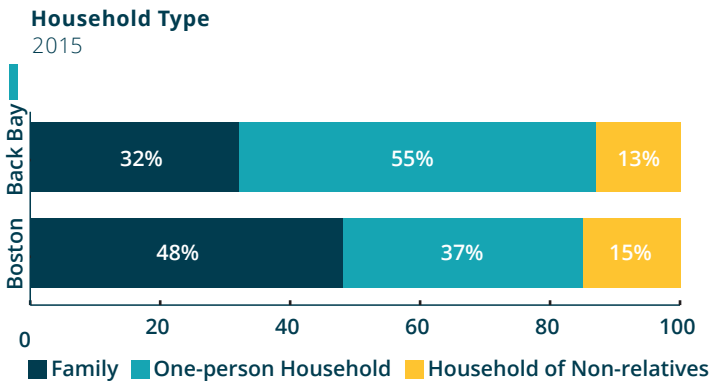
Note: Demographic data are for the Census-tract approximations of the Back Bay. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Back Bay

Place

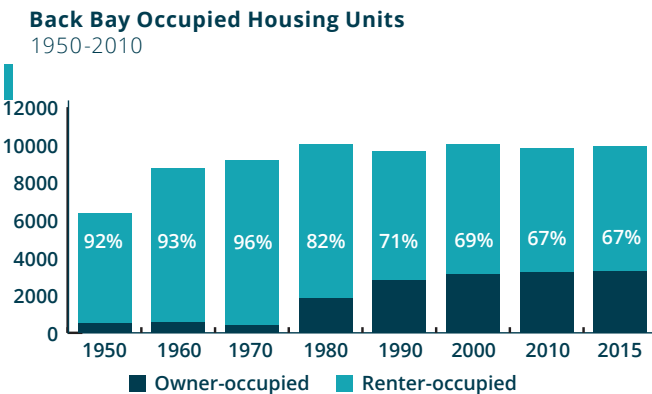
Households and Dorms

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



Renters and Owners

- In 2015, Back Bay had 5,395 condos, 43% of which were owner occupied.³
- The median rent in Back Bay in 2015 was \$2,030, higher than Boston's median of \$1,320.



Vehicles

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

Trends

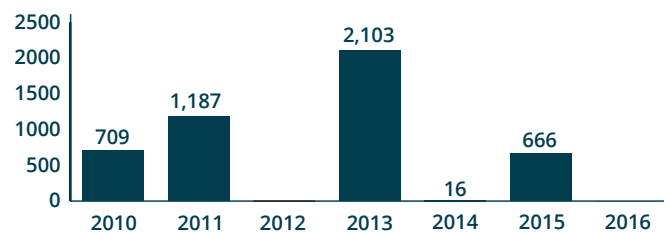
Historical Trends in Back Bay

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

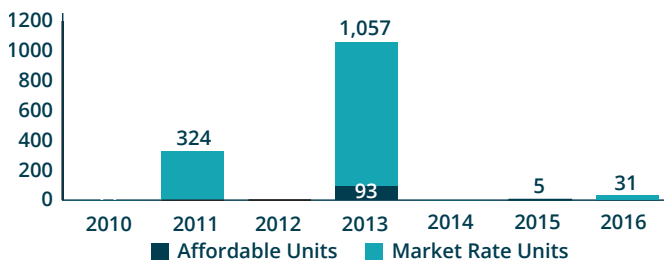
The Future for Back Bay

- Back Bay's growth is poised to continue, with 1,417 new units of housing approved for construction between 2010 and 2016.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of the Back Bay. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Beacon Hill

People

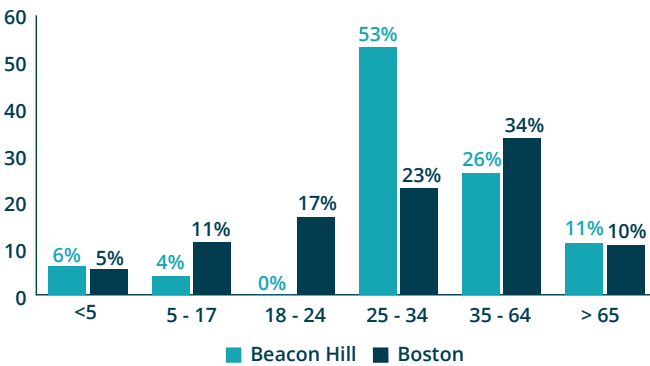
Population Growth

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

Age Distribution

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

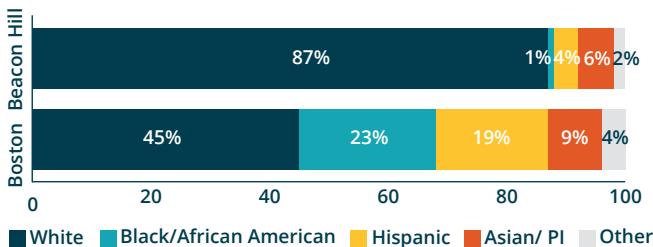
Beacon Hill & Boston Residents by Age
2015



Diversity

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

Beacon Hill & Boston Residents by Race
2015



Economy

Jobs

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

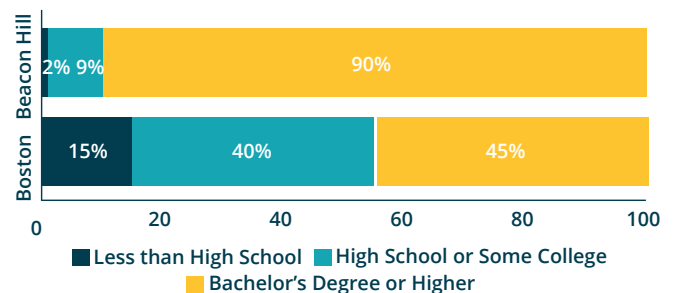
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Beacon Hill. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

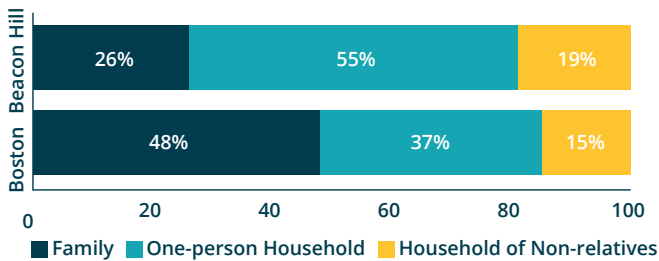
Neighborhood Profile | Beacon Hill

Place

Households and Dorms

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

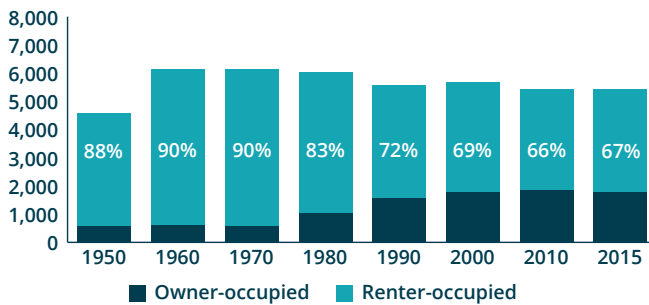
Household Type 2015



Renters and Owners

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

Beacon Hill Occupied Housing Units 1950-2015



Vehicles

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

Trends

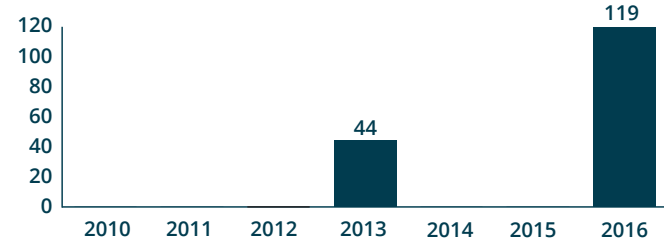
Historical Trends in Beacon Hill

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

The Future for Beacon Hill

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

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of Beacon Hill. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Brighton

People

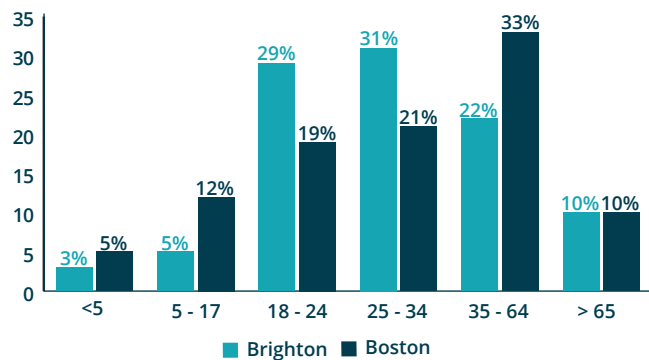
Population Growth

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

Age Distribution

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

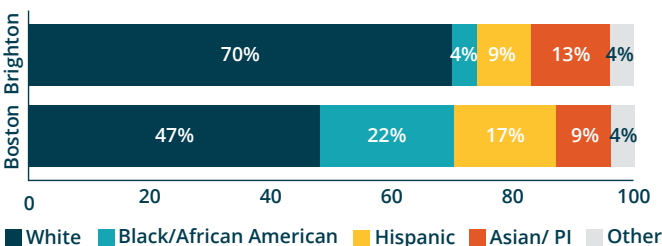
Brighton & Boston Residents by Age
2015



Diversity

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

Brighton & Boston Residents by Race
2015



Economy

Jobs

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

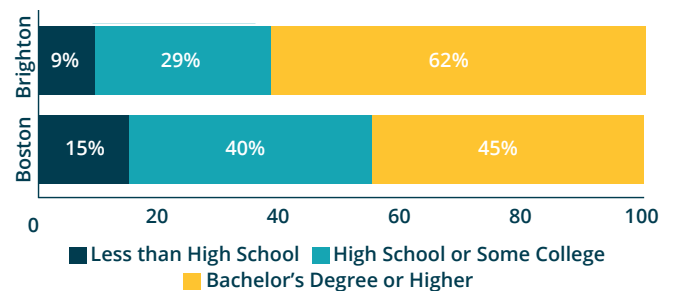
Labor Force

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

Education

- In 2015, 28% of Brighton residents were enrolled in college or university, higher than Boston's college enrollment rate of 17%.
- 62% of Brighton residents and 45% of Boston residents age 25 or older have obtained a Bachelor's degree or higher.

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Brighton. Sources: (1) U.S. Census Bureau, 2010 Decennial Census, (2) U.S. Census Bureau, 2011-2015 American Community Survey, (3) U.S. Census Bureau, LEHD Origin-Destination Employment Statistics OnTheMap, 2014, (4) City of Boston Assessing Department, FY2016, (5) Boston Planning and Development Agency Board Memos

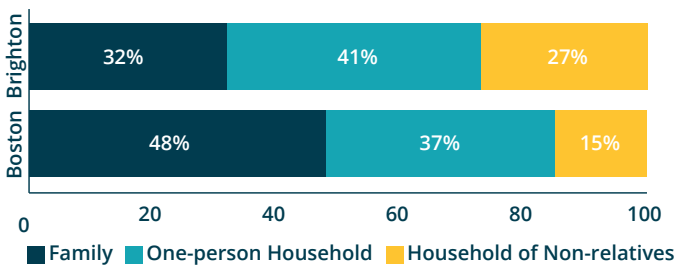
Neighborhood Profile | Brighton

Place

Households and Dorms

- 91% of Brighton residents live in households, one third of which are families.
- The remaining population (9%) lives in dorms or other institutions.

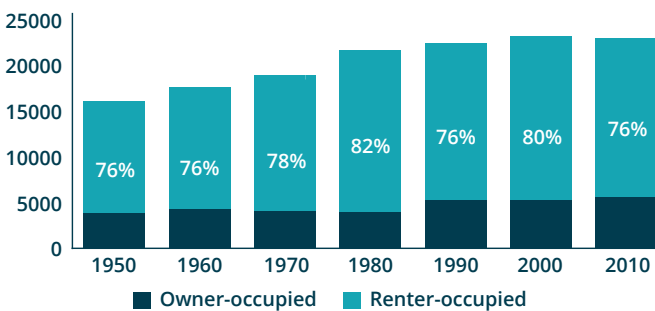
Household Type
2015



Renters and Owners

- In 2015, Brighton had 6,533 condos, 34% of which were owner occupied.⁴
- The median rent in Brighton in 2015 was \$1,537, higher than \$1,320 in Boston as a whole.

Brighton Occupied Housing Units
1950-2010



Vehicles

- 68% of Brighton households in 2015 had at least one vehicle, compared to 65% of Boston households.
- The ratio of vehicles to households in Brighton was 1.02 in 2015, higher than the Boston ratio of 0.91.

Trends

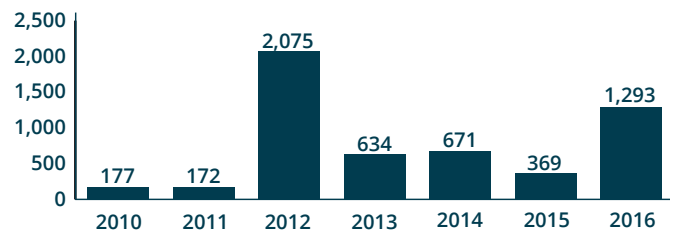
Historical Trends in Brighton

- From 2000 to 2010, Brighton's population grew by 4% and its occupied housing units grew by 2%.
- The population ages 18 to 34 years increased from 54% of the population in 2000 to 60% in 2010.
- More Asian and Hispanic residents have increased the diversity of the neighborhood, but 70% of the population is still non-Hispanic Whites.
- Healthcare/Social Assistance is the largest industry in Brighton, and payroll jobs grew 12% from 2011 to 2014.
- The rental/owner split has remained stable with just over three quarters of households renting.
- The share of households owning a car grew from 63% in 2000 to 68% in 2015.

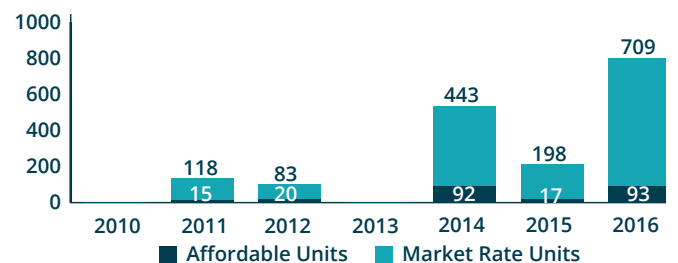
The Future for Brighton

- Brighton's growth is poised to continue with 1,577 new units of housing approved for construction since 2010.⁵

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



BPDA Board-Approved Housing Units
2010-2016



Note: Demographic data are for the Census-tract approximations of Brighton. Sources: (1) U.S. Census Bureau, 2010 Decennial Census, (2) U.S. Census Bureau, 2011-2015 American Community Survey, (3) U.S. Census Bureau, LEHD Origin-Destination Employment Statistics OnTheMap, 2014, (4) City of Boston Assessing Department, FY2016, (5) Boston Planning and Development Agency Board Memos

Neighborhood Profile | Charlestown

People

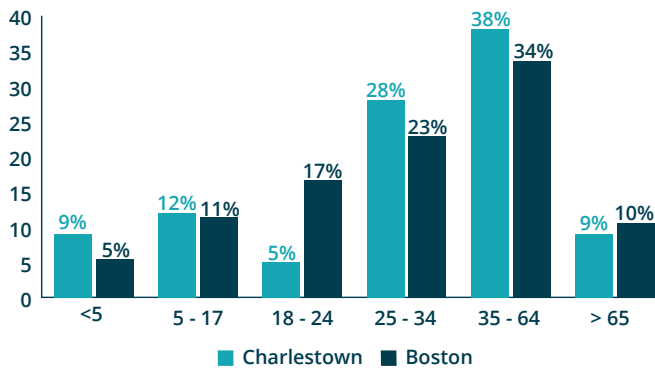
Population Growth

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

Age Distribution

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

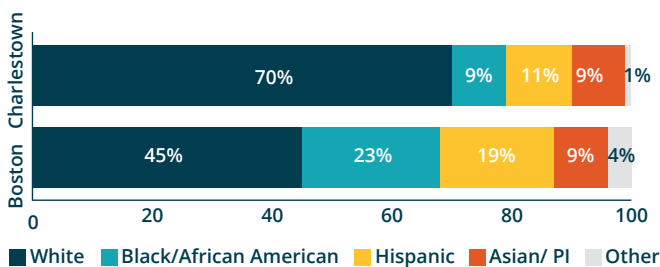
Charlestown & Boston Residents by Age
2015



Diversity

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

Charlestown & Boston Residents by Race
2015



Economy

Jobs

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

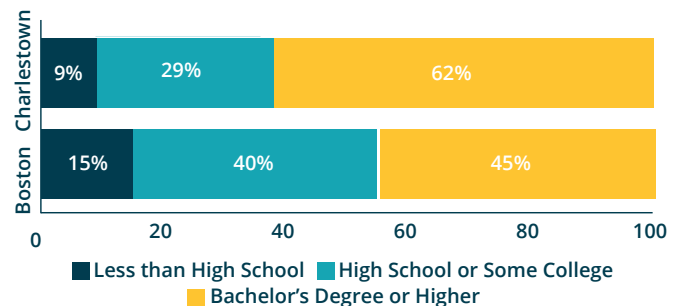
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of the Charlestown. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

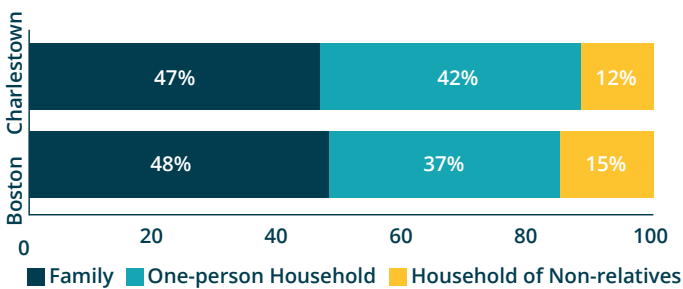
Neighborhood Profile | Charlestown

Place

Households and Dorms

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

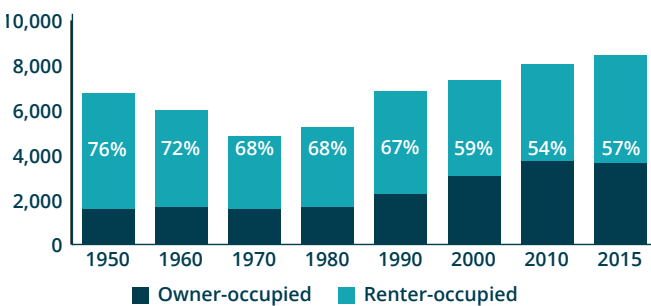
Household Type 2015



Renters and Owners

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

Charlestown Occupied Housing Units 1950-2010



Vehicles

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

Trends

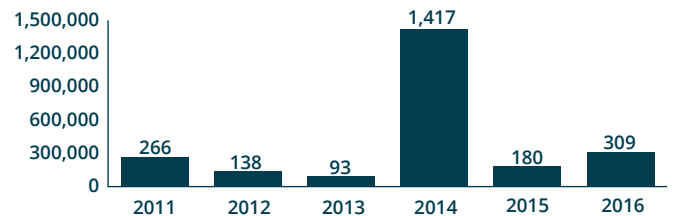
Historical Trends in Charlestown

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

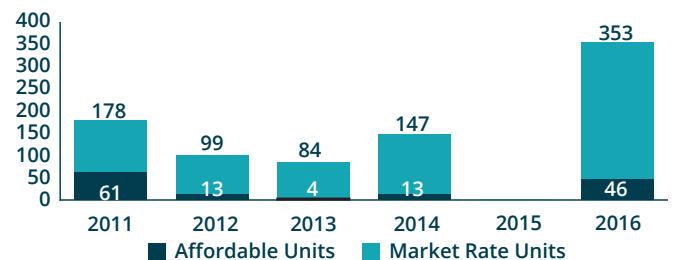
The Future for Charlestown

- Charlestown's growth is poised to continue with 861 new units of housing approved for construction since 2010⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of the Charlestown. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Dorchester

People

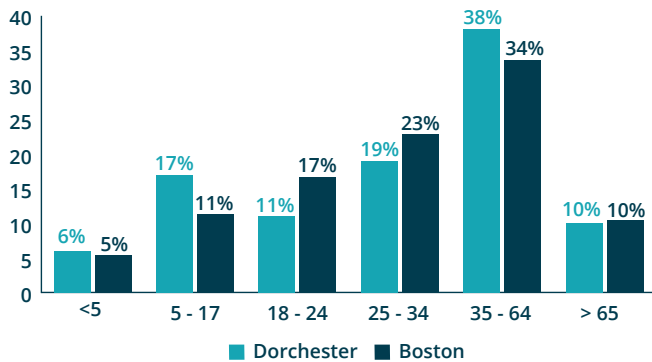
Population Growth

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

Age Distribution

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

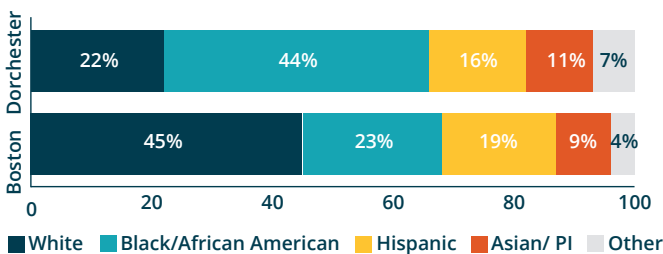
Dorchester & Boston Residents by Age
2015



Diversity

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

Dorchester & Boston Residents by Race
2015



Economy

Jobs

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

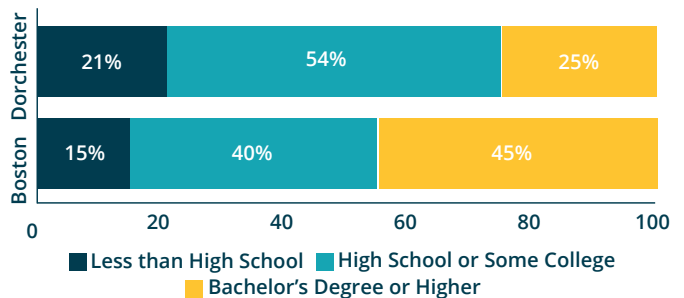
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Dorchester. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

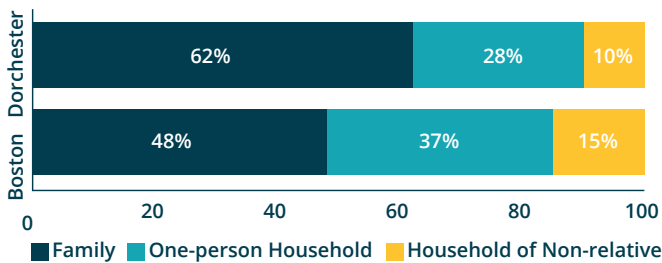
Neighborhood Profile | Dorchester

Place

Households and Dorms

- 99% of Dorchester residents live in households, 62% of which are families.

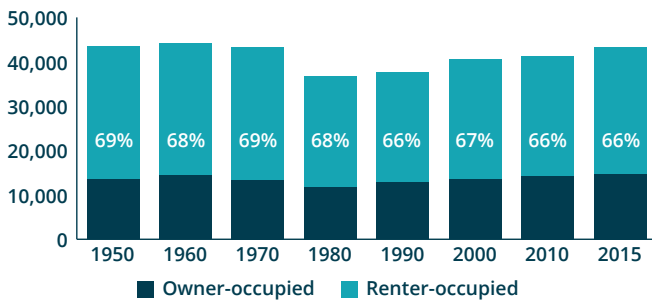
Household Type
2015



Renters and Owners

- In 2015, Dorchester had 4,351 condos, 63% of which were owner occupied.³
- Dorchester's median rent in 2015 was \$1,192, lower than the city's median rent of \$1,320.

Dorchester Occupied Housing Units
1950-2010



Vehicles

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

Trends

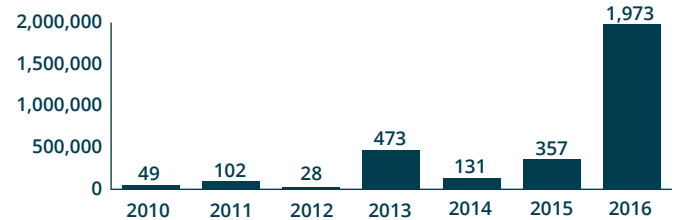
Historical Trends in Dorchester

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

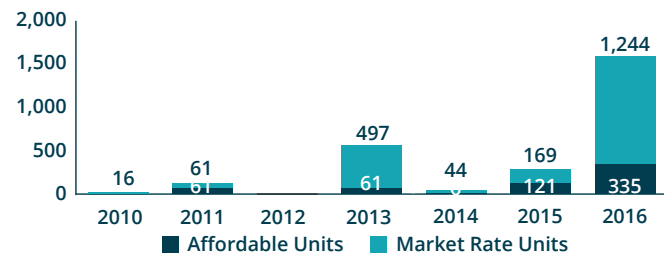
The Future for Dorchester

- Dorchester's growth is poised to continue with 2,031 new units of housing approved for construction from 2010 through 2016.⁴

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



BPDA Board-Approved Housing Units
2010-2016



Note: Demographic data are for the Census-tract approximations of Dorchester. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Downtown

People

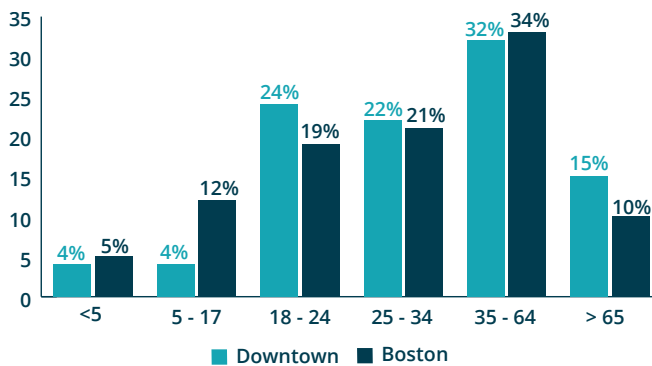
Population Growth

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

Age Distribution

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

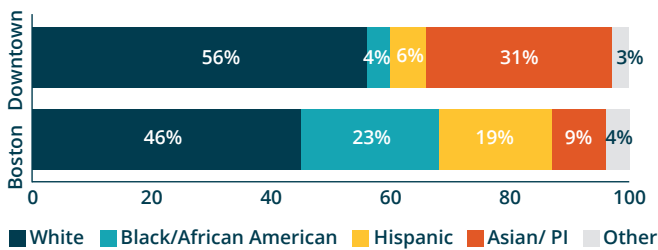
Downtown & Boston Residents by Age
2015



Diversity

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

Downtown & Boston Residents by Race
2015



Economy

Jobs

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

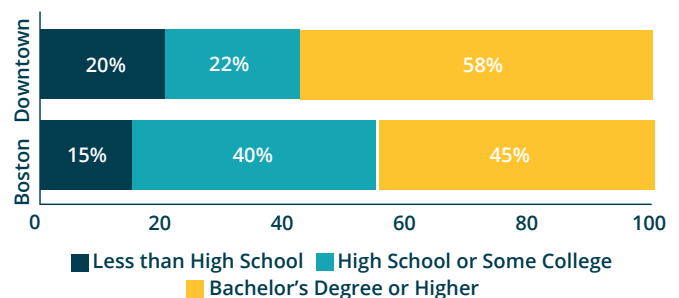
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximation of the Downtown which includes Chinatown and the Leather District due to data limitations. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

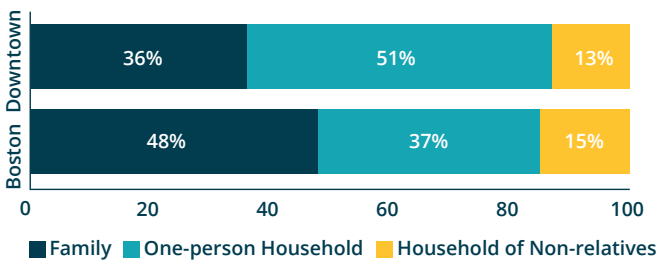
Neighborhood Profile | Downtown

Place

Households and Dorms

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

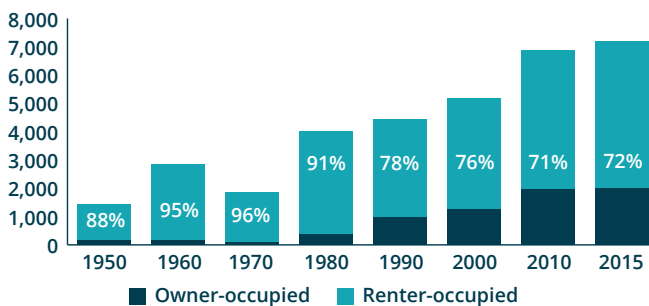
Household Type
2015



Renters and Owners

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

Downtown Occupied Housing Units
1950-2015



Vehicles

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

Trends

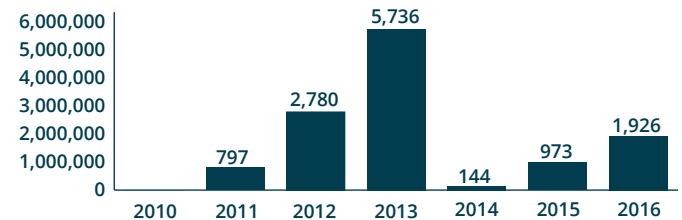
Historical Trends in Downtown

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

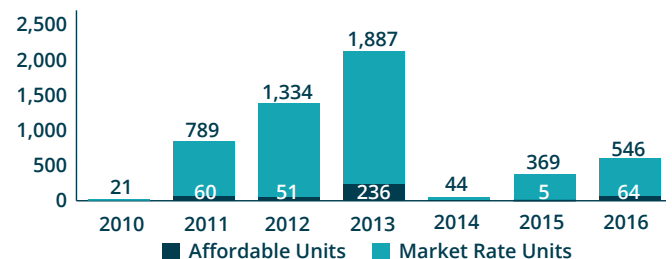
The Future for Downtown

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

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



BPDA Board-Approved Housing Units
2010-2016



Note: Demographic data are for the Census-tract approximation of the Downtown which includes Chinatown and the Leather District due to data limitations. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | East Boston

People

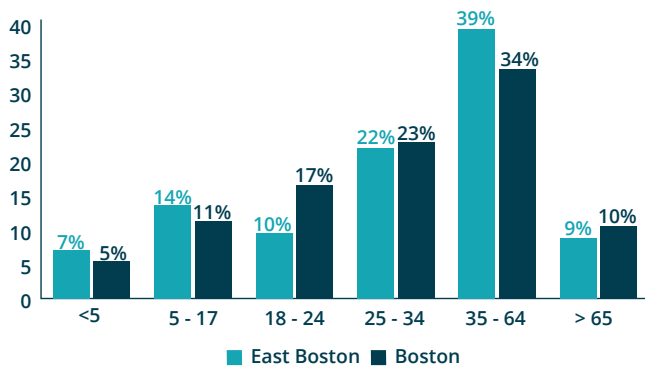
Population Growth

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

Age Distribution

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

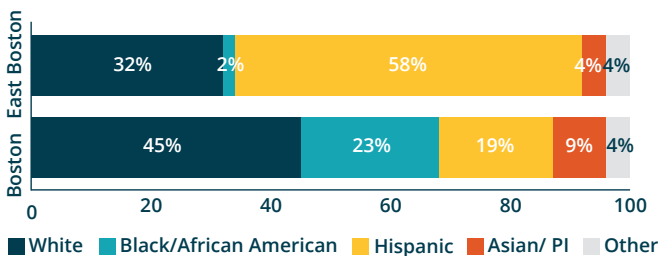
East Boston & Boston Residents by Age
2015



Diversity

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

East Boston & Boston Residents by Race
2015



Economy

Jobs

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

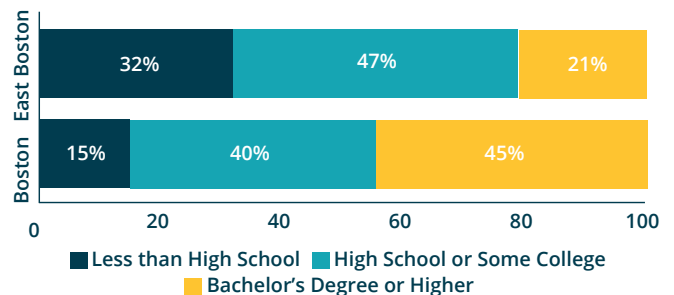
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

- The median household income in East Boston in 2015 was \$51,549, compared to the Boston median of \$55,777.

Note: Demographic data are for the Census-tract approximations of East Boston. 1. U.S. Census Bureau, 1950-2010 Decennial Censuses & 2011-2015 American Community Survey; 2. U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2011 & 2014; 3. Boston Planning and Development Agency Board Memos.

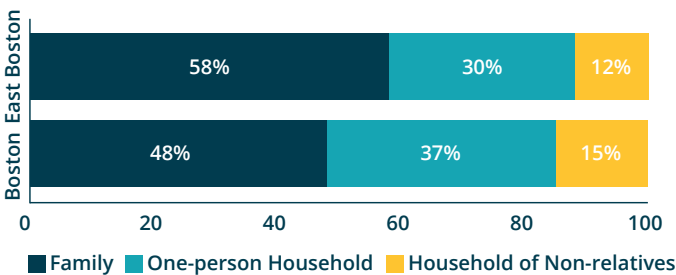
Neighborhood Profile | East Boston

Place

Households and Dorms

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

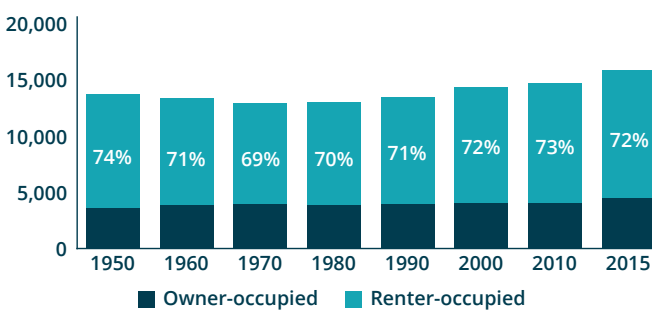
Household Type
2015



Renters and Owners

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

East Boston Occupied Housing Units
1950-2015



Vehicles

- 63% of East Boston households in 2015 had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in East Boston grew from 0.79 in 2000 to 0.84 in 2015.

Trends

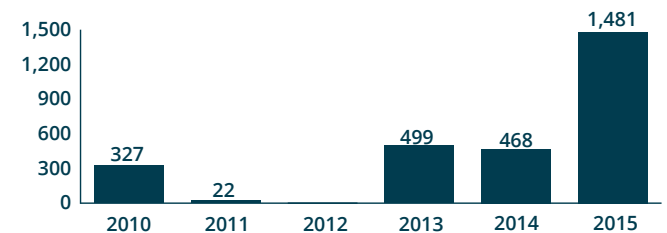
Historical Trends in East Boston

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

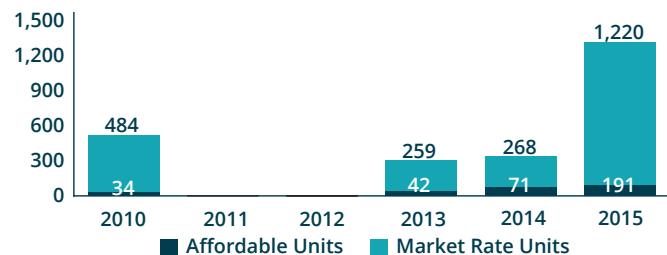
The Future for East Boston

- East Boston's growth is poised to continue with 2,828 new units of housing approved between 2010 and 2015.⁴

BPDA Board-Approved Development (in Thousands of Feet²)
2010-2015



BPDA Board-Approved Housing Units
2010-2015



Note: Demographic data are for the Census-tract approximation of the Downtown which includes Chinatown and the Leather District due to data limitations. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Fenway

People

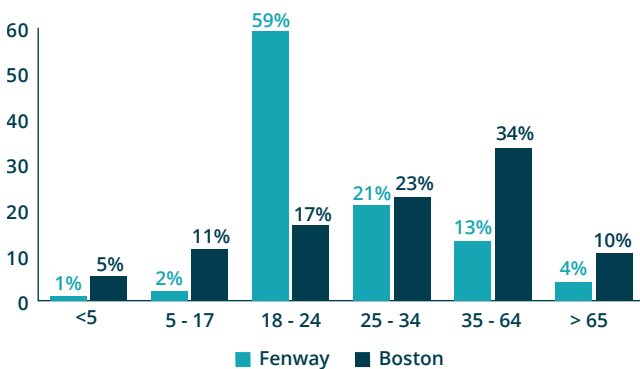
Population Growth

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

Age Distribution

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

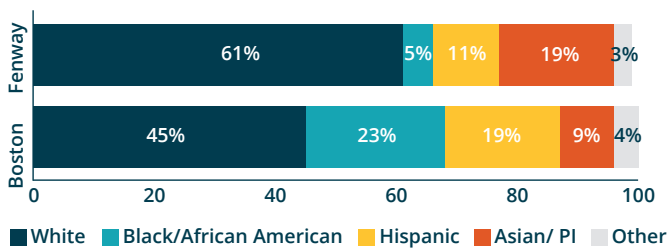
Fenway & Boston Residents by Age
2015



Diversity

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

Fenway & Boston Residents by Race
2015



Economy

Jobs

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

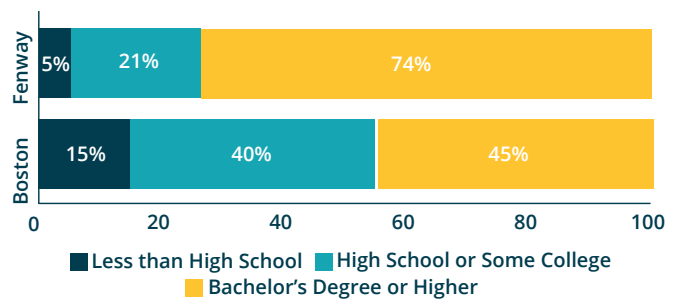
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Fenway. Source: (1) U.S. Census Bureau, 1990-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos

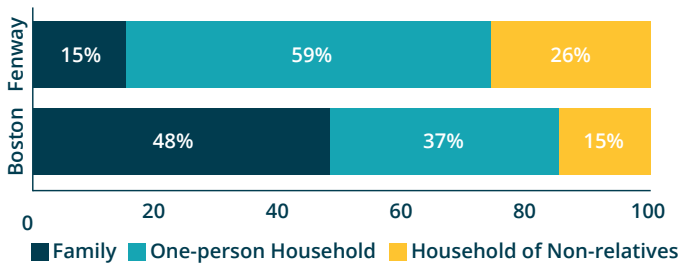
Neighborhood Profile | Fenway

Place

Households

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

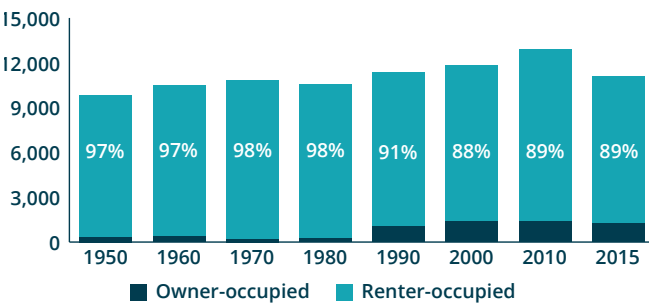
Household Type 2015



Renters and Owners

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

Fenway Occupied Housing Units 1950-2015



Vehicles

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

Trends

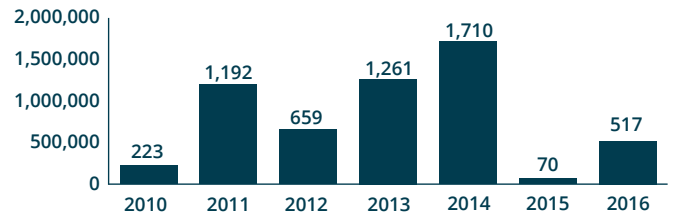
Historical Trends in Fenway

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

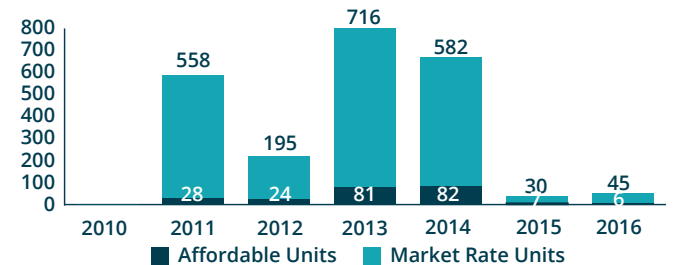
The Future for Fenway

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

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of Fenway. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos

Neighborhood Profile | Hyde Park

People

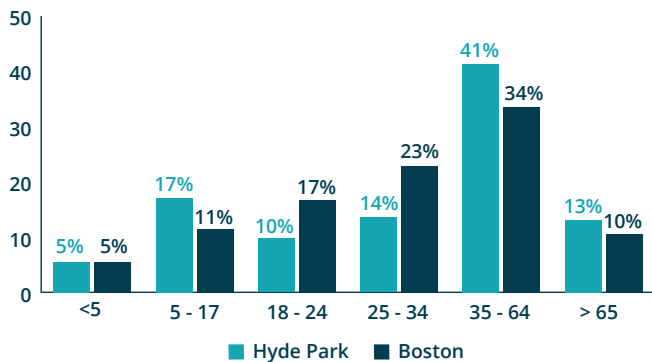
Population Growth

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

Age Distribution

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

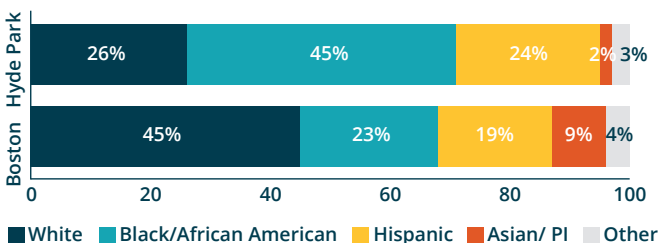
Hyde Park & Boston Residents by Age
2015



Diversity

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

Hyde Park & Boston Residents by Race
2015



Economy

Jobs

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

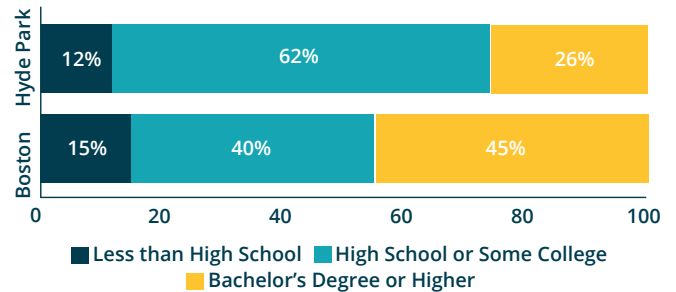
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Hyde Park. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

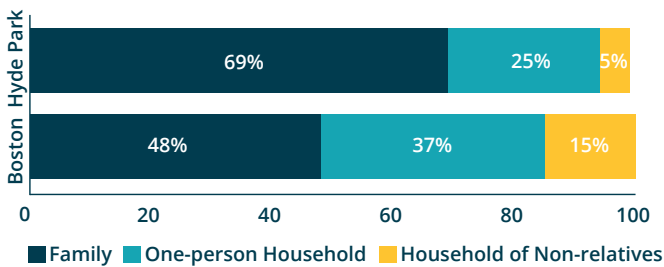
Neighborhood Profile | Hyde Park

Place

Households

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

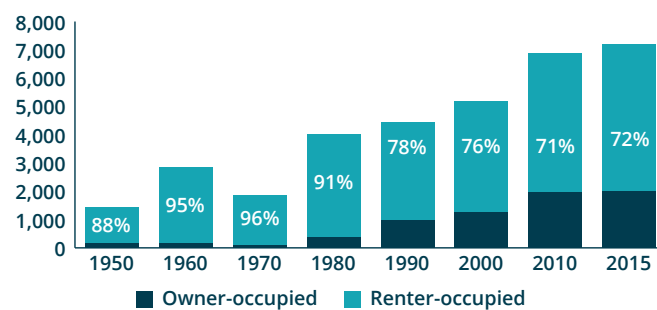
Household Type
2015



Renters and Owners

- In 2015, Hyde Park had 810 condos, 60% of which were owner occupied.³
- Hyde Park's median rent in 2015 was \$1,147, lower than the city's median rent of \$1,320.

Hyde Park Occupied Housing Units
1950-2015



Vehicles

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

Trends

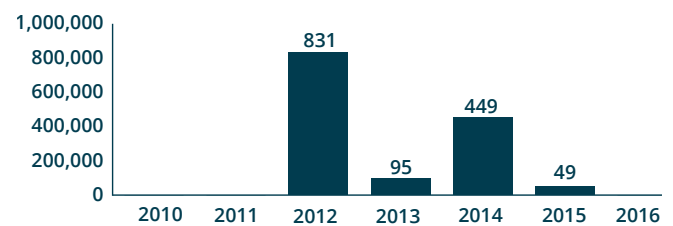
Historical Trends in Hyde Park

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

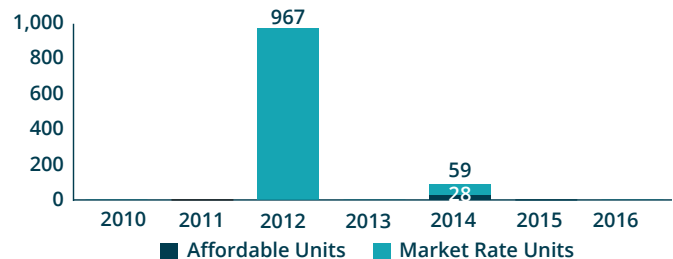
The Future for Hyde Park

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

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



BPDA Board-Approved Housing Units
2010-2016



Note: Demographic data are for the Census-tract approximations of Hyde Park. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Jamaica Plain

People

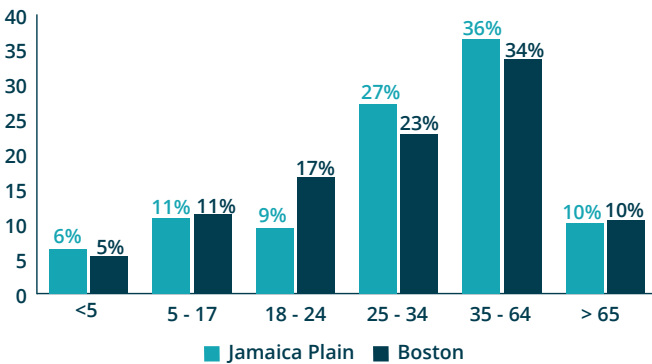
Population Growth

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

Age Distribution

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

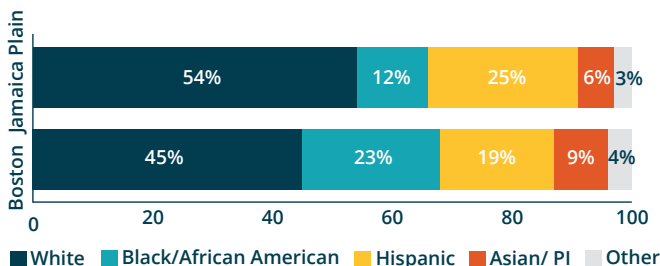
Jamaica Plain & Boston Residents by Age
2015



Diversity

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

Jamaica Plain & Boston Residents by Race
2015



Economy

Jobs

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

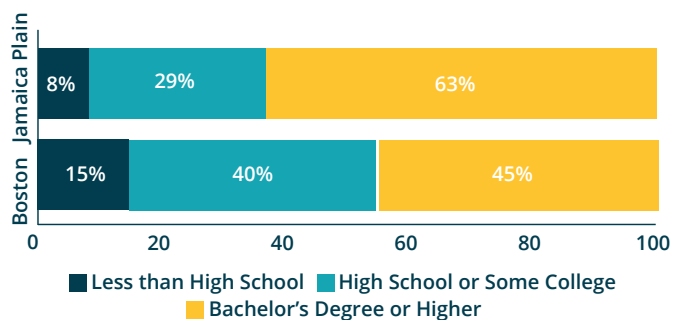
Labor Force

- Jamaica Plain's labor force had 24,830 people in 2015, 7% of Boston's resident labor force.
- 75% of Jamaica Plain's residents age 16 and older participate in the labor force, higher than Boston's 68%.
- The top occupations of Jamaica Plain residents in 2015:
 - Education, Training, and Library, Management, and Office and Administrative Support.

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Jamaica Plain Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos

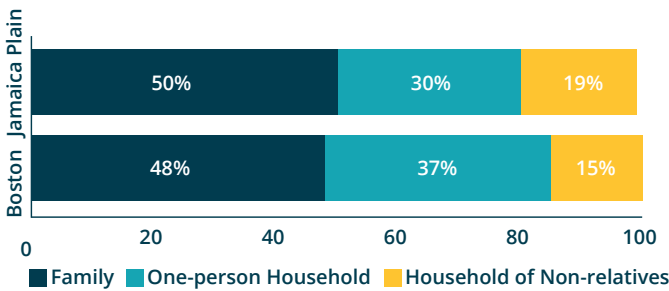
Neighborhood Profile | Jamaica Plain

Place

Households

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

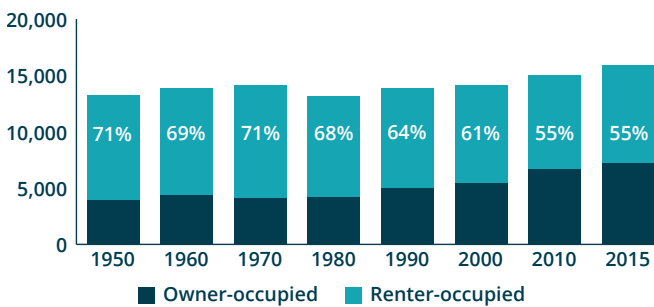
Household Type
2015



Renters and Owners

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

Jamaica Plain Occupied Housing Units
1950-2015



Vehicles

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

Trends

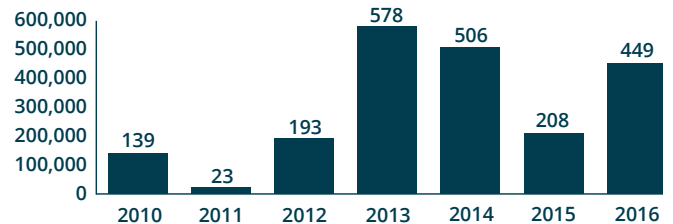
Historical Trends in Jamaica Plain

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

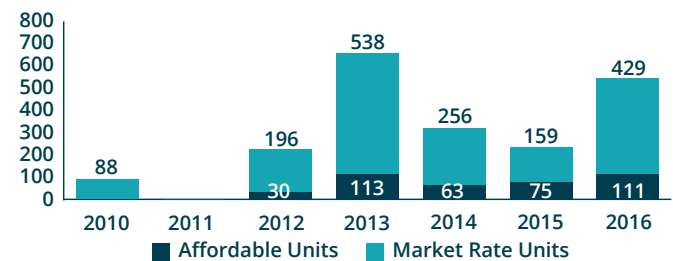
The Future for Jamaica Plain

- Jamaica Plain's growth is poised to continue, with 1,666 new units of housing approved from 2010 through 2016.⁴⁾

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



BPDA Board-Approved Housing Units
2010-2016



Note: Demographic data are for the Census-tract approximations of Jamaica Plain Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos

Neighborhood Profile | Longwood

People

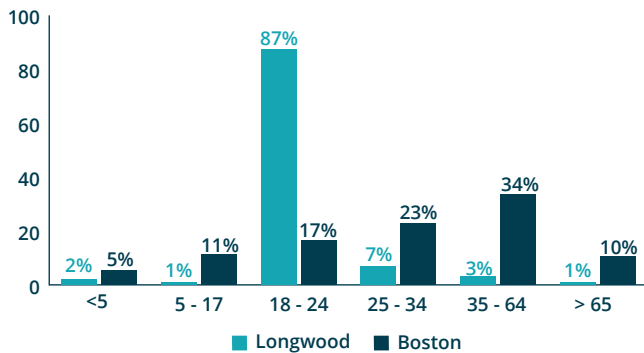
Population Growth

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

Age Distribution

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

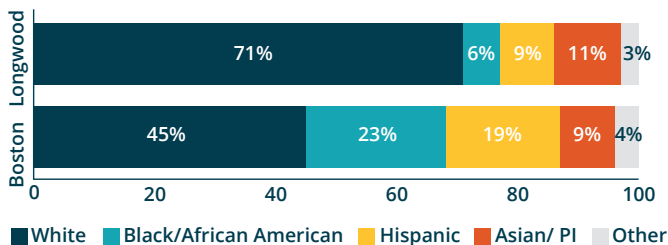
Longwood & Boston Residents by Age
2015



Diversity

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

Longwood & Boston Residents by Race
2015



Economy

Jobs

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

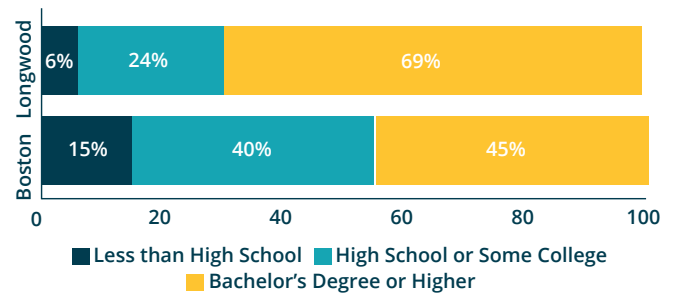
Labor Force

- Longwood's labor force had 27,736 people in 2015, 7% of Boston's resident labor force.
- 52% of Longwood residents ages 16 and older participated in the labor force in 2015, compared to 68% for Boston.
- The top occupations of Longwood residents in 2015: Office and Administrative Support, Education, Training, and Library, and Healthcare.

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximation of Longwood (tract 103) north of Longwood Avenue and including MFA. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

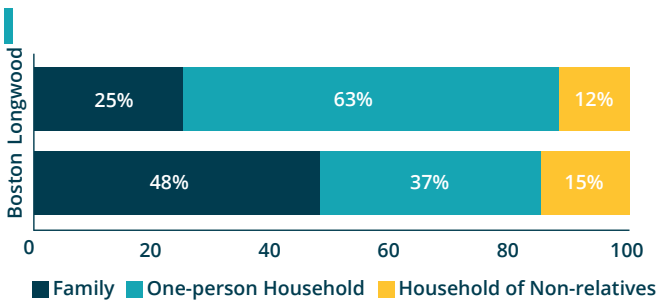
Neighborhood Profile | Longwood

Place

Households

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

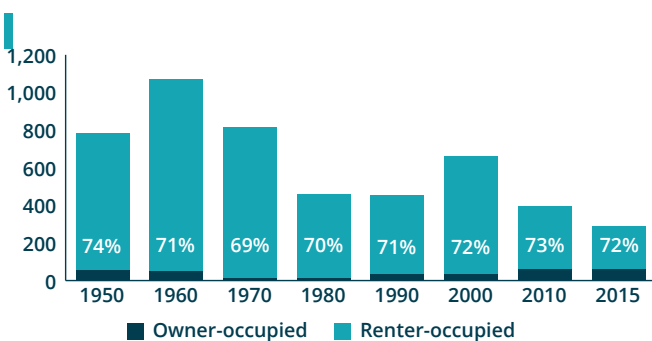
Household Type
2015



Renters and Owners

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

Longwood Occupied Housing Units
1950-2015



Vehicles

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

Trends

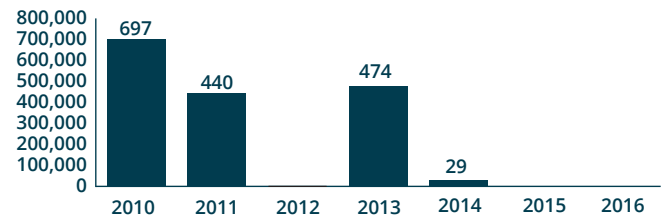
Historical Trends in Longwood

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

The Future for Longwood

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

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



BPDA Board-Approved Housing Units
2010-2016



Note: Demographic data are for the Census-tract approximation of Longwood (tract 103) north of Longwood Avenue and including MFA. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Mattapan

People

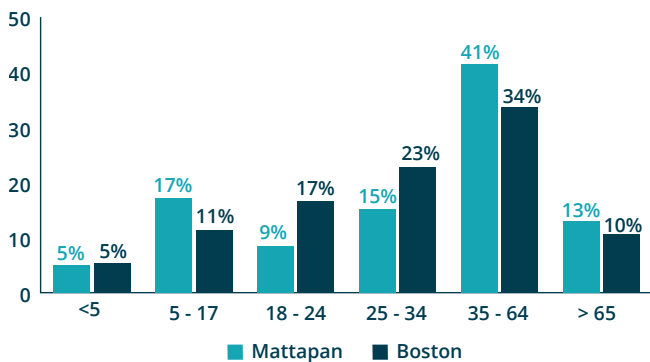
Population Growth

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

Age Distribution

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

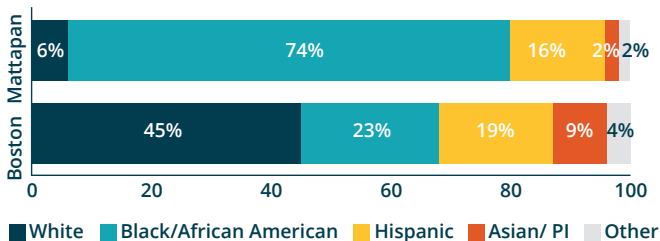
Mattapan & Boston Residents by Age
2015



Diversity

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

Mattapan & Boston Residents by Race
2015



Economy

Jobs

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

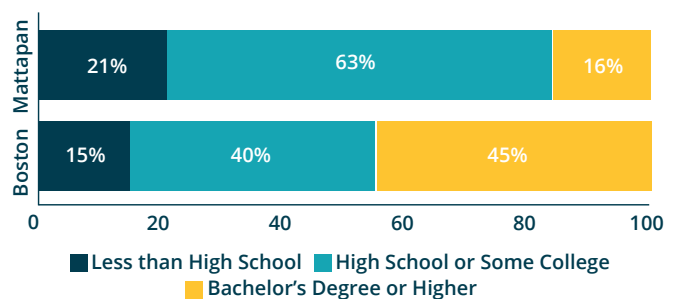
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximation of Mattapan. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

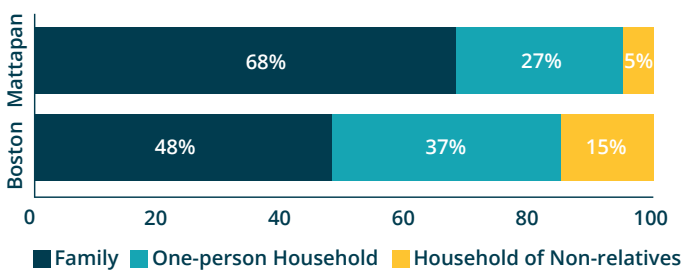
Neighborhood Profile | Mattapan

Place

Households

- More than 95% of Mattapan's residents live in households, 68% of which are families.
- The remaining Mattapan population lives in college dorms or other institutions.

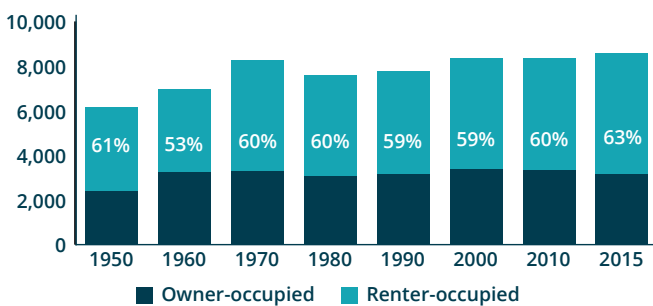
Household Type 2015



Renters and Owners

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

Mattapan Occupied Housing Units 1950-2015



Vehicles

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

Trends

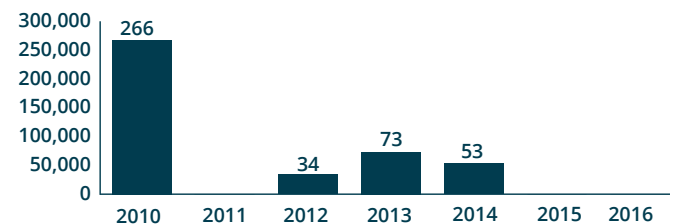
Historical Trends in Mattapan

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

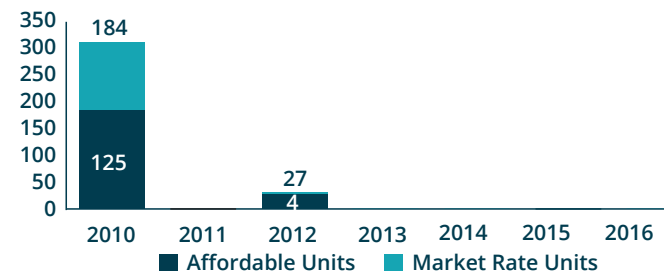
The Future for Mattapan

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

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximation of Mattapan. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Mission Hill

People

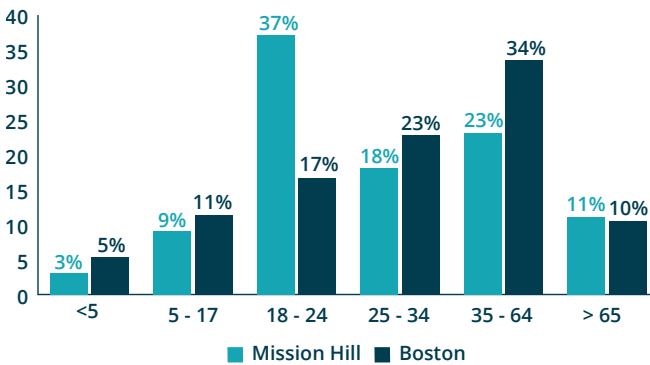
Population Growth

- Mission Hill had 16,700 residents in 2015, 3% of Boston's population.¹
- Mission Hill grew 12% from 2000 to 2015, faster than the city's growth of 10% over the same time period.

Age Distribution

- 12% of Mission Hill residents are children, compared to 16% in Boston as a whole.
- Mission Hill's share of 18 to 24 year olds is double the share of Boston as a whole.

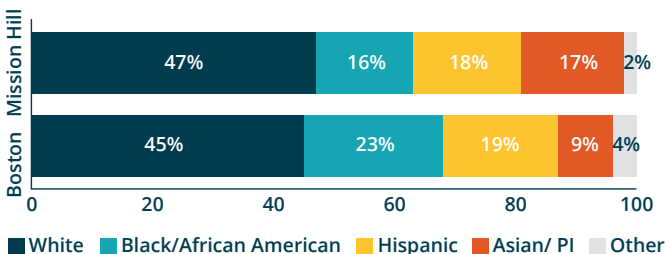
Mission Hill & Boston Residents by Age
2015



Diversity

- In 2015, about a third of Mission Hill's population was foreign born, compared to 27% in Boston as a whole.
- The Asian population stands at 17%, higher than the city of Boston (9%).

Mission Hill & Boston Residents by Race
2015



Economy

Jobs

- Mission Hill had 37,293 payroll jobs in 2014, 40% of which were in Education, Healthcare and Social Services.²
- Mission Hill has almost 7 payroll jobs per resident worker, and 6.6% of the city's payroll jobs.

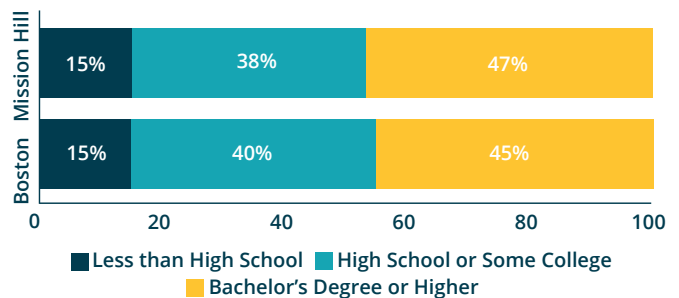
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Mission Hill. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

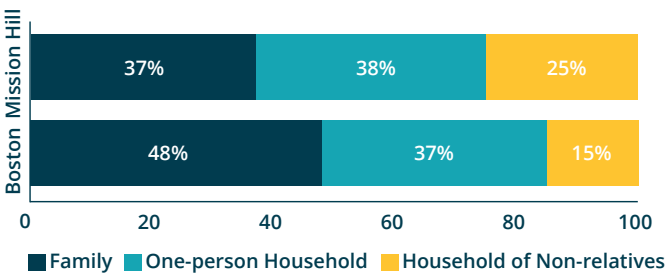
Neighborhood Profile | Mission Hill

Place

Households

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

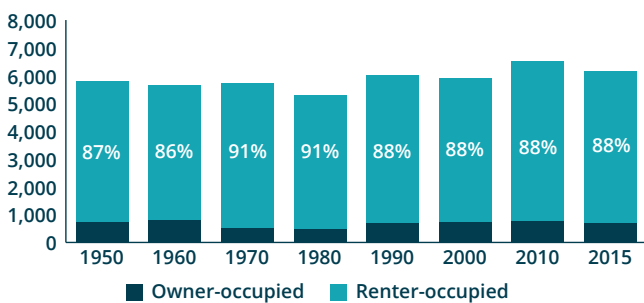
Household Type 2015



Renters and Owners

- In 2015, Mission Hill had 796 condos, 51% of which were owner occupied.³
- The median rent in Mission Hill in 2015 was \$1,139, compared to \$1,320 for Boston as a whole.

Mission Hill Occupied Housing Units 1950-2015



Vehicles

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

Trends

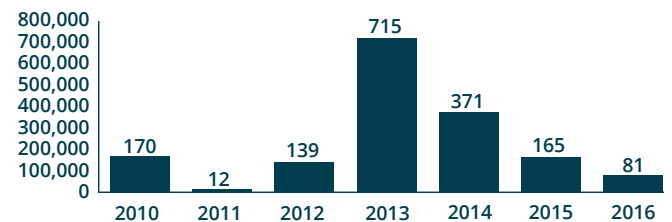
Historical Trends in Mission Hill

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

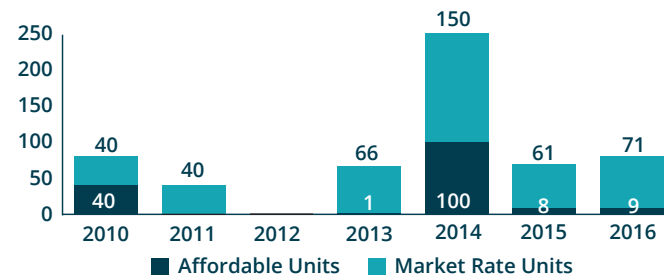
The Future for Mission Hill

- Mission Hill's growth is poised to continue, with 428 new units of housing approved between 2010 and 2016.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of Mission Hill. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | North End

People

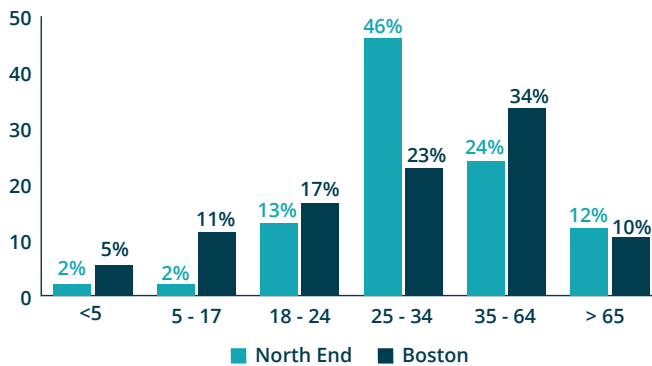
Population Growth

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

Age Distribution

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

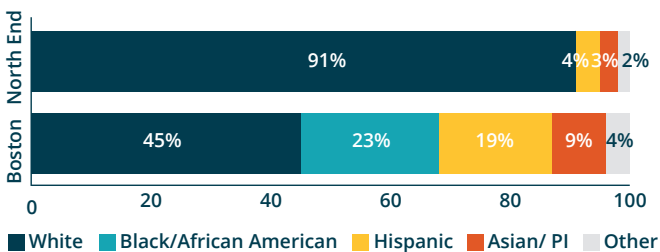
North End & Boston Residents by Age
2015



Diversity

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

North End & Boston Residents by Race
2015



Economy

Jobs

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

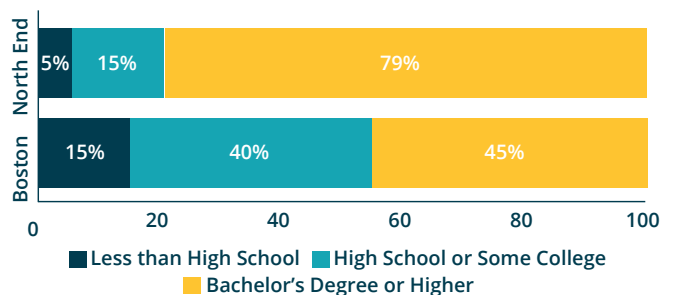
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of the North End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

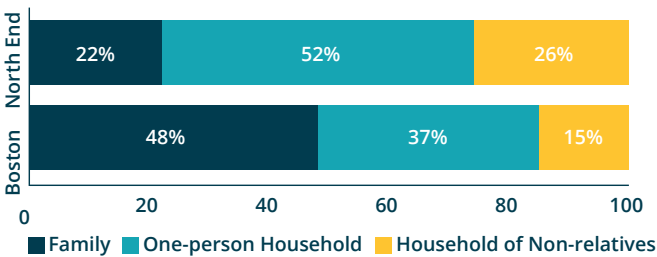
Neighborhood Profile | North End

Place

Households

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

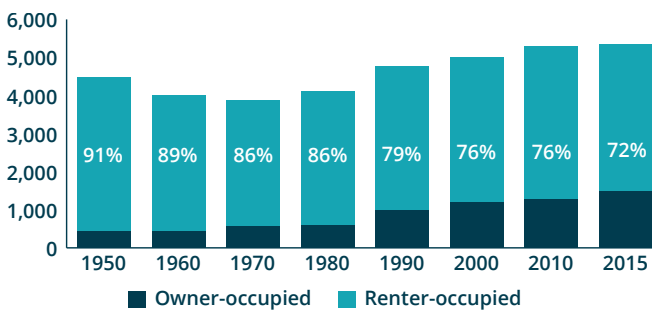
Household Type 2015



Renters and Owners

- In 2015, North End had 2,127 condos, 42% of which were owner occupied.³
- The median rent in North End in 2015 was \$1,686, higher than the median rent of \$1,320 for Boston as a whole.

North End Occupied Housing Units 1950-2015



Vehicles

- In 2015, 47% of North End households had at least one vehicle, compared to 65% of all Boston households.
- The ratio of vehicles to households in North End was 0.58 in 2015, smaller than Boston's 0.91 ratio.

Trends

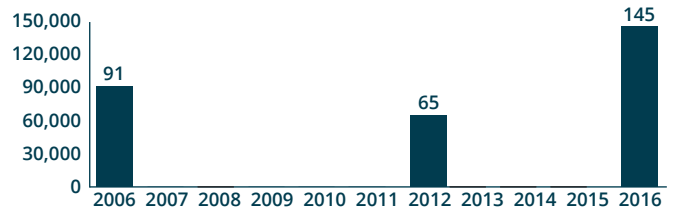
Historical Trends in North End

- Between 2000 and 2015, the population of the North End grew by 13% while occupied housing units grew by 7%.
- While the North End remains primarily White, the share of Hispanics and Asians grew from 2% each in 2000 to 4% Hispanic and 3% Asian in 2015.
- In 2000 about 62% of the population ages 25 and over had at least a bachelor's degree. By the 2015, this proportion increased to 79%.
- Ownership of housing units increased from 24% in 2000 to 28% in 2015.
- Car ownership has remained stable since 2000 at about 47% of households.

The Future for North End

- The Haymarket Hotel, approved in 2016, will contribute 145,000 square feet of hotel space to the North End.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of the North End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | Roslindale

People

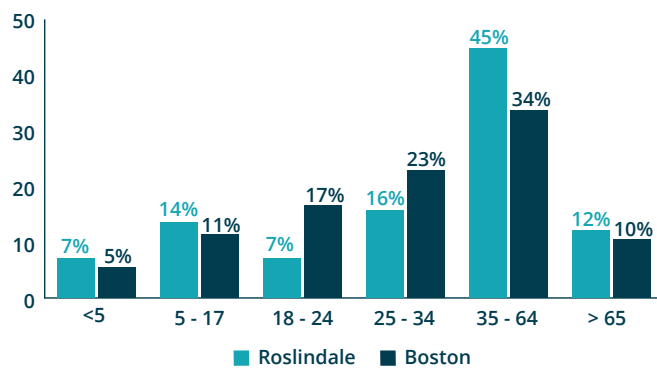
Population Growth

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

Age Distribution

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

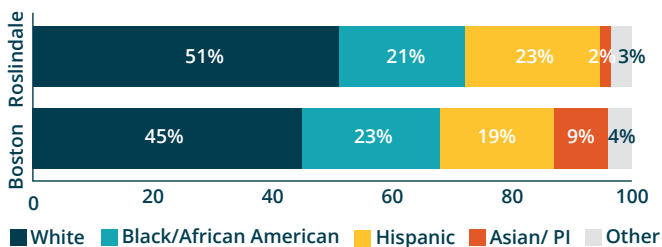
Roslindale & Boston Residents by Age
2015



Diversity

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

Roslindale & Boston Residents by Race
2015



Economy

Jobs

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

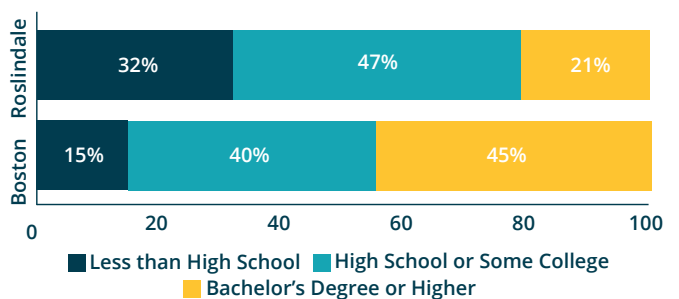
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of Roslindale. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos

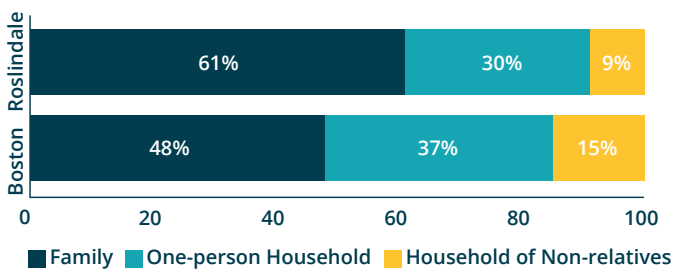
Neighborhood Profile | Roslindale

Place

Households

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

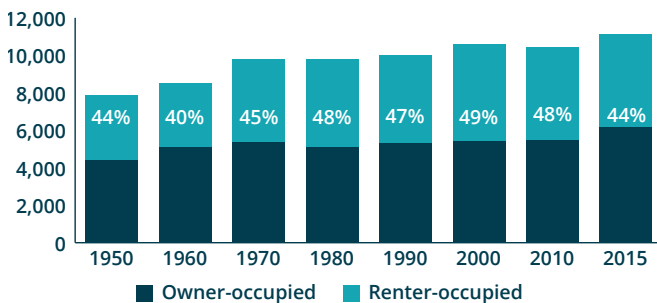
Household Type 2015



Renters and Owners

- In 2015, Roslindale had 1,565 condos, 72% of which were owner occupied.³
- The median rent in Roslindale in 2015 was \$1,139, lower than \$1,320 for Boston as a whole.

Roslindale Occupied Housing Units 1950-2015



Vehicles

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

Trends

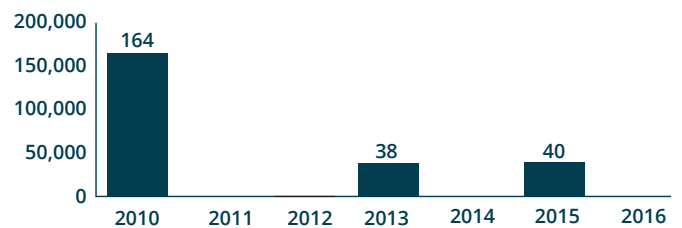
Historical Trends in Roslindale

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

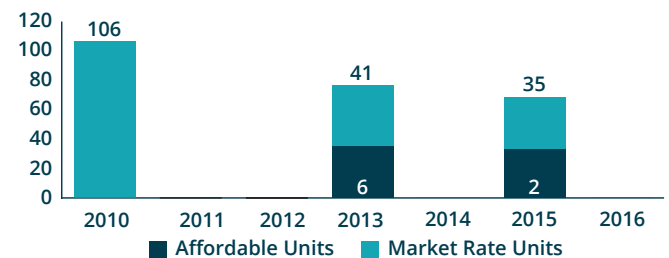
The Future for Roslindale

- Roslindale is poised to continue growing slowly, with 182 new units of housing approved between 2010 and 2016.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of Roslindale. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos

Neighborhood Profile | Roxbury

People

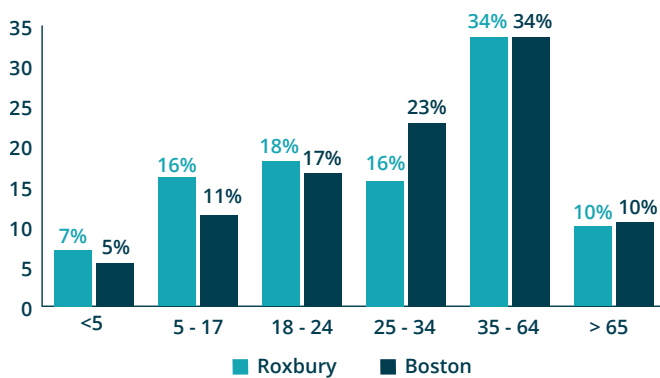
Population Growth

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

Age Distribution

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

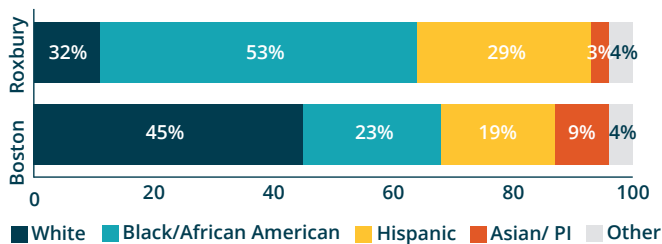
Roxbury & Boston Residents by Age
2015



Diversity

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

Roxbury & Boston Residents by Race
2015



Economy

Jobs

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

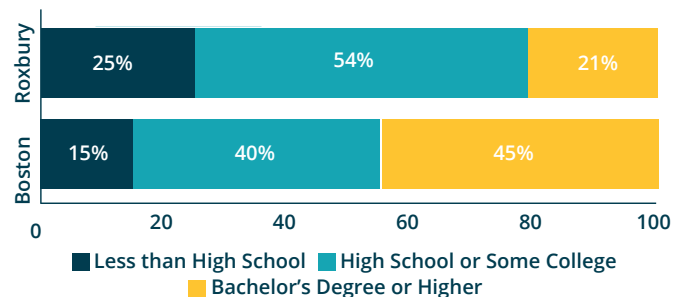
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

- The median household income in Roxbury in 2015 was \$25,937, lower than the Boston median of \$55,777.

Note: Demographic data are for the Census-tract approximation of Roxbury. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

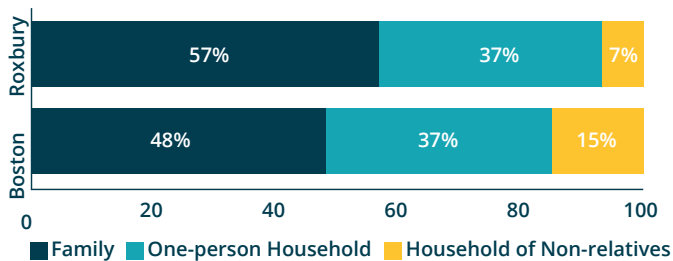
Neighborhood Profile | Roxbury

Place

Households

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

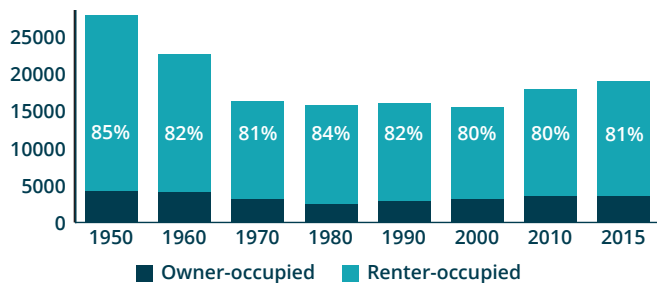
Household Type 2015



Renters and Owners

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

Roxbury Occupied Housing Units 1950-2015



Vehicles

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

Trends

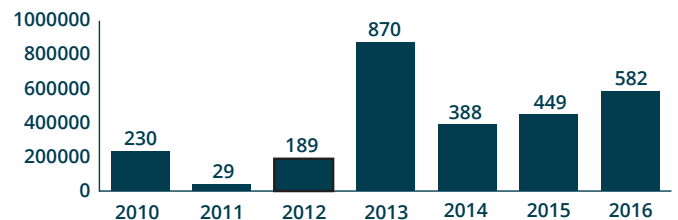
Historical Trends in Roxbury

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

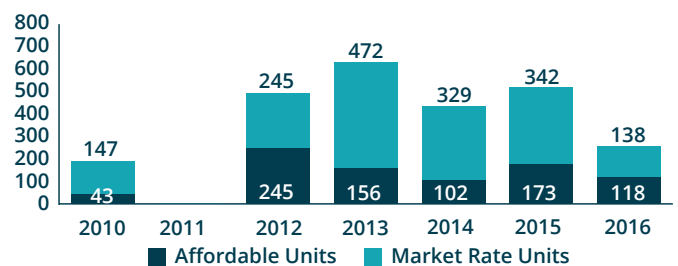
The Future for Roxbury

- Roxbury's growth is poised to continue, with 1,673 new units of housing approved from 2010 through 2016.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximation of Roxbury. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | South Boston

People

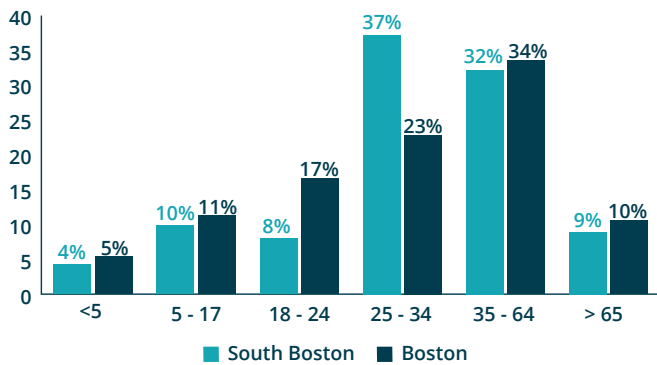
Population Growth

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

Age Distribution

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

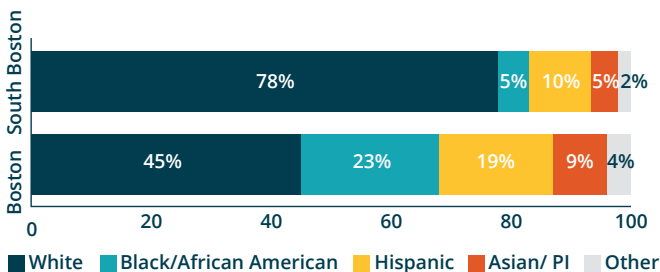
South Boston & Boston Residents by Age
2015



Diversity

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

South Boston & Boston Residents by Race
2015



Economy

Jobs

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

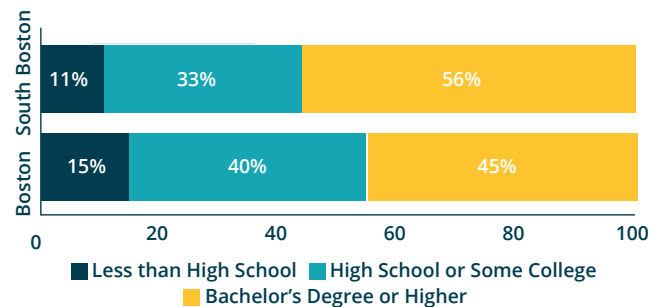
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximation of Roxbury. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

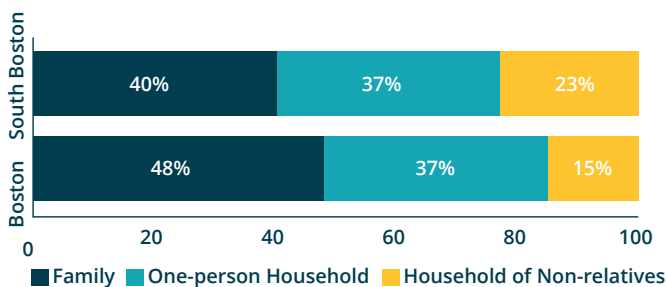
Neighborhood Profile | South Boston

Place

Households

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

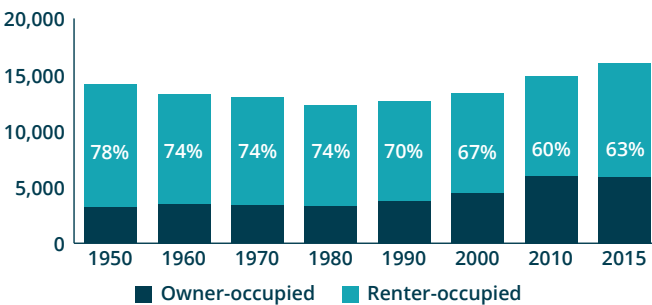
Household Type 2015



Renters and Owners

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

South Boston Occupied Housing Units 1950-2015



Vehicles

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

Trends

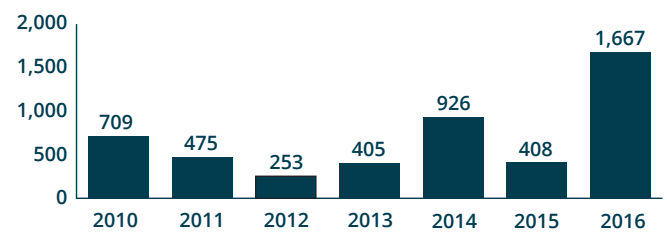
Historical Trends in South Boston

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

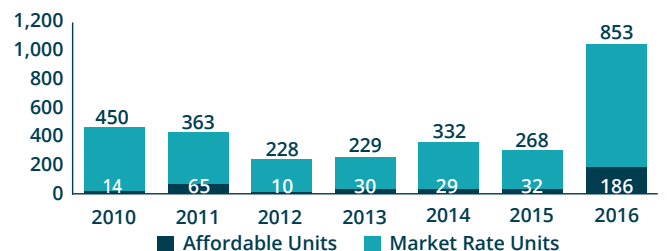
The Future for South Boston

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

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximation of Roxbury. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | South Boston Waterfront

People

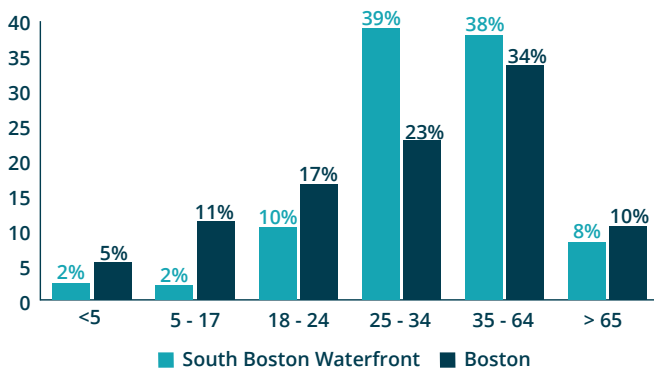
Population Growth

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

Age Distribution

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

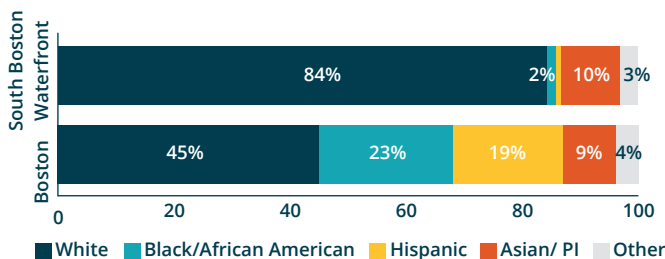
South Boston Waterfront & Boston Residents by Age
2015



Diversity

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

South Boston Waterfront & Boston Residents by Race
2015



Economy

Jobs

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

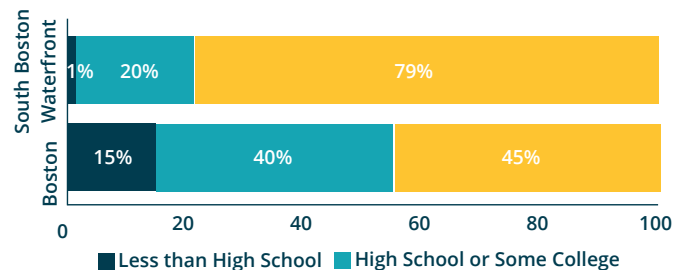
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of the South Boston Waterfront. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

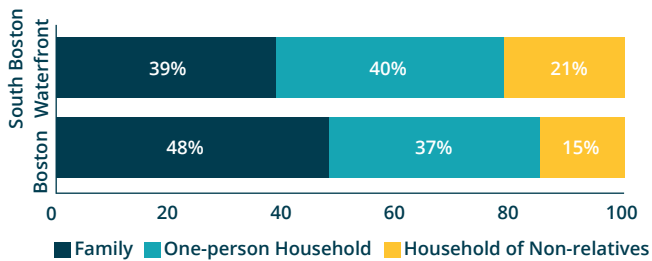
Neighborhood Profile | South Boston Waterfront

Place

Households

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

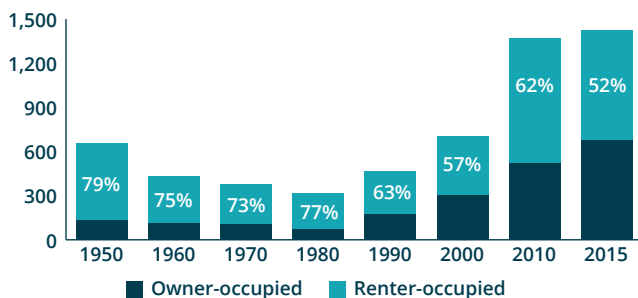
Household Type 2015



Renters and Owners

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

South Boston Waterfront Occupied Housing Units 1950-2015



Vehicles

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

Trends

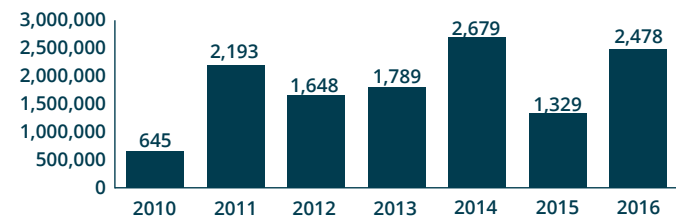
Historical Trends in South Boston Waterfront

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

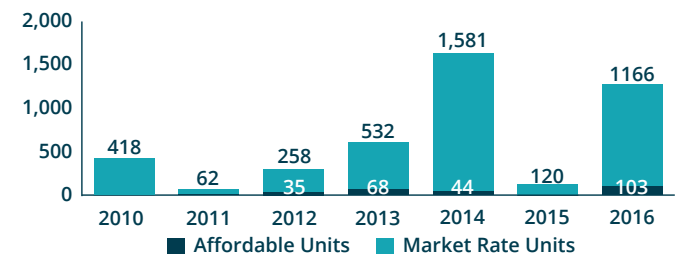
The Future for South Boston Waterfront

- South Boston Waterfront's growth is poised to continue, with 4,137 new units of housing approved between 2010 and 2016.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of the South Boston Waterfront. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | South End

People

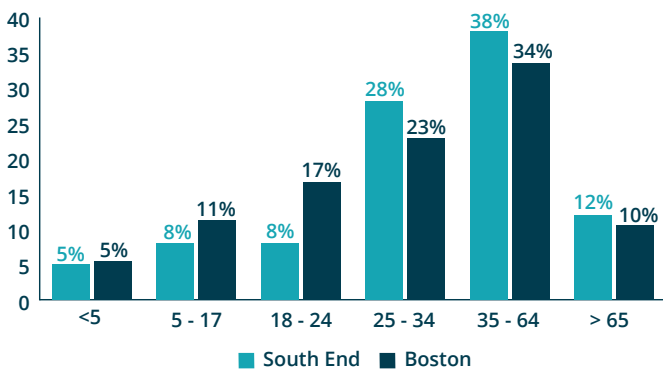
Population Growth

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

Age Distribution

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

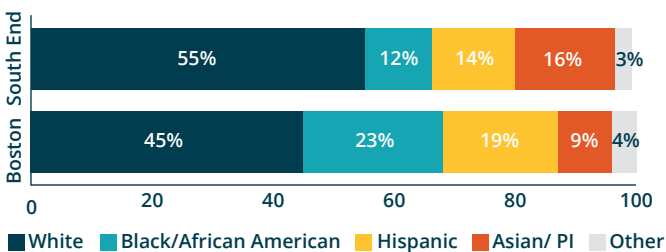
South End & Boston Residents by Age
2015



Diversity

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

South End & Boston Residents by Race
2015



Economy

Jobs

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

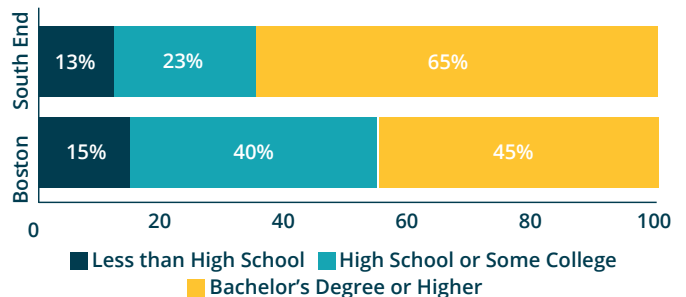
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of the South End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

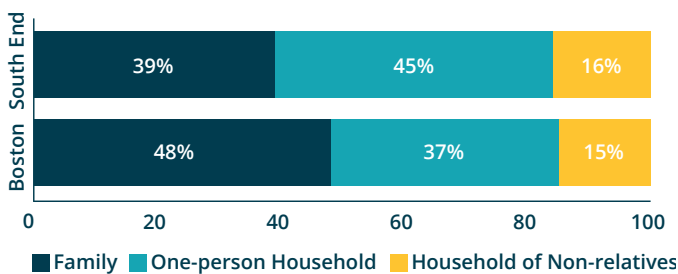
Neighborhood Profile | South End

Place

Households

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

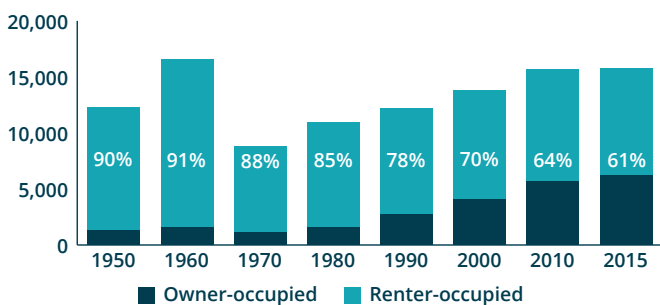
Household Type 2015



Renters and Owners

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

South End Occupied Housing Units 1950-2015



Vehicles

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

Trends

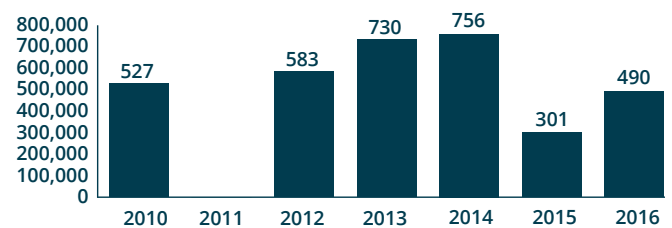
Historical Trends in South End

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

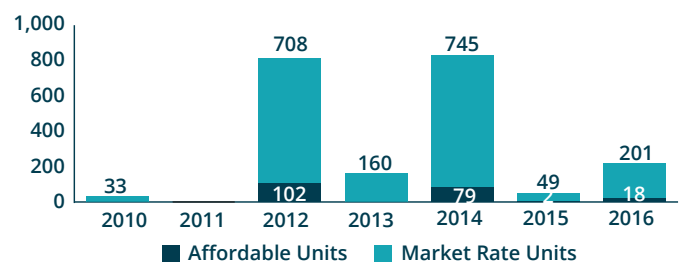
The Future for South End

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

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of the South End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | West End

People

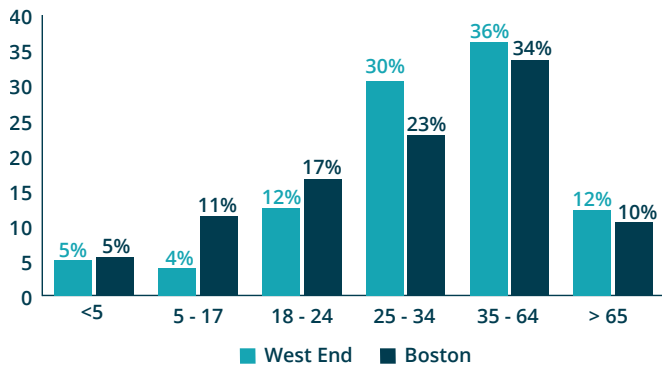
Population Growth

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

Age Distribution

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

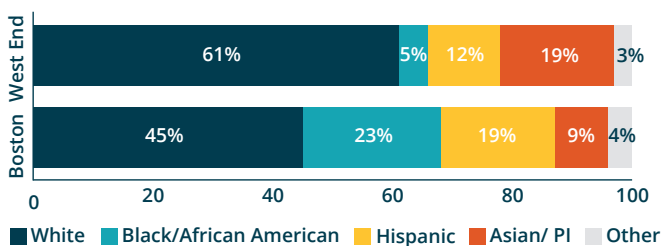
West End & Boston Residents by Age
2015



Diversity

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

West End & Boston Residents by Race
2015



Economy

Jobs

- The West End had 37,302 payroll jobs in 2014, nearly 70% of which were in Health Care and Social Assistance.²
- The West End has almost 15 payroll jobs per resident worker, and 6.6% of the city's payroll jobs.

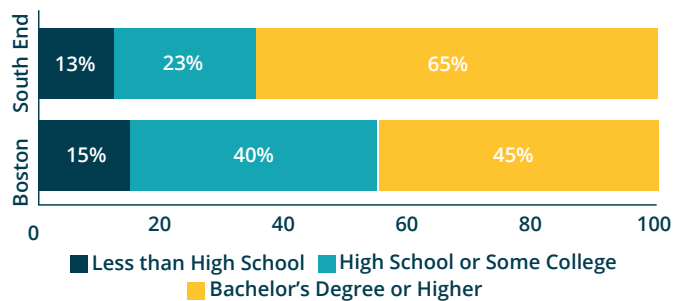
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

- The median household income in the West End in 2015 was \$90,694, significantly higher than the Boston median of \$55,777.

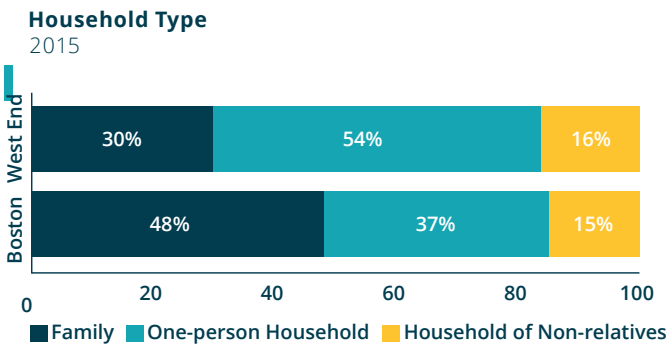
Note: Demographic data are for the Census-tract approximations of the West End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | West End

Place

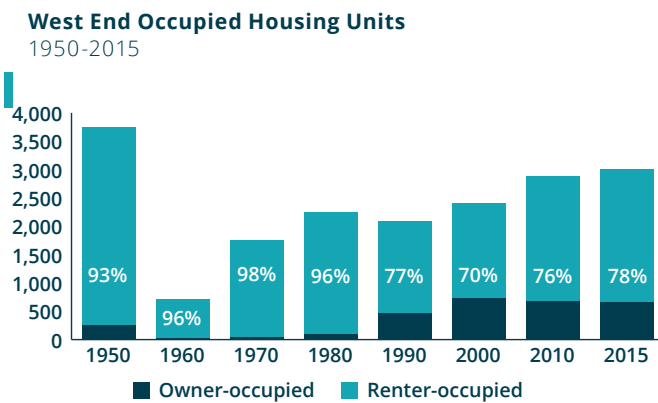
Households

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



Renters and Owners

- In 2015, West End had 1,053 condos, 47% of which were owner occupied.³
- The median rent in West End in 2015 was \$2,350, compared to \$1,320 for Boston as a whole.



Vehicles

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

Trends

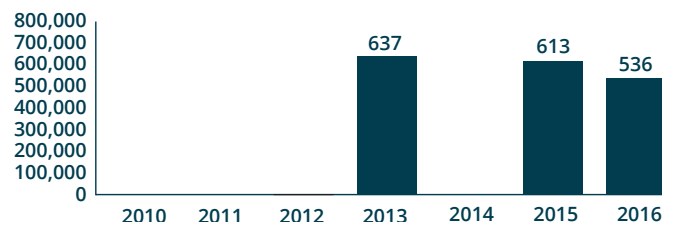
Historical Trends in West End

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

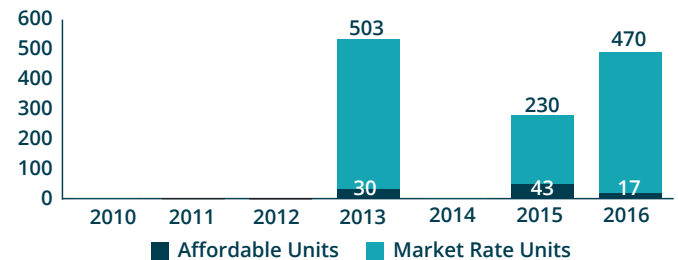
The Future for West End

- West End's growth is poised to continue with 1,203 new units of housing approved between 2010 and 2016.⁴

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



BPDA Board-Approved Housing Units 2010-2016



Note: Demographic data are for the Census-tract approximations of the West End. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

Neighborhood Profile | West Roxbury

People

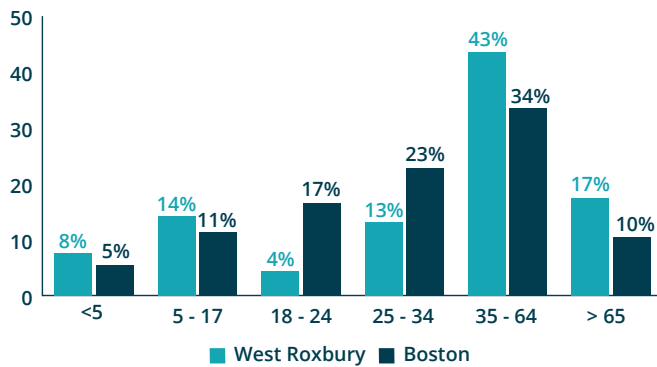
Population Growth

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

Age Distribution

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

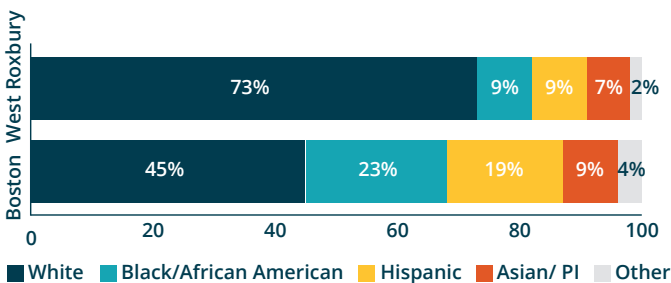
West Roxbury & Boston Residents by Age
2015



Diversity

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

West Roxbury & Boston Residents by Race
2015



Economy

Jobs

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

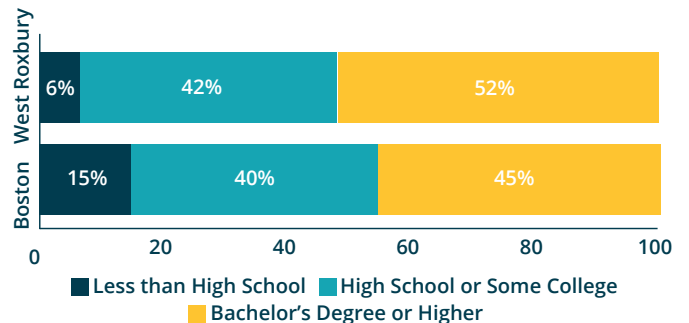
Labor Force

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

Education

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

Educational Attainment (Age 25+)
2015



Income

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

Note: Demographic data are for the Census-tract approximations of the West Roxbury. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.

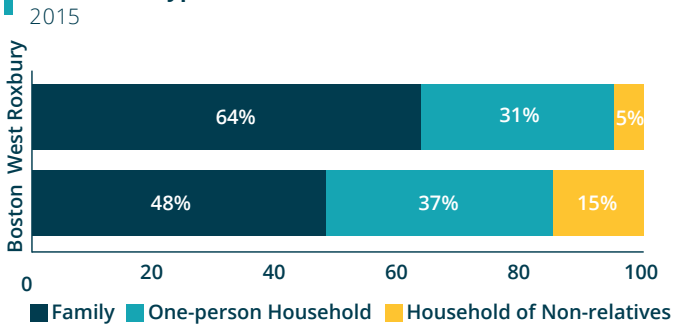
Neighborhood Profile | West Roxbury

Place

Households

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

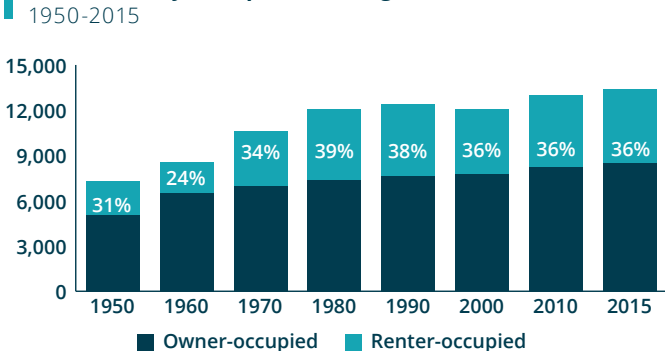
Household Type



Renters and Owners

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

West Roxbury Occupied Housing Units



Vehicles

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

Trends

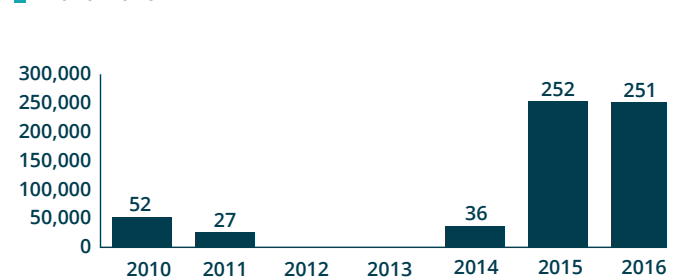
Historical Trends in West Roxbury

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

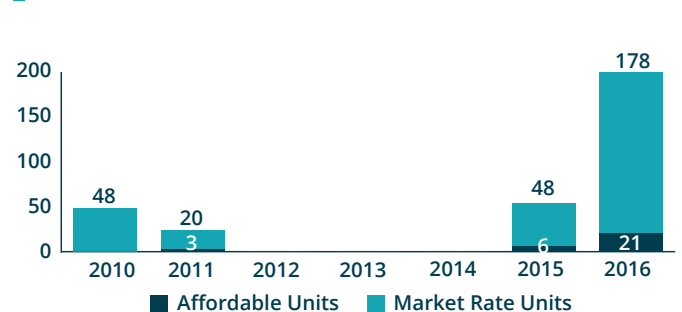
The Future for West Roxbury

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

BPDA Board-Approved Development (in Thousands of Feet²)



BPDA Board-Approved Housing Units



Note: Demographic data are for the Census-tract approximations of the West Roxbury. Source: (1) U.S. Census Bureau, 1950-2010 Decennial Census and 2011-2015 American Community Survey, (2) OnTheMap Application and LEHD Origin-Destination Employment Statistics, 2014, (3) City of Boston assessing data FY 2016, (4) Boston Planning and Development Agency Board Memos.