

# BOSTON'S POPULATION - 2000

## 8. Neighborhood Profiles – SF 1 Data



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

THOMAS M. MENINO, MAYOR  
CITY OF BOSTON



Boston Redevelopment Authority  
Mark Maloney, *Director*

Clarence J. Jones, *Chairman*  
Consuelo Gonzales Thornell, *Treasurer*  
Joseph W. Nigro, Jr., *Co-Vice Chairman*  
Michael Taylor, *Co-Vice Chairman*  
Christopher J. Supple, *Member*  
Harry R. Collings, *Secretary*

Report prepared by  
Eswaran Selvarajah  
Gregory Perkins  
Rolf Goetze

Policy Development and Research  
Robert W. Consalvo, *Director*

Report # 554  
April 2002

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A Comparative View of Demographic Trends in  
Boston and its Neighborhoods  
1990-2000

East Boston  
Charlestown  
South Boston  
Central  
Back Bay/Beacon Hill  
South End  
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## Introduction

This report is the 8th in a series of thematic reports prepared by the Policy Development and Research division of the BRA using Census 2000 data to describe the changing character of Boston and its neighborhoods over the past decade (1990-2000). (See Appendix) This report focuses on changes in Boston's neighborhoods using the latest Summary File 1 (SF1) data. SF1 census data is also called 100% sample data because it represents responses from everyone counted in April of 2000. In addition to population and race, which have also been described in earlier reports, these data include age, gender, housing units and occupancy, and household characteristics.

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

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

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

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

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

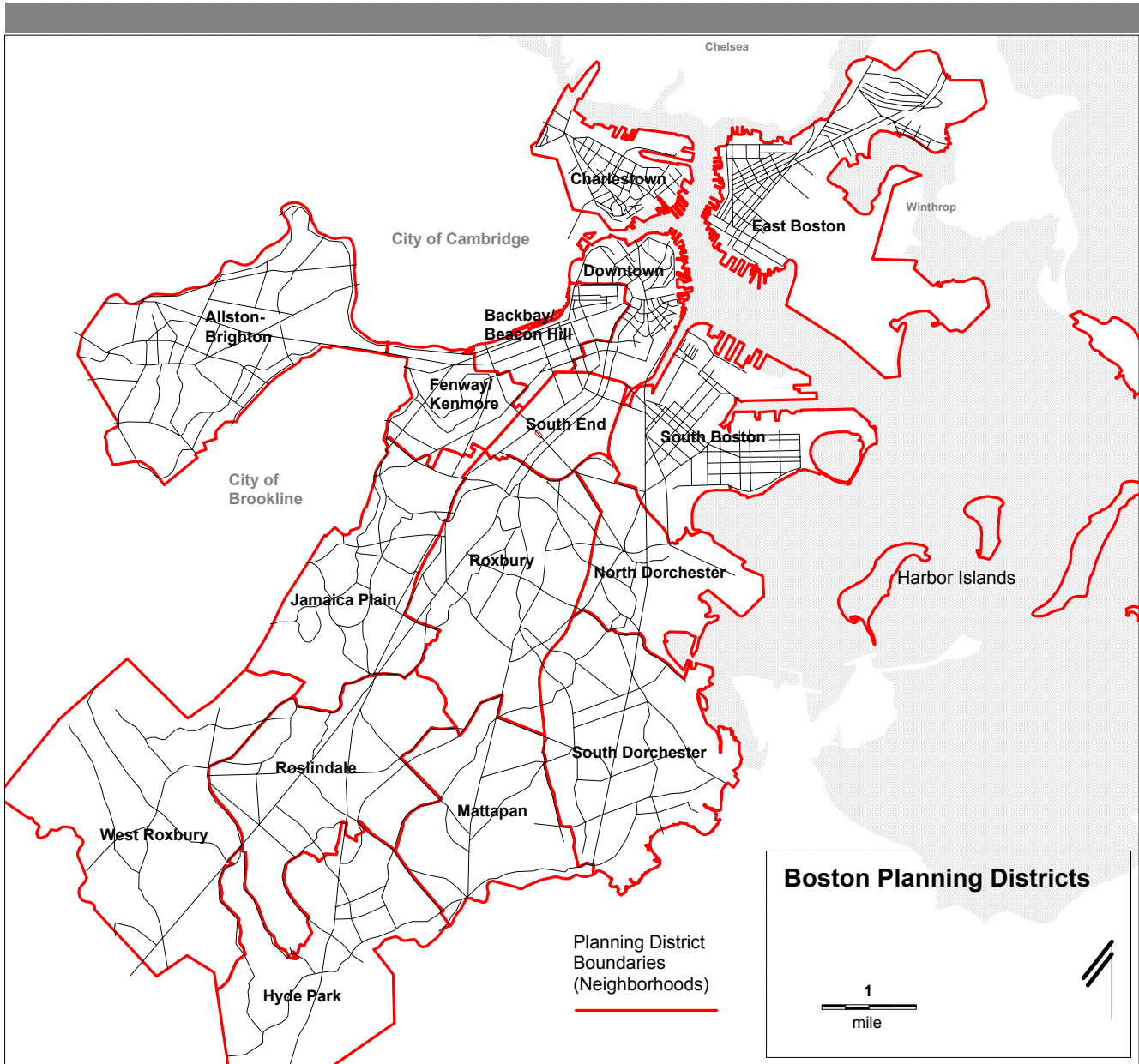
Summary File:

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

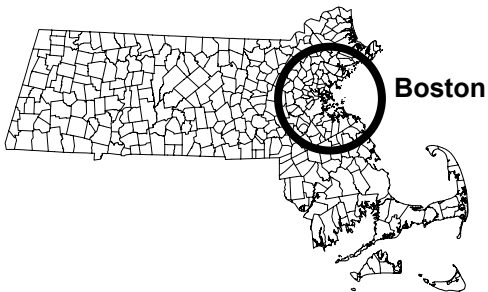
Please see the Glossary for definition census terms.

Acknowledgment: The first text block used as an introductory paragraph for each of the Planning District is an adaptation of neighborhood descriptions available on BRA website.

# Boston Neighborhoods in Context



Massachusetts



Population: 589,141

Land Area: 48.4 Sq. miles

County: Suffolk County

**Boston Neighborhoods:**

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

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

## Key Neighborhood Trends

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Boston's population grew by 14,859 people or 2.59%, making it one of only two older northern and mid-western cities to gain in population over two decades. Nevertheless, six neighborhoods lost population in the 1990's, while ten neighborhoods gained. East Boston, Central Boston, and North Dorchester experienced the largest population gains. Eighty percent of the population gain in Boston was accounted for in Dorchester and East Boston. Jamaica Plain, Roxbury and Back Bay-Beacon Hill experienced the biggest losses.

The white population of Boston dropped to 49.5% and the non-white population rose to 50.5%. There has been a marked shift in the composition of whites and non-whites in almost all the neighborhoods. South Boston, Charlestown and West Roxbury have the highest proportion of whites, although the number of whites has fallen over the decades and the number of minorities has increased. The number of whites increased in only three neighborhoods: Central Boston, the South End, and Fenway-Kenmore.

Roxbury, Mattapan and North Dorchester have the highest proportion of African-Americans. There were large gains in the African-American population in Roslindale and Hyde Park accompanied by small but significant growth of African-Americans in some of the predominantly white neighborhoods.

The only neighborhood to show a decline in Asians was the South End, while there was an increase in all others, particularly in Allston-Brighton, Jamaica Plain, and Dorchester.

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

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

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## Boston city

|                   | 1990    | % share | 2000    | % share | 1990-2000 change |
|-------------------|---------|---------|---------|---------|------------------|
| <b>Population</b> |         |         |         |         |                  |
| Total             | 574,282 | 100%    | 589,141 | 100%    | 14,859           |
| one race          | ----    |         | 563,263 | 95.6%   |                  |
| two or more races | ----    |         | 25,878  | 4.4%    |                  |

| <b>Racial Composition</b>  |         |       |         |     |         |
|----------------------------|---------|-------|---------|-----|---------|
| White*                     | 338,736 | 59.0% | 291,561 | 49% | -47,175 |
| Black or African American* | 136,889 | 23.8% | 140,305 | 24% | 3,416   |
| Native American*           | 1,532   | 0.3%  | 1,517   | 0%  | -15     |
| Asian Pacific Islander*    | 29,643  | 5.2%  | 44,280  | 8%  | 14,637  |
| Some other race*           | 5,537   | 1.0%  | 8,215   | 1%  | 2,678   |
| Hispanic or Latino         | 61,955  | 10.8% | 85,089  | 14% | 23,134  |
| Two or more races*         | ----    |       | 18,174  | 3%  |         |

| <b>Gender and Age Composition</b> |         |       |         |       |        |
|-----------------------------------|---------|-------|---------|-------|--------|
| Male                              | 275,972 | 48.1% | 283,588 | 48.1% | 7,616  |
| Female                            | 298,307 | 51.9% | 305,553 | 51.9% | 7,246  |
| Male per Female                   | 0.9     |       | 0.9     |       |        |
| Below 5 years                     | 36,610  | 6.4%  | 32,046  | 5.4%  | -4,564 |
| 5 to 9 years                      | 30,085  | 5.2%  | 33,721  | 5.7%  | 3,636  |
| 10 to 14 years                    | 26,629  | 4.6%  | 32,553  | 5.5%  | 5,924  |
| 15 to 17 years                    | 16,530  | 2.9%  | 18,239  | 3.1%  | 1,709  |
| 18 to 19 years                    | 24,233  | 4.2%  | 25,392  | 4.3%  | 1,159  |
| 20 years                          | 15,549  | 2.7%  | 14,375  | 2.4%  | -1,174 |
| 21 years                          | 14,930  | 2.6%  | 13,688  | 2.3%  | -1,242 |
| 22 to 24 years                    | 45,740  | 8.0%  | 42,021  | 7.1%  | -3,719 |
| 25 to 29 years                    | 73,479  | 12.8% | 68,098  | 11.6% | -5,381 |
| 30 to 34 years                    | 58,884  | 10.3% | 56,664  | 9.6%  | -2,220 |
| 35 to 39 years                    | 43,732  | 7.6%  | 46,762  | 7.9%  | 3,030  |
| 40 to 44 years                    | 34,436  | 6.0%  | 39,658  | 6.7%  | 5,222  |
| 45 to 49 years                    | 25,629  | 4.5%  | 33,818  | 5.7%  | 8,189  |
| 50 to 54 years                    | 21,292  | 3.7%  | 29,736  | 5.0%  | 8,444  |
| 55 to 59 years                    | 19,640  | 3.4%  | 22,746  | 3.9%  | 3,106  |
| 60 & 61 years                     | 8,537   | 1.5%  | 7,777   | 1.3%  | -760   |
| 62 to 64 years                    | 12,441  | 2.2%  | 10,511  | 1.8%  | -1,930 |
| 65 to 69 years                    | 19,849  | 3.5%  | 15,851  | 2.7%  | -3,998 |
| 70 to 74 years                    | 15,982  | 2.8%  | 15,303  | 2.6%  | -679   |
| 75 to 79 years                    | 12,847  | 2.2%  | 12,893  | 2.2%  | 46     |
| 80 to 84 years                    | 9,057   | 1.6%  | 8,782   | 1.5%  | -275   |
| 85 years & over                   | 8,220   | 1.4%  | 8,507   | 1.4%  | 287    |

| <b>Age Groups</b> |         |       |         |       |        |
|-------------------|---------|-------|---------|-------|--------|
| 5 - 17 yrs        | 73,244  | 12.8% | 84,513  | 14.3% | 11,269 |
| 17 yrs & under    | 109,854 | 19.1% | 116,559 | 19.8% | 6,705  |
| 18 yrs & over     | 464,477 | 80.9% | 472,582 | 80.2% | 8,105  |
| 21 yrs & over     | 424,695 | 74.0% | 432,815 | 73.5% | 8,120  |
| 62 yrs & over     | 78,396  | 13.7% | 71,847  | 12.2% | -6,549 |
| 65 yrs & over     | 65,955  | 11.5% | 61,336  | 10.4% | -4,619 |

## Census 2000

|                      | 1990    | % share | 2000    | % share | 1990-2000 change |
|----------------------|---------|---------|---------|---------|------------------|
| <b>Housing Units</b> |         |         |         |         |                  |
| Total Housing units  | 250,865 | 100%    | 251,935 | 100%    | 1,070            |
| As a % of City Stock | 100.0%  |         | 100.0%  |         |                  |

| <b>Occupancy Characteristics</b> |             |       |             |       |        |
|----------------------------------|-------------|-------|-------------|-------|--------|
| Total Occupied housing units     | 228,466     | 91.1% | 239,528     | 95.1% | 11,062 |
| Owner occupied                   | 70,541      | 28.1% | 77,226      | 30.7% | 6,685  |
| Renter occupied                  | 157,925     | 63.0% | 162,302     | 64.4% | 4,377  |
| Total Vacant                     | 22,399      | 8.9%  | 12,407      | 4.9%  | -9,992 |
| <b>Vacancy Rate</b>              | <b>8.9%</b> |       | <b>4.9%</b> |       |        |

| <b>Composition of Vacant Units</b> |        |       |        |       |        |
|------------------------------------|--------|-------|--------|-------|--------|
| Total Vacant housing units         | 22,397 | 100%  | 12,407 | 100%  | -9,990 |
| For rent                           | 13,355 | 59.6% | 5,013  | 40.4% | -8,342 |
| For sale only                      | 1,913  | 8.5%  | 775    | 6.2%  | -1,138 |
| Rented/sold, unoccupd.             | 2,290  | 10.2% | 963    | 7.8%  | -1,327 |
| For seas. recr., occ.use           | 870    | 3.9%  | 1,568  | 12.6% | 698    |
| Other vacant                       | 3,972  | 17.8% | 4,088  | 32.9% | 116    |

| <b>Race of Householder</b> |         |       |         |       |         |
|----------------------------|---------|-------|---------|-------|---------|
| Total Households           | 228,472 | 100%  | 239,528 | 100%  | 11,056  |
| White*                     | 151,608 | 66.4% | 139,124 | 58.1% | -12,484 |
| Black or Afr.American*     | 47,063  | 20.6% | 49,418  | 20.6% | 2,355   |
| Native American*           | 578     | 0.3%  | 590     | 0.2%  | 12      |
| Asian Pacific Islander*    | 9,439   | 4.1%  | 15,825  | 6.6%  | 6,386   |
| Some other race*           | 1,369   | 0.6%  | 2,333   | 1.0%  | 964     |
| Hispanic or Latino         | 18,415  | 8.1%  | 25,772  | 10.8% | 7,357   |

| <b>Population in Occupied Housing Units</b> |         |       |         |       |        |
|---|---------|-------|---------|-------|--------|
| All occupied housing units                  | 541,450 | 100%  | 554,064 | 100%  | 12,614 |
| Owner occupied                              | 186,048 | 34.4% | 194,035 | 35.0% | 7,987  |
| Renter occupied                             | 355,402 | 65.6% | 360,029 | 65.0% | 4,627  |

| <b>Population in Group Quarters</b> |        |  |        |  |       |
|-------------------------------------|--------|--|--------|--|-------|
| Institutions & Group Qtrs.          | 32,832 |  | 35,077 |  | 2,245 |

Note: \* - non-Hispanic

Data: Census Summary File SF1(1990 & 2000)

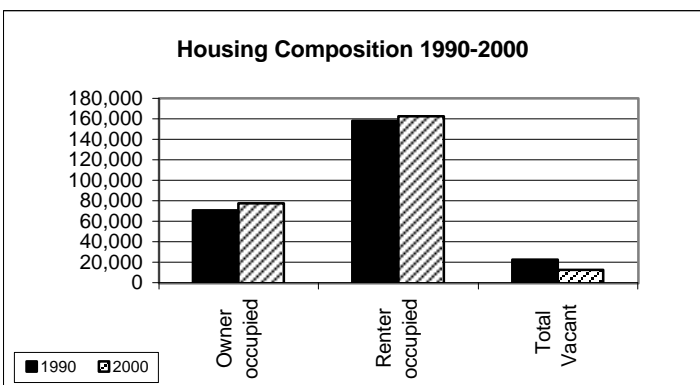
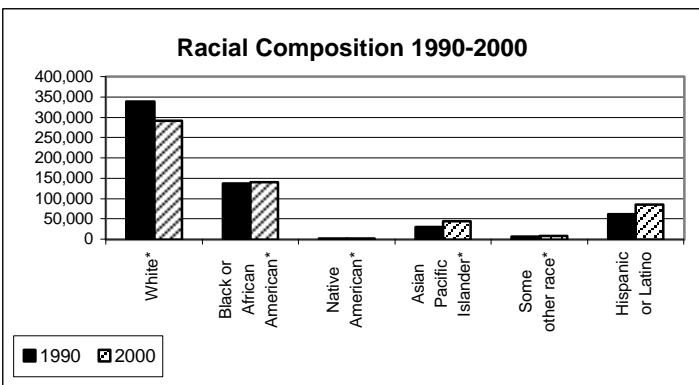


**Boston**

**Census 2000**

|  | 1990   | % share | 2000   | % share | 1990-2000 change |
|--|--------|---------|--------|---------|------------------|
| <b>Persons per Household</b>                     |        |         |        |         |                  |
| One  | 81,213 | 35.5%   | 88,944 | 37.1%   | 7,731            |
| Two  | 67,340 | 29.5%   | 70,880 | 29.6%   | 3,540            |
| Three  | 34,003 | 14.9%   | 34,323 | 14.3%   | 320              |
| Four   | 23,443 | 10.3%   | 23,494 | 9.8%    | 51               |
| Five   | 12,274 | 5.4%    | 12,596 | 5.3%    | 322              |
| 6-or-more  | 10,193 | 4.5%    | 9,291  | 3.9%    | -902             |
| <b>Age of the Householder</b>                    |        |         |        |         |                  |
| 15 to 24   | 23,166 | 10.1%   | 23,593 | 9.8%    | 427              |
| 25 to 34   | 63,002 | 27.6%   | 62,522 | 26.1%   | -480             |
| 35 to 44   | 45,469 | 19.9%   | 49,320 | 20.6%   | 3,851            |
| 45 to 54   | 28,572 | 12.5%   | 38,503 | 16.1%   | 9,931            |
| 55 to 64   | 25,139 | 11.0%   | 25,609 | 10.7%   | 470              |
| 65 to 74   | 23,782 | 10.4%   | 20,377 | 8.5%    | -3,405           |
| 75 & Over  | 19,351 | 8.5%    | 19,604 | 8.2%    | 253              |
| <b>Households with Youth and Elderly Persons</b> |        |         |        |         |                  |
| At least one under 18 yrs.                       | 57,570 | 25.2%   | 61,428 | 25.6%   |                  |
| At least one 65 yrs & over                       | 48,084 | 21.0%   | 45,350 | 18.9%   |                  |

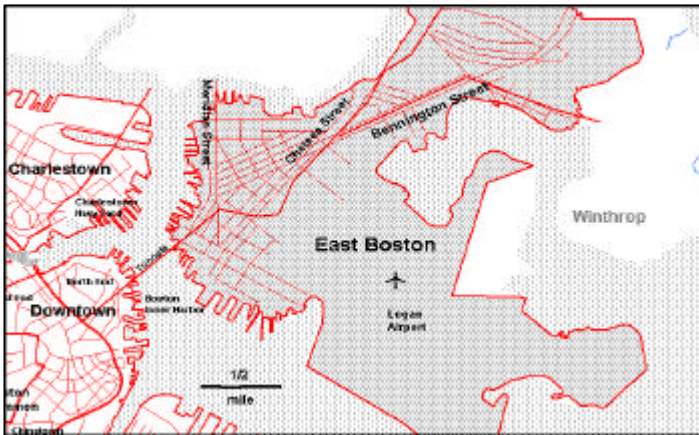
|   | 1990    | % share | 2000    | % share | 1990-2000 change |
|---|---------|---------|---------|---------|------------------|
| <b>Family Households</b>                        |         |         |         |         |                  |
| Family households                               | 115,934 | 50.7%   | 115,096 | 48.1%   | -838             |
| Married-couple family                           | 67,995  | 29.8%   | 65,747  | 27.4%   | -2,248           |
| Other family                                    | 47,939  | 21.0%   | 49,349  | 20.6%   | 1,410            |
| Male householder, no wife present               | 9,582   | 4.2%    | 9,983   | 4.2%    | 401              |
| Female householder, no husband present          | 38,357  | 16.8%   | 39,366  | 16.4%   | 1,009            |
| <b>Non Family Households</b>                    |         |         |         |         |                  |
| Nonfamily households                            | 112,539 | 49.3%   | 124,432 | 51.9%   | 11,893           |
| Living alone                                    | 81,213  | 35.5%   | 88,944  | 37.1%   | 7,731            |
| Not living alone                                | 31,326  | 13.7%   | 35,488  | 14.8%   | 4,162            |
| <b>Avr. Household Size By Type of Occupancy</b> |         |         |         |         |                  |
| Total Housing Units                             | 2.37    |         | 2.31    |         |                  |
| Owner occupied                                  | 2.64    |         | 2.51    |         |                  |
| Renter occupied                                 | 2.25    |         | 2.22    |         |                  |



One of the oldest neighborhoods of the city, East Boston has been home for diverse immigrant communities. Largely Italian for most of the 20th century, East Boston has attracted a predominantly Latino immigrant population in the 1990s growing by 160% during the period. Today East Boston holds onto its ethnic roots and remains a tight-knit neighborhood of varied races. The neighborhood bordering the Boston waterfront, is a peninsula connected to the mainland. At one time a popular resort community and center for trade and clippership building, East Boston is home to New England's first major horse race track, Suffolk Downs. Though its economy was built on seaport related industries, East Boston today is anchored by Logan Airport, which has inextricably altered the face of the neighborhood.

# East Boston

1



|   |        |
|---|--------|
| <b>Land Area (in sq. miles):</b>        | 4.51   |
| (includes Logan Airport, 2.5 sq. miles) |        |
| <b>Population:</b>                      | 38,413 |
| <b>Housing Units:</b>                   | 15,078 |
| <b>Gross Population Density:</b>        | 8,517  |
|   |        |
|   |        |
|   |        |
|   |        |
|   |        |
|   |        |

Had the largest total population growth of any Boston neighborhood in the 1990's - 5,472 or 16.6%.  
 Became home to the largest Hispanic community in Boston. Hispanic community grew by nearly 10,000 over the decade. White, non-Hispanic population fell by almost 6,000.  
 Increased the number of young people 19 and under by almost 2,000 along with a significant increase of 3,926 in the middle-aged, baby boomer population aged 30-54.  
 Recorded a decline in the elderly population aged 60-79, a loss of over 1,000 persons, along with an increase in the frail elderly, aged 80 and over.

Added only a few new housing units but increased occupied units because of a large draw down in vacant units and a large increase in rental housing.  
 Registered an increase in household size from 2.43 to 2.65, because of an increase in households with 4, 5, and 6 or more persons, an increase in the baby boomer cohort, and a decrease of elderly.

**Planning District: East Boston**

**Census 2000**

**Boston Neighborhood Profile**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Population</b> |        |      |        |       |       |
|-------------------|--------|------|--------|-------|-------|
| Total             | 32,941 | 100% | 38,413 | 100%  | 5,472 |
| one race          | ----   | ---- | 35,860 | 93.4% |       |
| two or more races | ----   | ---- | 2,553  | 6.6%  |       |

| <b>Housing Units</b> |        |      |        |      |     |
|----------------------|--------|------|--------|------|-----|
| Total Housing units  | 14,810 | 100% | 15,078 | 100% | 268 |
| As a % of City Stock | 5.9%   |      | 6.0%   |      |     |

| <b>Racial Composition</b> |        |       |        |       |        |
|---------------------------|--------|-------|--------|-------|--------|
| White*                    | 24,977 | 75.8% | 19,078 | 49.7% | -5,899 |
| Black or Afr. American*   | 702    | 2.1%  | 1,177  | 3.1%  | 475    |
| Native American*          | 84     | 0.3%  | 71     | 0.2%  | -13    |
| Asian Pacific Islander*   | 1,260  | 3.8%  | 1,553  | 4.0%  | 293    |
| Some other race*          | 113    | 0.3%  | 440    | 1.1%  | 327    |
| Hispanic or Latino        | 5,804  | 17.6% | 14,990 | 39.0% | 9,186  |
| Two or more races*        | ----   |       | 1,104  | 2.9%  |        |

| <b>Housing Occupancy Characteristics</b> |             |       |             |       |      |
|--|-------------|-------|-------------|-------|------|
| Total Occupied units                     | 13,417      | 90.6% | 14,326      | 95.0% | 909  |
| Owner occupied                           | 3,930       | 29.3% | 4,029       | 28.1% | 99   |
| Renter occupied                          | 9,488       | 70.7% | 10,297      | 71.9% | 809  |
| Total Vacant                             | 1,394       | 9.4%  | 752         | 5.0%  | -642 |
| <b>Vacancy Rate</b>                      | <b>9.4%</b> |       | <b>5.0%</b> |       |      |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 16,177 | 49.1% | 19,646 | 51.1% | 3,469 |
| Female                            | 16,764 | 50.9% | 18,767 | 48.9% | 2,003 |
| Male per Female                   | 1.0    |       | 1.0    |       |       |
| Below 5 yrs                       | 2,288  | 6.9%  | 2,734  | 7.1%  | 446   |
| 5 - 9 yrs                         | 1,902  | 5.8%  | 2,612  | 6.8%  | 710   |
| 10 - 14 yrs                       | 1,527  | 4.6%  | 2,339  | 6.1%  | 812   |
| 15 - 17 yrs                       | 947    | 2.9%  | 1,364  | 3.6%  | 417   |
| 18 - 19 yrs                       | 902    | 2.7%  | 1,047  | 2.7%  | 145   |
| 20 yrs                            | 557    | 1.7%  | 557    | 1.5%  | 0     |
| 21 yrs                            | 564    | 1.7%  | 598    | 1.6%  | 34    |
| 22 - 24 yrs                       | 2,126  | 6.5%  | 2,055  | 5.3%  | -71   |
| 25 - 29 yrs                       | 3,771  | 11.4% | 3,837  | 10.0% | 66    |
| 30 - 34 yrs                       | 3,133  | 9.5%  | 3,870  | 10.1% | 737   |
| 35 - 39 yrs                       | 2,249  | 6.8%  | 3,431  | 8.9%  | 1,182 |
| 40 - 44 yrs                       | 1,939  | 5.9%  | 2,923  | 7.6%  | 984   |
| 45 - 49 yrs                       | 1,553  | 4.7%  | 2,094  | 5.5%  | 541   |
| 50 - 54 yrs                       | 1,295  | 3.9%  | 1,777  | 4.6%  | 482   |
| 55 - 59 yrs                       | 1,361  | 4.1%  | 1,377  | 3.6%  | 16    |
| 60 & 61 yrs                       | 599    | 1.8%  | 453    | 1.2%  | -146  |
| 62 - 64 yrs                       | 971    | 2.9%  | 649    | 1.7%  | -322  |
| 65 - 69 yrs                       | 1,609  | 4.9%  | 1,128  | 2.9%  | -481  |
| 70 - 74 yrs                       | 1,399  | 4.2%  | 1,137  | 3.0%  | -262  |
| 75 - 79 yrs                       | 1,105  | 3.4%  | 1,054  | 2.7%  | -51   |
| 80 - 84 yrs                       | 645    | 2.0%  | 766    | 2.0%  | 121   |
| 85 yrs & over                     | 502    | 1.5%  | 611    | 1.6%  | 109   |

| <b>Composition of Vacant Housing Units</b> |       |       |     |       |      |
|--|-------|-------|-----|-------|------|
| Total Vacant Units                         | 1,394 | 100%  | 752 | 100%  | -642 |
| For rent                                   | 798   | 57.2% | 338 | 44.9% | -460 |
| For sale only                              | 91    | 6.5%  | 46  | 6.1%  | -45  |
| Rented/sold, unoccupd.                     | 66    | 4.7%  | 29  | 3.9%  | -37  |
| For seas. recr., occ.use                   | 11    | 0.8%  | 18  | 2.4%  | 7    |
| Other vacant                               | 425   | 30.5% | 321 | 42.7% | -104 |

| <b>Race of Householder</b> |        |        |        |        |        |
|----------------------------|--------|--------|--------|--------|--------|
| Total Households           | 13,417 | 100.0% | 14,326 | 100.0% | 909    |
| White*                     | 11,136 | 83.0%  | 8,992  | 62.8%  | -2,144 |
| Black or Afr.American*     | 233    | 1.7%   | 404    | 2.8%   | 171    |
| Native American*           | 22     | 0.2%   | 26     | 0.2%   | 4      |
| Asian Pacific Islander*    | 326    | 2.4%   | 448    | 3.1%   | 122    |
| Some other race*           | 37     | 0.3%   | 145    | 1.0%   | 108    |
| Hispanic or Latino         | 1,663  | 12.4%  | 3,880  | 27.1%  | 2,217  |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 32,553 | 100%  | 38,032 | 100%  | 5,479 |
| Owner occupied                              | 9,837  | 30.2% | 10,434 | 27.4% | 597   |
| Renter occupied                             | 22,716 | 69.8% | 27,598 | 72.6% | 4,882 |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 4,376  | 13.3% | 6,315  | 16.4% | 1,939 |
| 17 yrs & under    | 6,664  | 20.2% | 9,049  | 23.6% | 2,385 |
| 18 yrs & over     | 26,280 | 79.8% | 29,364 | 76.4% | 3,084 |
| 21 yrs & over     | 24,821 | 75.3% | 27,760 | 72.3% | 2,939 |
| 62 yrs & over     | 6,231  | 18.9% | 5,345  | 13.9% | -886  |
| 65 yrs & over     | 5,260  | 16.0% | 4,696  | 12.2% | -564  |

| <b>Population in Group Quarters</b> |     |  |     |  |    |
|-------------------------------------|-----|--|-----|--|----|
| Institutions & Group Qtrs.          | 388 |  | 381 |  | -7 |

Note: \* - non-Hispanic

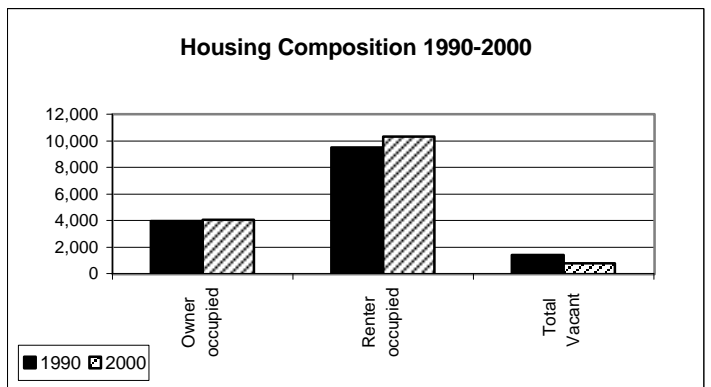
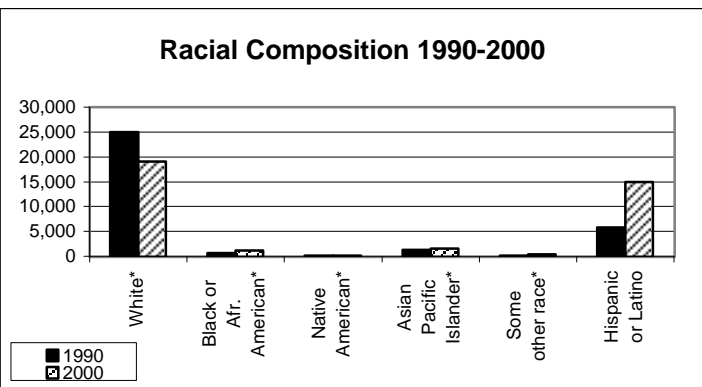
Data: Census Summary File SF1(1990 & 2000)

**East Boston**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 4,421 | 33.0%   | 4,510 | 31.5%   | 89               |
| Two  | 3,915 | 29.2%   | 3,593 | 25.1%   | -322             |
| Three  | 2,164 | 16.1%   | 2,276 | 15.9%   | 112              |
| Four   | 1,596 | 11.9%   | 1,861 | 13.0%   | 265              |
| Five   | 793   | 5.9%    | 1,196 | 8.3%    | 403              |
| 6-or-more  | 526   | 3.9%    | 890   | 6.2%    | 364              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 - 24  | 939   | 7.0%    | 811   | 5.7%    | -128             |
| 25 - 34  | 3,031 | 22.6%   | 3,172 | 22.1%   | 141              |
| 35 - 44  | 2,325 | 17.3%   | 3,331 | 23.3%   | 1,006            |
| 45 - 54  | 1,717 | 12.8%   | 2,256 | 15.7%   | 539              |
| 55 - 64  | 1,789 | 13.3%   | 1,517 | 10.6%   | -272             |
| 65 - 74  | 2,022 | 15.1%   | 1,491 | 10.4%   | -531             |
| 75 & Over  | 1,596 | 11.9%   | 1,748 | 12.2%   | 152              |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 3,696 | 27.5%   | 4,861 | 33.9%   |                  |
| At least one 65 yrs & over                       | 3,923 | 29.2%   | 3,542 | 24.7%   |                  |

|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 8,075 | 60.2%   | 8,672 | 60.5%   | 597              |
| Married-couple family                           | 4,980 | 37.1%   | 5,294 | 37.0%   | 314              |
| Other family                                    | 3,095 | 23.1%   | 3,378 | 23.6%   | 283              |
| Male householder, no wife present               | 773   | 5.8%    | 1,045 | 7.3%    | 272              |
| Female householder, no husband present          | 2,322 | 17.3%   | 2,333 | 16.3%   | 11               |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 5,333 | 39.7%   | 5,654 | 39.5%   | 321              |
| Living alone                                    | 4,420 | 32.9%   | 4,510 | 31.5%   | 90               |
| Not living alone                                | 913   | 6.8%    | 1,144 | 8.0%    | 231              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.43  |         | 2.65  |         |                  |
| Owner occupied                                  | 2.50  |         | 2.59  |         |                  |
| Renter occupied                                 | 2.39  |         | 2.68  |         |                  |



Charlestown, founded in 1629 before the City of Boston itself, is the City's oldest and smallest neighborhood. Much of Charlestown was burned to the ground by British troops following the Battle of Bunker Hill in 1775 and was subsequently rebuilt. The Bunker Hill Monument commemorates the famous battle. Charlestown is home to another celebrated relic of the nation's history, the U.S.S. Constitution. Also known as "Old Ironsides," it is the oldest continually commissioned ship in the United States Navy and is docked in the Charlestown Navy Yard.

# Charlestown

2



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 1.37   |
| <b>Population:</b>               | 15,195 |
| <b>Housing Units:</b>            | 7,755  |
| <b>Gross Population Density:</b> | 11,091 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Increased its minority population by 2,300 offset by a decline of 1,900 in the white population for a net growth of almost 500.

Recorded a growth of 450 in the population aged 17 and under and a decline of 1,100 in the 18-29 population, while baby boomers - 30 to 54 - increased by 1,200.

Lost a small number of elderly 60-69 years old, which were replaced by an increase in elderly 70 and over.

Increased owner occupancy in housing units with a corresponding decline in renter occupancy, but with no overall increase in housing stock.

Reduced the average household size from 2.11 to 2.05 as a result of an increase in 1 & 2 person households and a marginal decline in larger households.

Added 72 new family households, but with a more substantial increase of 437 non-family households, particularly single-person households.

**Planning District: Charlestown**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 14,718 | 100%    | 15,195 | 100%    | 477              |
| one race          | ----   |         | 14,908 | 98.1%   |                  |
| two or more races | ----   |         | 287    | 1.9%    |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 13,927 | 94.6% | 11,946 | 78.6% | -1,981 |
| Black or African American* | 106    | 0.7%  | 539    | 3.5%  | 433    |
| Native American*           | 49     | 0.3%  | 26     | 0.2%  | -23    |
| Asian Pacific Islander*    | 316    | 2.1%  | 761    | 5.0%  | 445    |
| Some other race*           | 10     | 0.1%  | 20     | 0.1%  | 10     |
| Hispanic or Latino         | 310    | 2.1%  | 1,764  | 11.6% | 1,454  |
| Two or more races*         | ----   |       | 139    | 0.9%  |        |

| <b>Gender and Age Composition</b> |       |       |       |       |      |
|-----------------------------------|-------|-------|-------|-------|------|
| Male                              | 6,795 | 46.2% | 6,934 | 45.6% | 139  |
| Female                            | 7,923 | 53.8% | 8,261 | 54.4% | 338  |
| Male per Female                   | 0.9   |       | 0.8   |       |      |
| Below 5 years                     | 861   | 5.8%  | 842   | 5.5%  | -19  |
| 5 to 9 years                      | 624   | 4.2%  | 819   | 5.4%  | 195  |
| 10 to 14 years                    | 559   | 3.8%  | 779   | 5.1%  | 220  |
| 15 to 17 years                    | 358   | 2.4%  | 384   | 2.5%  | 26   |
| 18 to 19 years                    | 306   | 2.1%  | 250   | 1.6%  | -56  |
| 20 years                          | 195   | 1.3%  | 94    | 0.6%  | -101 |
| 21 years                          | 185   | 1.3%  | 113   | 0.7%  | -72  |
| 22 to 24 years                    | 1,121 | 7.6%  | 590   | 3.9%  | -531 |
| 25 to 29 years                    | 2,383 | 16.2% | 2,075 | 13.7% | -308 |
| 30 to 34 years                    | 1,692 | 11.5% | 2,171 | 14.3% | 479  |
| 35 to 39 years                    | 1,197 | 8.1%  | 1,368 | 9.0%  | 171  |
| 40 to 44 years                    | 959   | 6.5%  | 1,102 | 7.3%  | 143  |
| 45 to 49 years                    | 713   | 4.8%  | 898   | 5.9%  | 185  |
| 50 to 54 years                    | 644   | 4.4%  | 849   | 5.6%  | 205  |
| 55 to 59 years                    | 652   | 4.4%  | 678   | 4.5%  | 26   |
| 60 & 61 years                     | 298   | 2.0%  | 236   | 1.6%  | -62  |
| 62 to 64 years                    | 361   | 2.5%  | 304   | 2.0%  | -57  |
| 65 to 69 years                    | 544   | 3.7%  | 482   | 3.2%  | -62  |
| 70 to 74 years                    | 447   | 3.0%  | 464   | 3.1%  | 17   |
| 75 to 79 years                    | 313   | 2.1%  | 304   | 2.0%  | -9   |
| 80 to 84 years                    | 184   | 1.3%  | 228   | 1.5%  | 44   |
| 85 years & over                   | 122   | 0.8%  | 165   | 1.1%  | 43   |

| <b>Age Groups</b> |        |       |        |       |     |
|-------------------|--------|-------|--------|-------|-----|
| 5 - 17 yrs        | 1,541  | 10.5% | 1,982  | 13.0% | 441 |
| 17 yrs & under    | 2,402  | 16.3% | 2,824  | 18.6% | 422 |
| 18 yrs & over     | 12,316 | 83.7% | 12,371 | 81.4% | 55  |
| 21 yrs & over     | 11,815 | 80.3% | 12,027 | 79.2% | 212 |
| 62 yrs & over     | 1,971  | 13.4% | 1,947  | 12.8% | -24 |
| 65 yrs & over     | 1,610  | 10.9% | 1,643  | 10.8% | 33  |

**Census 2000**

|                      | 1990  | % share | 2000  | % share | 1990-2000 change |
|----------------------|-------|---------|-------|---------|------------------|
| <b>Housing Units</b> |       |         |       |         |                  |
| Total Housing units  | 7,752 | 100%    | 7,755 | 100%    | 3                |
| As a % of City Stock | 3.1%  |         | 3.1%  |         |                  |

| <b>Housing Occupancy Characteristics</b> |              |       |             |       |      |
|--|--------------|-------|-------------|-------|------|
| Total Occupied housing units             | 6,841        | 88.2% | 7,350       | 94.8% | 509  |
| Owner occupied                           | 2,259        | 29.1% | 3,039       | 39.2% | 780  |
| Renter occupied                          | 4,582        | 59.1% | 4,311       | 55.6% | -271 |
| Total Vacant                             | 911          | 11.8% | 405         | 5.2%  | -506 |
| <b>Vacancy Rate</b>                      | <b>11.8%</b> |       | <b>5.2%</b> |       |      |

| <b>Composition of Vacant Units</b> |     |       |     |       |      |
|------------------------------------|-----|-------|-----|-------|------|
| Total Vacant housing units         | 911 | 100%  | 405 | 100%  | -506 |
| For rent                           | 571 | 62.7% | 135 | 33.3% | -436 |
| For sale only                      | 43  | 4.7%  | 31  | 7.7%  | -12  |
| Rented/sold, unoccupd.             | 176 | 19.3% | 41  | 10.1% | -135 |
| For seas. recr., occ.use           | 21  | 2.3%  | 46  | 11.4% | 25   |
| Other vacant                       | 100 | 11.0% | 152 | 37.5% | 52   |

| <b>Race of Householder</b> |       |       |       |       |      |
|----------------------------|-------|-------|-------|-------|------|
| Total Households           | 6,841 | 100%  | 7,350 | 100%  | 509  |
| White*                     | 6,577 | 96.1% | 6,251 | 85.0% | -326 |
| Black or Afr.American*     | 32    | 0.5%  | 190   | 2.6%  | 158  |
| Native American*           | 14    | 0.2%  | 7     | 0.1%  | -7   |
| Asian Pacific Islander*    | 107   | 1.6%  | 260   | 3.5%  | 153  |
| Some other race*           | 5     | 0.1%  | 9     | 0.1%  | 4    |
| Hispanic or Latino         | 106   | 1.5%  | 570   | 7.8%  | 464  |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |      |
|---|--------|-------|--------|-------|------|
| All occupied housing units                  | 14,466 | 100%  | 15,036 | 100%  | 570  |
| Owner occupied                              | 5,359  | 37.0% | 6,237  | 41.5% | 878  |
| Renter occupied                             | 9,107  | 63.0% | 8,799  | 58.5% | -308 |

| <b>Population in Group Quarters</b> |     |  |     |  |     |
|-------------------------------------|-----|--|-----|--|-----|
| Institutions & Group Qtrs.          | 252 |  | 159 |  | -93 |

Note: \* - non-Hispanic

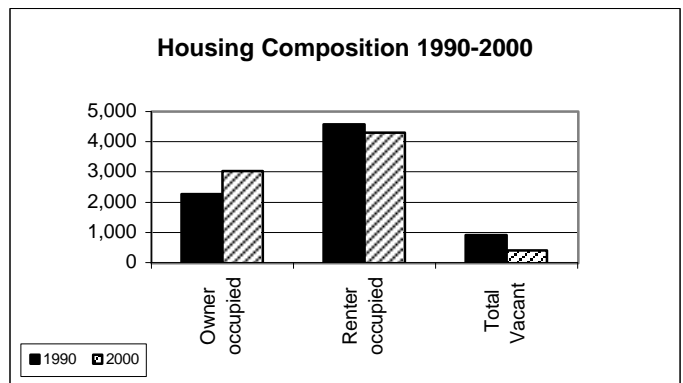
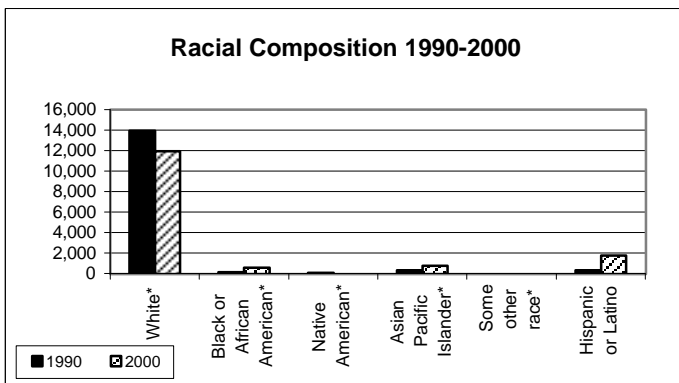
Data: Census Summary File SF1(1990 & 2000)

**Charlestown**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 2,818 | 41.2%   | 3,154 | 42.9%   | 336              |
| Two  | 2,107 | 30.8%   | 2,304 | 31.3%   | 197              |
| Three  | 902   | 13.2%   | 922   | 12.5%   | 20               |
| Four   | 583   | 8.5%    | 579   | 7.9%    | -4               |
| Five   | 273   | 4.0%    | 239   | 3.3%    | -34              |
| 6-or-more  | 158   | 2.3%    | 152   | 2.1%    | -6               |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 404   | 5.9%    | 280   | 3.8%    | -124             |
| 25 to 34   | 2,114 | 30.9%   | 2,314 | 31.5%   | 200              |
| 35 to 44   | 1,372 | 20.1%   | 1,595 | 21.7%   | 223              |
| 45 to 54   | 884   | 12.9%   | 1,139 | 15.5%   | 255              |
| 55 to 64   | 866   | 12.7%   | 811   | 11.0%   | -55              |
| 65 to 74   | 721   | 10.5%   | 674   | 9.2%    | -47              |
| 75 & Over  | 480   | 7.0%    | 537   | 7.3%    | 57               |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 1,348 | 19.7%   | 1,508 | 20.5%   |                  |
| At least one 65 yrs & over                       | 1,309 | 19.1%   | 1,319 | 17.9%   |                  |

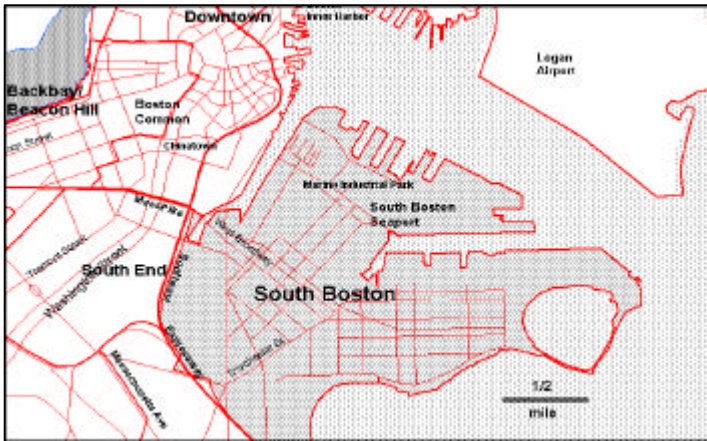
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 3,147 | 46.0%   | 3,219 | 43.8%   | 72               |
| Married-couple family                           | 1,954 | 28.6%   | 1,972 | 26.8%   | 18               |
| Other family                                    | 1,193 | 17.4%   | 1,247 | 17.0%   | 54               |
| Male householder, no wife present               | 206   | 3.0%    | 195   | 2.7%    | -11              |
| Female householder, no husband present          | 987   | 14.4%   | 1,052 | 14.3%   | 65               |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 3,694 | 54.0%   | 4,131 | 56.2%   | 437              |
| Living alone                                    | 2,818 | 41.2%   | 3,154 | 42.9%   | 336              |
| Not living alone                                | 876   | 12.8%   | 977   | 13.3%   | 101              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.11  |         | 2.05  |         |                  |
| Owner occupied                                  | 2.37  |         | 2.05  |         |                  |
| Renter occupied                                 | 1.99  |         | 2.04  |         |                  |



Once a remote peninsula, South Boston was annexed by the city in 1804. South Boston grew rapidly with the completion of the Old Colony Railroad, and grew even more significantly in the years leading up to the Civil War as the hub of industry, including iron foundries, machine shops, shipyards and refineries, all of which fueled the war effort. Home to Marine Industrial Park and strongly tied to Boston's maritime economy, South Boston's rapid industrial growth sparked an increase in population, most of them Irish immigrants. In the 20th century, shipyard and railroad jobs continued to provide work for South Boston residents. Toward the end of the 19th century, landscape architect Frederick Law Olmsted created "the Strandway," which runs from Castle Island to Columbus Park. Today South Boston's commercial district is built around East and West Broadway.

# South Boston

3



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 3.13   |
| <b>Population:</b>               | 29,965 |
| <b>Housing Units:</b>            | 15,031 |
| <b>Gross Population Density:</b> | 9,573  |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Added 498 people to the population growth, but with a loss of 2,800 whites accompanied by large gains in the Hispanic (1,803), Asian (640), and African-American (470) populations.

Recorded only a small change (+78) in the youth population 17 and under, with a loss of 449 in the 18-24 population.

Increased the number of baby boomers (aged 30-54) by 1,486; coupled with a loss of 1,138 older adults (55-74) and a small gain of 76 people aged 75 and over.

Added 247 housing units; with a significant increase of 958 owner-occupied units along with a much smaller increase of 172 in renter-occupied units.

Reduced the average household size as a result of a large growth (1,098) in 1 to 2 person households and a loss of 146 households of 3 or more persons.

Lost 374 family households accompanied by a substantial increase of 1,331 non-families households, particularly those with roommates.



**Planning District: South Boston**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Population</b> |        |      |        |       |     |
|-------------------|--------|------|--------|-------|-----|
| Total             | 29,467 | 100% | 29,965 | 100%  | 498 |
| one race          | ----   |      | 29,386 | 98.1% |     |
| two or more races | ----   |      | 579    | 1.9%  |     |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 28,127 | 95.5% | 25,327 | 84.5% | -2,800 |
| Black or African American* | 267    | 0.9%  | 741    | 2.5%  | 474    |
| Native American*           | 91     | 0.3%  | 79     | 0.3%  | -12    |
| Asian Pacific Islander*    | 525    | 1.8%  | 1,166  | 3.9%  | 641    |
| Some other race*           | 17     | 0.1%  | 41     | 0.1%  | 24     |
| Hispanic or Latino         | 441    | 1.5%  | 2,244  | 7.5%  | 1,803  |
| Two or more races*         | ----   |       | 367    | 1.2%  |        |

| <b>Gender and Age Composition</b> |        |       |        |       |      |
|-----------------------------------|--------|-------|--------|-------|------|
| Male                              | 14,021 | 47.6% | 13,980 | 46.7% | -41  |
| Female                            | 15,445 | 52.4% | 15,985 | 53.3% | 540  |
| Male per Female                   | 0.9    |       | 0.9    |       |      |
| Below 5 years                     | 1,699  | 5.8%  | 1,501  | 5.0%  | -198 |
| 5 to 9 years                      | 1,491  | 5.1%  | 1,607  | 5.4%  | 116  |
| 10 to 14 years                    | 1,363  | 4.6%  | 1,517  | 5.1%  | 154  |
| 15 to 17 years                    | 800    | 2.7%  | 806    | 2.7%  | 6    |
| 18 to 19 years                    | 660    | 2.2%  | 521    | 1.7%  | -139 |
| 20 years                          | 391    | 1.3%  | 323    | 1.1%  | -68  |
| 21 years                          | 473    | 1.6%  | 303    | 1.0%  | -170 |
| 22 to 24 years                    | 1,671  | 5.7%  | 1,599  | 5.3%  | -72  |
| 25 to 29 years                    | 3,408  | 11.6% | 3,853  | 12.9% | 445  |
| 30 to 34 years                    | 3,120  | 10.6% | 3,227  | 10.8% | 107  |
| 35 to 39 years                    | 2,411  | 8.2%  | 2,555  | 8.5%  | 144  |
| 40 to 44 years                    | 1,749  | 5.9%  | 2,243  | 7.5%  | 494  |
| 45 to 49 years                    | 1,456  | 4.9%  | 1,941  | 6.5%  | 485  |
| 50 to 54 years                    | 1,311  | 4.4%  | 1,567  | 5.2%  | 256  |
| 55 to 59 years                    | 1,368  | 4.6%  | 1,259  | 4.2%  | -109 |
| 60 & 61 years                     | 610    | 2.1%  | 488    | 1.6%  | -122 |
| 62 to 64 years                    | 913    | 3.1%  | 648    | 2.2%  | -265 |
| 65 to 69 years                    | 1,459  | 5.0%  | 1,020  | 3.4%  | -439 |
| 70 to 74 years                    | 1,233  | 4.2%  | 1,030  | 3.4%  | -203 |
| 75 to 79 years                    | 811    | 2.8%  | 832    | 2.8%  | 21   |
| 80 to 84 years                    | 588    | 2.0%  | 612    | 2.0%  | 24   |
| 85 years & over                   | 482    | 1.6%  | 513    | 1.7%  | 31   |

| <b>Age Groups</b> |        |       |        |       |      |
|-------------------|--------|-------|--------|-------|------|
| 5 - 17 yrs        | 3,654  | 12.4% | 3,930  | 13.1% | 276  |
| 17 yrs & under    | 5,353  | 18.2% | 5,431  | 18.1% | 78   |
| 18 yrs & over     | 24,114 | 81.8% | 24,534 | 81.9% | 420  |
| 21 yrs & over     | 23,063 | 78.3% | 23,690 | 79.1% | 627  |
| 62 yrs & over     | 5,486  | 18.6% | 4,655  | 15.5% | -831 |
| 65 yrs & over     | 4,573  | 15.5% | 4,007  | 13.4% | -566 |

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Housing Units</b> |        |      |        |      |     |
|----------------------|--------|------|--------|------|-----|
| Total Housing units  | 14,784 | 100% | 15,031 | 100% | 247 |
| As a % of City Stock | 5.9%   |      | 6.0%   |      |     |

| <b>Occupancy Characteristics</b> |              |       |             |       |      |
|----------------------------------|--------------|-------|-------------|-------|------|
| Total Occupied housing units     | 13,080       | 88.5% | 14,038      | 93.4% | 958  |
| Owner occupied                   | 3,958        | 26.8% | 4,743       | 31.6% | 785  |
| Renter occupied                  | 9,123        | 61.7% | 9,295       | 61.8% | 172  |
| Total Vacant                     | 1,704        | 11.5% | 993         | 6.6%  | -711 |
| <b>Vacancy Rate</b>              | <b>11.5%</b> |       | <b>6.6%</b> |       |      |

| <b>Composition of Vacant Units</b> |       |       |     |       |      |
|------------------------------------|-------|-------|-----|-------|------|
| Total Vacant housing units         | 1,702 | 100%  | 993 | 100%  | -709 |
| For rent                           | 1,039 | 61.0% | 534 | 53.8% | -505 |
| For sale only                      | 137   | 8.0%  | 91  | 9.2%  | -46  |
| Rented/sold, unoccupd.             | 167   | 9.8%  | 105 | 10.6% | -62  |
| For seas. recr., occ.use           | 25    | 1.5%  | 30  | 3.0%  | 5    |
| Other vacant                       | 336   | 19.8% | 233 | 23.5% | -103 |

| <b>Race of Householder</b> |        |       |        |       |      |
|----------------------------|--------|-------|--------|-------|------|
| Total Households           | 13,080 | 100%  | 14,038 | 100%  | 958  |
| White*                     | 12,644 | 96.7% | 12,398 | 88.3% | -246 |
| Black or Afr.American*     | 70     | 0.5%  | 297    | 2.1%  | 227  |
| Native American*           | 39     | 0.3%  | 35     | 0.2%  | -4   |
| Asian Pacific Islander*    | 167    | 1.3%  | 386    | 2.7%  | 219  |
| Some other race*           | 4      | 0.0%  | 14     | 0.1%  | 10   |
| Hispanic or Latino         | 156    | 1.2%  | 760    | 5.4%  | 604  |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |     |
|---|--------|-------|--------|-------|-----|
| All occupied housing units                  | 28,510 | 100%  | 29,449 | 100%  | 939 |
| Owner occupied                              | 9,943  | 34.9% | 10,904 | 37.0% | 961 |
| Renter occupied                             | 18,567 | 65.1% | 18,545 | 63.0% | -22 |

| <b>Population in Group Quarters</b> |     |  |     |  |      |
|-------------------------------------|-----|--|-----|--|------|
| Institutions & Group Qtrs.          | 957 |  | 516 |  | -441 |

Note: \* - non-Hispanic

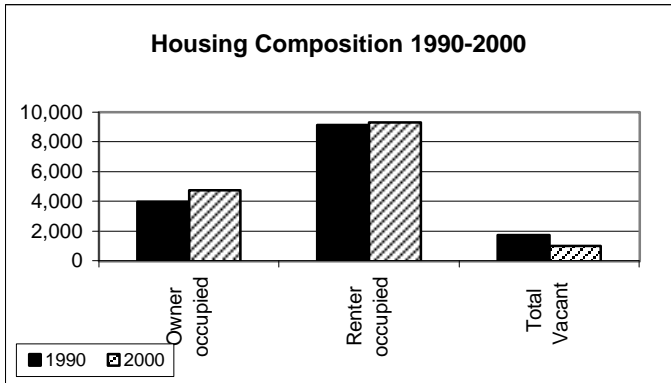
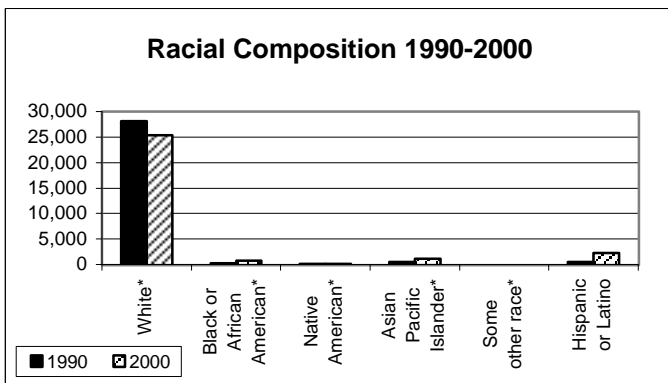
Data: Census Summary File SF1(1990 & 2000)

**South Boston**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 5,314 | 40.6%   | 5,875 | 41.9%   | 561              |
| Two  | 3,778 | 28.9%   | 4,315 | 30.7%   | 537              |
| Three  | 1,886 | 14.4%   | 1,854 | 13.2%   | -32              |
| Four   | 1,142 | 8.7%    | 1,130 | 8.0%    | -12              |
| Five   | 569   | 4.4%    | 529   | 3.8%    | -40              |
| 6-or-more  | 397   | 3.0%    | 335   | 2.4%    | -62              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 668   | 5.1%    | 819   | 5.8%    | 151              |
| 25 to 34   | 3,157 | 24.1%   | 3,720 | 26.5%   | 563              |
| 35 to 44   | 2,455 | 18.8%   | 2,905 | 20.7%   | 450              |
| 45 to 54   | 1,726 | 13.2%   | 2,205 | 15.7%   | 479              |
| 55 to 64   | 1,926 | 14.7%   | 1,637 | 11.7%   | -289             |
| 65 to 74   | 1,888 | 14.4%   | 1,462 | 10.4%   | -426             |
| 75 & Over  | 1,264 | 9.7%    | 1,290 | 9.2%    | 26               |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 2,953 | 22.6%   | 3,016 | 21.5%   |                  |
| At least one 65 yrs & over                       | 3,420 | 26.1%   | 3,020 | 21.5%   |                  |

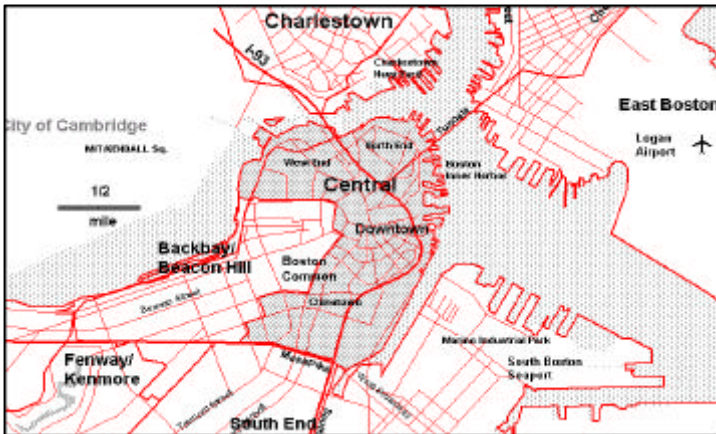
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 6,683 | 51.1%   | 6,309 | 44.9%   | -374             |
| Married-couple family                           | 3,895 | 29.8%   | 3,576 | 25.5%   | -319             |
| Other family                                    | 2,788 | 21.3%   | 2,733 | 19.5%   | -55              |
| Male householder, no wife present               | 561   | 4.3%    | 568   | 4.0%    | 7                |
| Female householder, no husband present          | 2,227 | 17.0%   | 2,165 | 15.4%   | -62              |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 6,398 | 48.9%   | 7,729 | 55.1%   | 1,331            |
| Living alone                                    | 5,314 | 40.6%   | 5,875 | 41.9%   | 561              |
| Not living alone                                | 1,084 | 8.3%    | 1,854 | 13.2%   | 770              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.18  |         | 2.10  |         |                  |
| Owner occupied                                  | 2.51  |         | 2.30  |         |                  |
| Renter occupied                                 | 2.04  |         | 2.00  |         |                  |



Central is a planning district comprising a cluster of older Boston neighborhoods, West End, North End and Chinatown and the downtown. Once a larger neighborhood, today the West End, is a small community tucked behind Beacon Hill. Nevertheless, it has grown in economic significance anchored by Massachusetts General Hospital. Chinatown is the hub of Boston's Chinese community, with a unique mix of residences and family businesses. Waves of Italian immigrants during the 19th century left their imprint on the North End on the authentic Italian restaurants, pastry shops, cafes, and summer weekend festivals of Italian saints have made the area into Boston's "Little Italy." The historic landmarks of Paul Revere's house and the Old North Church are located in the North End where history and tradition continue to thrive. With countless office towers, businesses, and government buildings, including the City Hall, the area comes alive with thousands of bustling workers.

# Central

4



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 1.3    |
| <b>Population:</b>               | 25,173 |
| <b>Housing Units:</b>            | 14,220 |
| <b>Gross Population Density:</b> | 19,364 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Added 3,548 people living here – the third largest population growth for any neighborhood – with large increases in the white (1,541) and Asian (995) populations, accompanied by smaller increases in the African-American (400) and Latino (200) populations.

Gained 2,127 adults aged 25-59, reflecting the return to downtown living, with decrease of 199 in the 60-69 group, and an increase of 629 people 70 and over.

Added 859 housing units, and reduced vacancies by 556 units, and gained both owner-occupied (805) and renter (609) units.

Gained many more non-family households (1,275) compared to family households (139), with 56% of all households occupied by a single person.

Recorded the second smallest household size (1.64) the city, behind only Back Bay-Beacon Hill.

Increased the student (18-24 age) population by 900 and the number living in group quarters by 1,956, due to the presence of new and renovated student facilities of downtown colleges.

**Planning District: Central**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 21,625 | 100%    | 25,173 | 100%    | 3,548            |
| one race          | ----   |         | 24,767 | 98.4%   |                  |
| two or more races | ----   |         | 406    | 1.6%    |                  |

| <b>Racial Composition</b>  |        |       |        |       |       |
|----------------------------|--------|-------|--------|-------|-------|
| White*                     | 15,975 | 73.9% | 17,516 | 69.6% | 1,541 |
| Black or African American* | 616    | 2.8%  | 1,024  | 4.1%  | 408   |
| Native American*           | 27     | 0.1%  | 29     | 0.1%  | 2     |
| Asian Pacific Islander*    | 4,285  | 19.8% | 5,280  | 21.0% | 995   |
| Some other race*           | 8      | 0.0%  | 48     | 0.2%  | 40    |
| Hispanic or Latino         | 714    | 3.3%  | 941    | 3.7%  | 227   |
| Two or more races*         | ----   |       | 335    | 1.3%  |       |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 10,722 | 49.6% | 12,840 | 51.0% | 2,118 |
| Female                            | 10,904 | 50.4% | 12,333 | 49.0% | 1,429 |
| Male per Female                   | 1.0    |       | 1.0    |       |       |
| Below 5 years                     | 627    | 2.9%  | 666    | 2.6%  | 39    |
| 5 to 9 years                      | 341    | 1.6%  | 464    | 1.8%  | 123   |
| 10 to 14 years                    | 388    | 1.8%  | 376    | 1.5%  | -12   |
| 15 to 17 years                    | 282    | 1.3%  | 255    | 1.0%  | -27   |
| 18 to 19 years                    | 331    | 1.5%  | 1,004  | 4.0%  | 673   |
| 20 years                          | 260    | 1.2%  | 516    | 2.0%  | 256   |
| 21 years                          | 334    | 1.5%  | 364    | 1.4%  | 30    |
| 22 to 24 years                    | 1,856  | 8.6%  | 1,763  | 7.0%  | -93   |
| 25 to 29 years                    | 3,449  | 15.9% | 3,807  | 15.1% | 358   |
| 30 to 34 years                    | 2,561  | 11.8% | 3,079  | 12.2% | 518   |
| 35 to 39 years                    | 1,806  | 8.4%  | 2,024  | 8.0%  | 218   |
| 40 to 44 years                    | 1,529  | 7.1%  | 1,527  | 6.1%  | -2    |
| 45 to 49 years                    | 1,156  | 5.3%  | 1,402  | 5.6%  | 246   |
| 50 to 54 years                    | 995    | 4.6%  | 1,550  | 6.2%  | 555   |
| 55 to 59 years                    | 986    | 4.6%  | 1,220  | 4.8%  | 234   |
| 60 & 61 years                     | 437    | 2.0%  | 409    | 1.6%  | -28   |
| 62 to 64 years                    | 611    | 2.8%  | 548    | 2.2%  | -63   |
| 65 to 69 years                    | 1,038  | 4.8%  | 930    | 3.7%  | -108  |
| 70 to 74 years                    | 898    | 4.2%  | 1,007  | 4.0%  | 109   |
| 75 to 79 years                    | 841    | 3.9%  | 944    | 3.8%  | 103   |
| 80 to 84 years                    | 517    | 2.4%  | 636    | 2.5%  | 119   |
| 85 years & over                   | 384    | 1.8%  | 682    | 2.7%  | 298   |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 1,011  | 4.7%  | 1,095  | 4.3%  | 84    |
| 17 yrs & under    | 1,638  | 7.6%  | 1,761  | 7.0%  | 123   |
| 19 yrs & over     | 19,989 | 92.4% | 23,412 | 93.0% | 3,423 |
| 21 yrs & over     | 19,398 | 89.7% | 21,892 | 87.0% | 2,494 |
| 62 yrs & over     | 4,289  | 19.8% | 4,747  | 18.9% | 458   |
| 65 yrs & over     | 3,678  | 17.0% | 4,199  | 16.7% | 521   |

**Census 2000**

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 13,361 | 100%    | 14,220 | 100%    | 859              |
| As a % of City Stock | 5.3%   |         | 5.6%   |         |                  |

| <b>Occupancy Characteristics</b> |              |       |             |       |       |
|----------------------------------|--------------|-------|-------------|-------|-------|
| Total Occupied housing units     | 11,766       | 88.1% | 13,180      | 92.7% | 1,414 |
| Owner occupied                   | 2,554        | 19.1% | 3,359       | 23.6% | 805   |
| Renter occupied                  | 9,212        | 68.9% | 9,821       | 69.1% | 609   |
| Total Vacant                     | 1,595        | 11.9% | 1,040       | 7.3%  | -555  |
| <b>Vacancy Rate</b>              | <b>11.9%</b> |       | <b>7.3%</b> |       |       |

| <b>Composition of Vacant Units</b> |       |       |       |       |      |
|------------------------------------|-------|-------|-------|-------|------|
| Total Vacant housing units         | 1,595 | 100%  | 1,040 | 100%  | -556 |
| For rent                           | 800   | 50.1% | 371   | 35.7% | -429 |
| For sale only                      | 225   | 14.1% | 35    | 3.4%  | -190 |
| Rented/sold, unoccupd.             | 53    | 3.3%  | 94    | 9.0%  | 41   |
| For seas. recr., occ.use           | 182   | 11.4% | 381   | 36.6% | 199  |
| Other vacant                       | 335   | 21.0% | 159   | 15.3% | -176 |

| <b>Race of Householder</b> |        |       |        |       |       |
|----------------------------|--------|-------|--------|-------|-------|
| Total Households           | 11,766 | 100%  | 13,180 | 100%  | 1,414 |
| White*                     | 9,586  | 81.5% | 10,039 | 76.2% | 453   |
| Black or Afr.American*     | 214    | 1.8%  | 262    | 2.0%  | 48    |
| Native American*           | 12     | 0.1%  | 16     | 0.1%  | 4     |
| Asian Pacific Islander*    | 1,687  | 14.3% | 2,415  | 18.3% | 728   |
| Some other race*           | 4      | 0.0%  | 27     | 0.2%  | 23    |
| Hispanic or Latino         | 263    | 2.2%  | 264    | 2.0%  | 1     |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 20,003 | 100%  | 21,595 | 100%  | 1,592 |
| Owner occupied                              | 4,438  | 22.2% | 5,639  | 26.1% | 1,201 |
| Renter occupied                             | 15,565 | 77.8% | 15,956 | 73.9% | 391   |

| <b>Population in Group Quarters</b> |       |  |       |  |       |
|-------------------------------------|-------|--|-------|--|-------|
| Institutions & Group Qtrs.          | 1,622 |  | 3,578 |  | 1,956 |

Note: \* - non-Hispanic

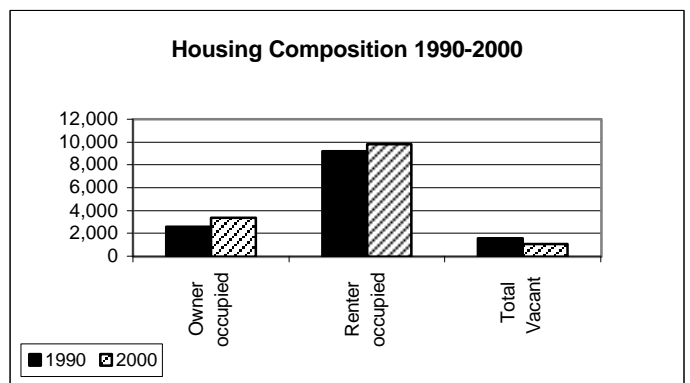
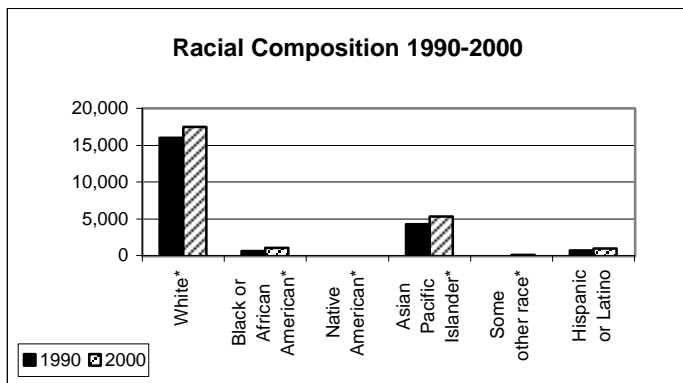
Data: Census Summary File SF1(1990 & 2000)

**Central**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 6,504 | 55.3%   | 7,439 | 56.4%   | 935              |
| Two  | 3,535 | 30.0%   | 4,114 | 31.2%   | 579              |
| Three  | 934   | 7.9%    | 956   | 7.3%    | 22               |
| Four   | 500   | 4.2%    | 439   | 3.3%    | -61              |
| Five   | 190   | 1.6%    | 151   | 1.1%    | -39              |
| 6-or-more  | 104   | 0.9%    | 81    | 0.6%    | -23              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 945   | 8.0%    | 961   | 7.3%    | 16               |
| 25 to 34   | 3,393 | 28.8%   | 4,030 | 30.6%   | 637              |
| 35 to 44   | 2,073 | 17.6%   | 2,143 | 16.3%   | 70               |
| 45 to 54   | 1,368 | 11.6%   | 1,802 | 13.7%   | 434              |
| 55 to 64   | 1,333 | 11.3%   | 1,338 | 10.2%   | 5                |
| 65 to 74   | 1,358 | 11.5%   | 1,284 | 9.7%    | -74              |
| 75 & Over  | 1,296 | 11.0%   | 1,622 | 12.3%   | 326              |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 1,002 | 8.5%    | 1,039 | 7.9%    |                  |
| At least one 65 yrs & over                       | 2,811 | 23.9%   | 3,067 | 23.3%   |                  |

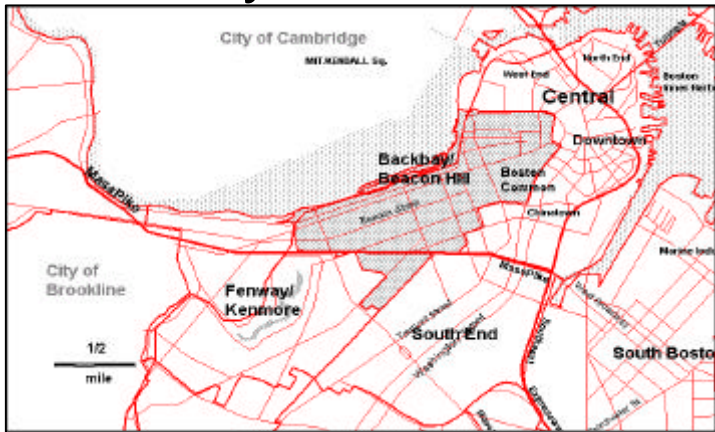
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 3,782 | 32.1%   | 3,921 | 29.7%   | 139              |
| Married-couple family                           | 2,934 | 24.9%   | 3,156 | 23.9%   | 222              |
| Other family                                    | 848   | 7.2%    | 765   | 5.8%    | -83              |
| Male householder, no wife present               | 257   | 2.2%    | 215   | 1.6%    | -42              |
| Female householder, no husband present          | 591   | 5.0%    | 550   | 4.2%    | -41              |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 7,984 | 67.9%   | 9,259 | 70.3%   | 1,275            |
| Living alone                                    | 6,504 | 55.3%   | 7,439 | 56.4%   | 935              |
| Not living alone                                | 1,480 | 12.6%   | 1,820 | 13.8%   | 340              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 1.70  |         | 1.64  |         |                  |
| Owner occupied                                  | 1.74  |         | 1.68  |         |                  |
| Renter occupied                                 | 1.69  |         | 1.62  |         |                  |



The Back Bay/Beacon Hill ranks as one of the prime residential real estate markets of Boston. Its enduring cityscape, with the historic boulevard of Commonwealth Avenue, elegant churches and well-preserved 19th century townhouses, many of which were designed by the famous Charles Bulfinch. Other Boston landmarks, make the area an important tourist destination. The State House, a majestic landmark overlooking the Boston Common, offers an elegant identity to the area. The northern portion of the Emerald Necklace, a corridor of urban landscape traversing the core of the city and the esplanade, bring a healthy balance of open space and recreational amenity. Busy and upscale retail stores of Boston, along Boylston and Newbury Streets, and the thriving malls of Prudential Center and Copley Place draw heavy daytime population from allover.

# Back Bay-Beacon Hill

5



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 0.94   |
| <b>Population:</b>               | 26,721 |
| <b>Housing Units:</b>            | 17,912 |
| <b>Gross Population Density:</b> | 28,427 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Reduced its population by 1,133 due to increasingly smaller household size (lowest in Boston at 1.49) and a major increase (777) in one person households which now represent 61.9% of all households in the neighborhood.

Increased its family households nearly twice as much as its non-family household (437 to 230), and married couple families jumped by 468 as single parent families fell by 31.

Recorded a significant decline in whites (-1,970), a smaller decline in African-Americans (-168), and increases in Asian (338) and Hispanic (198) populations.

Gained only 98 more youth 17 and under, but lost 2,300 18-24 year olds, with a corresponding drop of 1,212 in the number living in group quarters probably as a result of Emerson College's move to downtown, while at the same time increasing its population of 50-59 year olds by 1,023 as affluent empty-nesters returned to the city.

Lost 63 housing units in the decade, but occupied units jumped by 670 as the vacancy rate declined substantially by 732 units from 11.6% to 7.6%, with most of the gain reflected in the number of owner-occupied units (+639).

**Planning District: Back Bay/Beacon Hill**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 27,854 | 100%    | 26,721 | 100%    | -1,133           |
| one race          | ----   |         | 26,214 | 98.1%   |                  |
| two or more races | ----   |         | 507    | 1.9%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 17,975 | 100%    | 17,912 | 100%    | -63              |
| As a % of City Stock | 7.2%   |         | 7.1%   |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 24,624 | 88.4% | 22,654 | 84.8% | -1,970 |
| Black or African American* | 960    | 3.4%  | 792    | 3.0%  | -168   |
| Native American*           | 40     | 0.1%  | 38     | 0.1%  | -2     |
| Asian Pacific Islander*    | 1,282  | 4.6%  | 1,620  | 6.1%  | 338    |
| Some other race*           | 47     | 0.2%  | 79     | 0.3%  | 32     |
| Hispanic or Latino         | 901    | 3.2%  | 1,099  | 4.1%  | 198    |
| Two or more races*         | ----   |       | 439    | 1.6%  |        |

| <b>Occupancy Characteristics</b> |              |       |             |       |      |
|----------------------------------|--------------|-------|-------------|-------|------|
| Total Occupied housing units     | 15,888       | 88.4% | 16,558      | 92.4% | 670  |
| Owner occupied                   | 4,602        | 25.6% | 5,241       | 29.3% | 639  |
| Renter occupied                  | 11,286       | 62.8% | 11,317      | 63.2% | 31   |
| Total Vacant                     | 2,087        | 11.6% | 1,354       | 7.6%  | -733 |
| <b>Vacancy Rate</b>              | <b>11.6%</b> |       | <b>7.6%</b> |       |      |

| <b>Gender and Age Composition</b> |        |       |        |       |      |
|-----------------------------------|--------|-------|--------|-------|------|
| Male                              | 13,554 | 48.7% | 13,174 | 49.3% | -380 |
| Female                            | 14,299 | 51.3% | 13,547 | 50.7% | -752 |
| Male per Female                   | 0.9    |       | 1.0    |       |      |
| Below 5 years                     | 534    | 1.9%  | 559    | 2.1%  | 25   |
| 5 to 9 years                      | 299    | 1.1%  | 316    | 1.2%  | 17   |
| 10 to 14 years                    | 206    | 0.7%  | 244    | 0.9%  | 38   |
| 15 to 17 years                    | 164    | 0.6%  | 182    | 0.7%  | 18   |
| 18 to 19 years                    | 1,670  | 6.0%  | 1,141  | 4.3%  | -529 |
| 20 years                          | 1,213  | 4.4%  | 640    | 2.4%  | -573 |
| 21 years                          | 1,060  | 3.8%  | 568    | 2.1%  | -492 |
| 22 to 24 years                    | 3,348  | 12.0% | 2,441  | 9.1%  | -907 |
| 25 to 29 years                    | 5,334  | 19.1% | 5,233  | 19.6% | -101 |
| 30 to 34 years                    | 3,402  | 12.2% | 3,823  | 14.3% | 421  |
| 35 to 39 years                    | 2,184  | 7.8%  | 2,350  | 8.8%  | 166  |
| 40 to 44 years                    | 1,882  | 6.8%  | 1,570  | 5.9%  | -312 |
| 45 to 49 years                    | 1,488  | 5.3%  | 1,325  | 5.0%  | -163 |
| 50 to 54 years                    | 1,148  | 4.1%  | 1,685  | 6.3%  | 537  |
| 55 to 59 years                    | 913    | 3.3%  | 1,399  | 5.2%  | 486  |
| 60 & 61 years                     | 370    | 1.3%  | 412    | 1.5%  | 42   |
| 62 to 64 years                    | 458    | 1.6%  | 573    | 2.1%  | 115  |
| 65 to 69 years                    | 685    | 2.5%  | 717    | 2.7%  | 32   |
| 70 to 74 years                    | 497    | 1.8%  | 597    | 2.2%  | 100  |
| 75 to 79 years                    | 384    | 1.4%  | 451    | 1.7%  | 67   |
| 80 to 84 years                    | 348    | 1.2%  | 242    | 0.9%  | -106 |
| 85 years & over                   | 272    | 1.0%  | 253    | 0.9%  | -19  |

| <b>Composition of Vacant Units</b> |       |       |       |       |      |
|------------------------------------|-------|-------|-------|-------|------|
| Total Vacant housing units         | 2,086 | 100%  | 1,354 | 100%  | -732 |
| For rent                           | 1,102 | 52.8% | 373   | 27.5% | -729 |
| For sale only                      | 274   | 13.1% | 79    | 5.8%  | -195 |
| Rented/sold, unoccupd.             | 184   | 8.8%  | 85    | 6.3%  | -99  |
| For seas. recr., occ.use           | 310   | 14.9% | 620   | 45.8% | 310  |
| Other vacant                       | 217   | 10.5% | 197   | 14.5% | -20  |

| <b>Race of Householder</b> |        |       |        |       |     |
|----------------------------|--------|-------|--------|-------|-----|
| Total Households           | 15,888 | 100%  | 16,558 | 100%  | 670 |
| White*                     | 14,310 | 90.1% | 14,250 | 86.1% | -60 |
| Black or Afr.American*     | 531    | 3.3%  | 447    | 2.7%  | -84 |
| Native American*           | 21     | 0.1%  | 22     | 0.1%  | 1   |
| Asian Pacific Islander*    | 596    | 3.8%  | 1,004  | 6.1%  | 408 |
| Some other race*           | 17     | 0.1%  | 39     | 0.2%  | 22  |
| Hispanic or Latino         | 412    | 2.6%  | 561    | 3.4%  | 149 |

| <b>Age Groups</b> |        |       |        |       |        |
|-------------------|--------|-------|--------|-------|--------|
| 5 - 17 yrs        | 669    | 2.4%  | 742    | 2.8%  | 73     |
| 17 yrs & under    | 1,203  | 4.3%  | 1,301  | 4.9%  | 98     |
| 18 yrs & over     | 26,656 | 95.7% | 25,420 | 95.1% | -1,236 |
| 21 yrs & over     | 23,773 | 85.3% | 23,639 | 88.5% | -134   |
| 62 yrs & over     | 2,644  | 9.5%  | 2,833  | 10.6% | 189    |
| 65 yrs & over     | 2,186  | 7.8%  | 2,260  | 8.5%  | 74     |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |      |
|---|--------|-------|--------|-------|------|
| All occupied housing units                  | 24,640 | 100%  | 24,719 | 100%  | 79   |
| Owner occupied                              | 8,173  | 33.2% | 9,064  | 36.7% | 891  |
| Renter occupied                             | 16,467 | 66.8% | 15,655 | 63.3% | -812 |

| <b>Population in Group Quarters</b> |       |  |       |  |        |
|-------------------------------------|-------|--|-------|--|--------|
| Institutions & Group Qtrs.          | 3,214 |  | 2,002 |  | -1,212 |

Note: \* - non-Hispanic

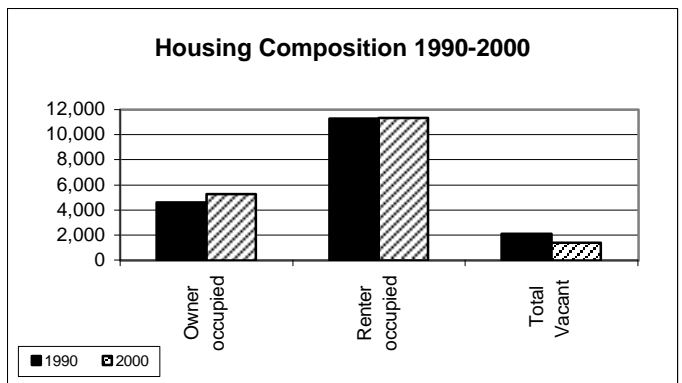
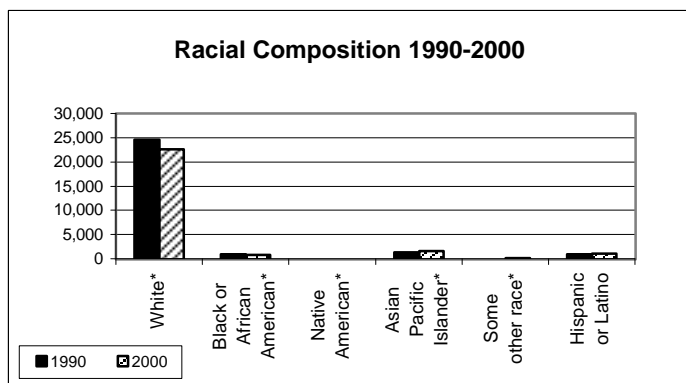
Data: Census Summary File SF1(1990 & 2000)

## Back Bay-Beacon Hill

## Census 2000

|  | 1990  | % share | 2000   | % share | 1990-2000 change |
|--|-------|---------|--------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |        |         |                  |
| One  | 9,471 | 59.6%   | 10,248 | 61.9%   | 777              |
| Two  | 4,870 | 30.7%   | 5,062  | 30.6%   | 192              |
| Three  | 998   | 6.3%    | 826    | 5.0%    | -172             |
| Four   | 386   | 2.4%    | 307    | 1.9%    | -79              |
| Five   | 107   | 0.7%    | 77     | 0.5%    | -30              |
| 6-or-more  | 56    | 0.4%    | 38     | 0.2%    | -18              |
| <b>Age of the Householder</b>                    |       |         |        |         |                  |
| 15 to 24   | 2,499 | 15.7%   | 1,998  | 12.1%   | -501             |
| 25 to 34   | 5,756 | 36.2%   | 6,220  | 37.6%   | 464              |
| 35 to 44   | 2,922 | 18.4%   | 2,932  | 17.7%   | 10               |
| 45 to 54   | 1,820 | 11.5%   | 2,063  | 12.5%   | 243              |
| 55 to 64   | 1,208 | 7.6%    | 1,628  | 9.8%    | 420              |
| 65 to 74   | 897   | 5.6%    | 963    | 5.8%    | 66               |
| 75 & Over  | 785   | 4.9%    | 754    | 4.6%    | -31              |
| <b>Households with Youth and Elderly Persons</b> |       |         |        |         |                  |
| At least one under 18 yrs.                       | 786   | 4.9%    | 873    | 5.3%    |                  |
| At least one 65 yrs & over                       | 1,775 | 11.2%   | 1,819  | 11.0%   |                  |

|   | 1990   | % share | 2000   | % share | 1990-2000 change |
|---|--------|---------|--------|---------|------------------|
| <b>Family Households</b>                        |        |         |        |         |                  |
| Family households                               | 3,535  | 22.2%   | 3,972  | 24.0%   | 437              |
| Married-couple family                           | 2,998  | 18.9%   | 3,466  | 20.9%   | 468              |
| Other family                                    | 537    | 3.4%    | 506    | 3.1%    | -31              |
| Male householder, no wife present               | 173    | 1.1%    | 170    | 1.0%    | -3               |
| Female householder, no husband present          | 364    | 2.3%    | 336    | 2.0%    | -28              |
| <b>Non Family Households</b>                    |        |         |        |         |                  |
| Nonfamily households                            | 12,356 | 77.8%   | 12,586 | 76.0%   | 230              |
| Living alone                                    | 9,471  | 59.6%   | 10,248 | 61.9%   | 777              |
| Not living alone                                | 2,885  | 18.2%   | 2,338  | 14.1%   | -547             |
| <b>Avr. Household Size By Type of Occupancy</b> |        |         |        |         |                  |
| Total Housing Units                             | 1.55   |         | 1.49   |         |                  |
| Owner occupied                                  | 1.78   |         | 1.73   |         |                  |
| Renter occupied                                 | 1.46   |         | 1.38   |         |                  |

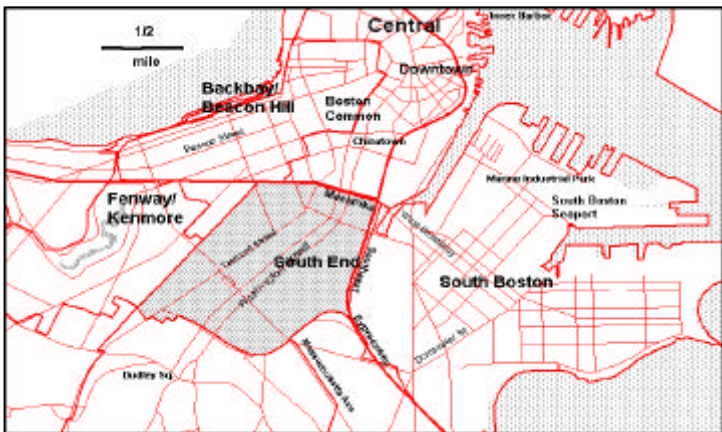




The South End was designed to attract the wealthy merchant class with large Victorian townhouses surrounding English-style residential squares. At the turn of the century, wealthier Bostonians chose neighboring Back Bay instead of the South End, opening the area to a diverse working class. The signature South End townhouses were carved into apartments and lodging houses. In the 1950s, the South End was selected as an urban renewal area, with scattered affordable housing developments constructed throughout the neighborhood. The area was revitalized by an influx of young professionals moving to the neighborhood, restoring the housing stock and turning many of the units into larger apartments, condominiums, and single family homes. The area's commercial centers run along Massachusetts Avenue, Tremont Street, and Washington Street and serves increasingly diverse populations.

# South End

6



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 1.03   |
| <b>Population:</b>               | 28,239 |
| <b>Housing Units:</b>            | 15,267 |
| <b>Gross Population Density:</b> | 27,417 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Recorded a small loss (-652) in total population, as the number of African-Americans dropped by 2,741 and whites increased by 1,383.

Lost 883 children 17 and under, another 284 young people 18-21 years old, and 510 22-24 year olds for a net loss of 1,677 young people, a 18.5% drop.

Gained 1,034 people in the 25-59 age group, with most of that gain coming among the 35-39 year olds (+498) and the 50-59 year olds (+874) particularly among 50-59 age group, as young professionals and empty nesters moved in.

Added 352 housing units and recovered 726 vacant units for a net gain of 1,078 units, with all of the gain showing in owner-occupied units (+1,320), though 68.1% of the units in the neighborhood remain renter occupied.

Increased one and two person households (+1,720) while decreasing larger household sizes (-610), resulting in a drop in average household size from 2.08 to 1.88.

**Planning District: South End**

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Population</b> |        |      |        |       |      |
|-------------------|--------|------|--------|-------|------|
| Total             | 28,891 | 100% | 28,239 | 100%  | -652 |
| one race          | ----   |      | 27,111 | 96.0% |      |
| two or more races | ----   |      | 1,128  | 4.0%  |      |

| <b>Housing Units</b> |        |      |        |      |     |
|----------------------|--------|------|--------|------|-----|
| Total Housing units  | 14,915 | 100% | 15,267 | 100% | 352 |
| As a % of City Stock | 5.9%   |      | 6.1%   |      |     |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 11,397 | 39.4% | 12,780 | 45.3% | 1,383  |
| Black or African American* | 9,163  | 31.7% | 6,422  | 22.7% | -2,741 |
| Native American*           | 117    | 0.4%  | 94     | 0.3%  | -23    |
| Asian Pacific Islander*    | 3,465  | 12.0% | 3,358  | 11.9% | -107   |
| Some other race*           | 113    | 0.4%  | 117    | 0.4%  | 4      |
| Hispanic or Latino         | 4,635  | 16.0% | 4,773  | 16.9% | 138    |
| Two or more races*         | ----   |       | 695    | 2.5%  |        |

| <b>Occupancy Characteristics</b> |              |       |             |       |       |
|----------------------------------|--------------|-------|-------------|-------|-------|
| Total Occupied housing units     | 13,223       | 88.7% | 14,301      | 93.7% | 1,078 |
| Owner occupied                   | 2,584        | 17.3% | 3,904       | 25.6% | 1,320 |
| Renter occupied                  | 10,638       | 71.3% | 10,397      | 68.1% | -241  |
| Total Vacant                     | 1,692        | 11.3% | 966         | 6.3%  | -726  |
| <b>Vacancy Rate</b>              | <b>11.3%</b> |       | <b>6.3%</b> |       |       |

| <b>Gender and Age Composition</b> |        |       |        |       |      |
|-----------------------------------|--------|-------|--------|-------|------|
| Male                              | 15,747 | 54.5% | 15,432 | 54.6% | -315 |
| Female                            | 13,144 | 45.5% | 12,807 | 45.4% | -337 |
| Male per Female                   | 1.2    |       | 1.2    |       |      |
| Below 5 years                     | 1,602  | 5.5%  | 1,209  | 4.3%  | -393 |
| 5 to 9 years                      | 1,348  | 4.7%  | 1,190  | 4.2%  | -158 |
| 10 to 14 years                    | 1,268  | 4.4%  | 1,126  | 4.0%  | -142 |
| 15 to 17 years                    | 799    | 2.8%  | 609    | 2.2%  | -190 |
| 18 to 19 years                    | 749    | 2.6%  | 571    | 2.0%  | -178 |
| 20 years                          | 490    | 1.7%  | 444    | 1.6%  | -46  |
| 21 years                          | 555    | 1.9%  | 495    | 1.8%  | -60  |
| 22 to 24 years                    | 2,247  | 7.8%  | 1,737  | 6.2%  | -510 |
| 25 to 29 years                    | 4,290  | 14.8% | 3,749  | 13.3% | -541 |
| 30 to 34 years                    | 3,592  | 12.4% | 3,632  | 12.9% | 40   |
| 35 to 39 years                    | 2,600  | 9.0%  | 3,098  | 11.0% | 498  |
| 40 to 44 years                    | 2,235  | 7.7%  | 2,291  | 8.1%  | 56   |
| 45 to 49 years                    | 1,611  | 5.6%  | 1,718  | 6.1%  | 107  |
| 50 to 54 years                    | 1,199  | 4.2%  | 1,694  | 6.0%  | 495  |
| 55 to 59 years                    | 973    | 3.4%  | 1,352  | 4.8%  | 379  |
| 60 & 61 years                     | 389    | 1.3%  | 424    | 1.5%  | 35   |
| 62 to 64 years                    | 552    | 1.9%  | 543    | 1.9%  | -9   |
| 65 to 69 years                    | 855    | 3.0%  | 750    | 2.7%  | -105 |
| 70 to 74 years                    | 567    | 2.0%  | 620    | 2.2%  | 53   |
| 75 to 79 years                    | 426    | 1.5%  | 501    | 1.8%  | 75   |
| 80 to 84 years                    | 299    | 1.0%  | 244    | 0.9%  | -55  |
| 85 years & over                   | 248    | 0.9%  | 242    | 0.9%  | -6   |

| <b>Composition of Vacant Units</b> |       |       |     |       |      |
|------------------------------------|-------|-------|-----|-------|------|
| Total Vacant housing units         | 1,692 | 100%  | 966 | 100%  | -726 |
| For rent                           | 1,172 | 69.3% | 324 | 33.5% | -848 |
| For sale only                      | 110   | 6.5%  | 100 | 10.4% | -10  |
| Rented/sold, unoccupd.             | 111   | 6.6%  | 95  | 9.8%  | -16  |
| For seas. recr., occ.use           | 43    | 2.5%  | 63  | 6.5%  | 20   |
| Other vacant                       | 255   | 15.1% | 384 | 39.8% | 129  |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 13,223 | 100%  | 14,301 | 100%  | 1,078  |
| White*                     | 6,258  | 47.3% | 7,678  | 53.7% | 1,420  |
| Black or Afr.American*     | 4,122  | 31.2% | 3,023  | 21.1% | -1,099 |
| Native American*           | 48     | 0.4%  | 46     | 0.3%  | -2     |
| Asian Pacific Islander*    | 1,100  | 8.3%  | 1,326  | 9.3%  | 226    |
| Some other race*           | 44     | 0.3%  | 64     | 0.4%  | 20     |
| Hispanic or Latino         | 1,652  | 12.5% | 1,834  | 12.8% | 182    |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |        |
|---|--------|-------|--------|-------|--------|
| All occupied housing units                  | 27,469 | 100%  | 26,826 | 100%  | -643   |
| Owner occupied                              | 5,222  | 19.0% | 6,738  | 25.1% | 1,516  |
| Renter occupied                             | 22,247 | 81.0% | 20,088 | 74.9% | -2,159 |

| <b>Age Groups</b> |        |       |        |       |      |
|-------------------|--------|-------|--------|-------|------|
| 5 - 17 yrs        | 3,415  | 11.8% | 2,925  | 10.4% | -490 |
| 17 yrs & under    | 5,017  | 17.4% | 4,134  | 14.6% | -883 |
| 18 yrs & over     | 23,877 | 82.6% | 24,105 | 85.4% | 228  |
| 21 yrs & over     | 22,638 | 78.4% | 23,090 | 81.8% | 452  |
| 62 yrs & over     | 2,947  | 10.2% | 2,900  | 10.3% | -47  |
| 65 yrs & over     | 2,395  | 8.3%  | 2,357  | 8.3%  | -38  |

| <b>Population in Group Quarters</b> |       |  |       |  |    |
|-------------------------------------|-------|--|-------|--|----|
| Institutions & Group Qtrs.          | 1,422 |  | 1,413 |  | -9 |

Note: \* - non-Hispanic

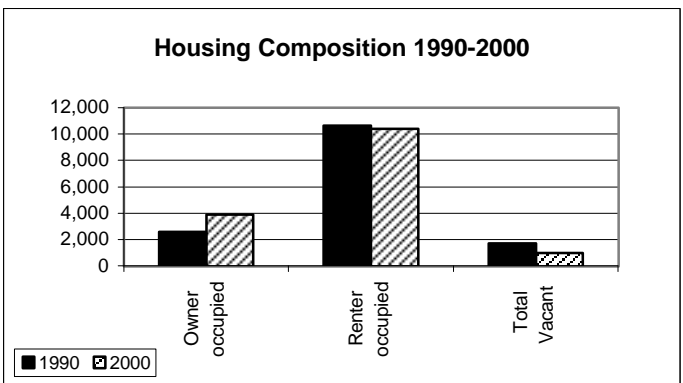
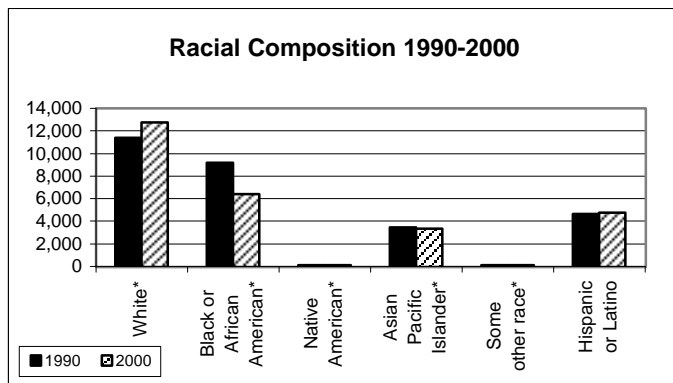
Data: Census Summary File SF1(1990 & 2000)

**South End**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 5,857 | 44.3%   | 7,031 | 49.2%   | 1,174            |
| Two  | 3,909 | 29.6%   | 4,425 | 30.9%   | 516              |
| Three  | 1,563 | 11.8%   | 1,434 | 10.0%   | -129             |
| Four   | 1,000 | 7.6%    | 788   | 5.5%    | -212             |
| Five   | 501   | 3.8%    | 388   | 2.7%    | -113             |
| 6-or-more  | 391   | 3.0%    | 235   | 1.6%    | -156             |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 1,186 | 9.0%    | 1,153 | 8.1%    | -33              |
| 25 to 34   | 4,147 | 31.4%   | 4,179 | 29.2%   | 32               |
| 35 to 44   | 3,015 | 22.8%   | 3,477 | 24.3%   | 462              |
| 45 to 54   | 1,849 | 14.0%   | 2,252 | 15.7%   | 403              |
| 55 to 64   | 1,304 | 9.9%    | 1,563 | 10.9%   | 259              |
| 65 to 74   | 1,037 | 7.8%    | 980   | 6.9%    | -57              |
| 75 & Over  | 683   | 5.2%    | 697   | 4.9%    | 14               |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 2,698 | 20.4%   | 2,273 | 15.9%   |                  |
| At least one 65 yrs & over                       | 1,908 | 14.4%   | 1,846 | 12.9%   |                  |

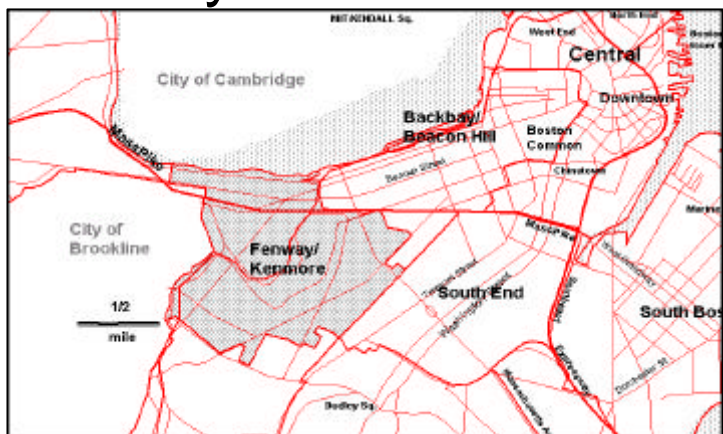
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 4,918 | 37.2%   | 4,640 | 32.4%   | -278             |
| Married-couple family                           | 2,501 | 18.9%   | 2,528 | 17.7%   | 27               |
| Other family                                    | 2,417 | 18.3%   | 2,112 | 14.8%   | -305             |
| Male householder, no wife present               | 399   | 3.0%    | 346   | 2.4%    | -53              |
| Female householder, no husband present          | 2,018 | 15.3%   | 1,766 | 12.3%   | -252             |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 8,304 | 62.8%   | 9,661 | 67.6%   | 1,357            |
| Living alone                                    | 5,858 | 44.3%   | 7,031 | 49.2%   | 1,173            |
| Not living alone                                | 2,446 | 18.5%   | 2,630 | 18.4%   | 184              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.08  |         | 1.88  |         |                  |
| Owner occupied                                  | 2.02  |         | 1.73  |         |                  |
| Renter occupied                                 | 2.09  |         | 1.93  |         |                  |



The Fenway, one of the densely populated neighborhoods, is nationally known for the Fenway Park and the famous Red Sox Major League Baseball team. It is also a place of thriving residential community and a large number Boston's academic institutions. Many of Boston's finest cultural institutions, including Symphony Hall, the Massachusetts Historical Society, and the Isabella Stewart Gardner Museum are located here. The Longwood Medical Center has some of the world's leading health care institutions, including the Beth Israel and the Brigham & Women's Hospitals. Kenmore Square is the commercial hub of the neighborhood, drawing students, visitors, and locals alike to the many restaurants, bars, and nightclubs.

## Fenway-Kenmore

7



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 1.24   |
| <b>Population:</b>               | 35,602 |
| <b>Housing Units:</b>            | 13,159 |
| <b>Gross Population Density:</b> | 28,711 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Increased total population by 2,865 persons, fourth largest gain among neighborhoods, with most of the gain coming from a large increase in the number of Asians (+1,871) and whites (+1,440), accompanied by a significant loss of African-Americans (-1,206).

Recorded only 801 youth 17 and under, having lost almost 40% of this age group during the decade.

Gained 3,316 young people between 18 and 24 years old – a 17.1% increase bringing this college age group to 63.8% of the total neighborhood population.

Showed stability in the 25-29 adult population, and in the elderly population which only accounts for 5% of the neighborhood.

Lost 460 housing units in the decade, but the draw down of 1,028 vacant units dropped the vacancy rate to only 2.6% and resulted in a net gain of 568 occupied units, with three out of

five of these newly occupied units going to renters in this neighborhood dominated by rental units (88.5% of all units).

Recorded the largest number of people living in group quarters (14,420) among all neighborhoods because of the presence of colleges, universities, and other institutions, yet saw a gain of 2,693 more people living in group quarters there.

Increased its number of non-family households from 82.0% of the total in 1990 to 85.4% today, at the same time increasing the number of one person households by 743 to 55.5% of all households, up from the 52% in 1990.

Recorded an average household size to 1.65 - the third smallest household size among all neighborhoods and down from 1.71 in 1990.

Only 33.8% of all adult households are headed by a person aged 35 years or older, down from 36.2% a decade ago.

**Planning District: Fenway/Kenmore**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 32,737 | 100%    | 35,602 | 100%    | 2,865            |
| one race          | ----   |         | 34,458 | 96.8%   |                  |
| two or more races | ----   |         | 1,144  | 3.2%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 13,619 | 100%    | 13,159 | 100%    | -460             |
| As a % of City Stock | 5.4%   |         | 5.2%   |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 23,297 | 71.2% | 24,737 | 69.5% | 1,440  |
| Black or African American* | 3,343  | 10.2% | 2,137  | 6.0%  | -1,206 |
| Native American*           | 84     | 0.3%  | 70     | 0.2%  | -14    |
| Asian Pacific Islander*    | 3,106  | 9.5%  | 4,977  | 14.0% | 1,871  |
| Some other race*           | 321    | 1.0%  | 192    | 0.5%  | -129   |
| Hispanic or Latino         | 2,589  | 7.9%  | 2,559  | 7.2%  | -30    |
| Two or more races*         | ----   |       | 930    | 2.6%  |        |

| <b>Occupancy Characteristics</b> |              |       |             |       |        |
|----------------------------------|--------------|-------|-------------|-------|--------|
| Total Occupied housing units     | 12,252       | 90.0% | 12,820      | 97.4% | 568    |
| Owner occupied                   | 949          | 7.0%  | 1,177       | 8.9%  | 228    |
| Renter occupied                  | 11,304       | 83.0% | 11,643      | 88.5% | 339    |
| Total Vacant                     | 1,367        | 10.0% | 339         | 2.6%  | -1,028 |
| <b>Vacancy Rate</b>              | <b>10.0%</b> |       | <b>2.6%</b> |       |        |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 16,737 | 51.1% | 17,509 | 49.2% | 772   |
| Female                            | 16,001 | 48.9% | 18,093 | 50.8% | 2,092 |
| Male per Female                   | 1.0    |       | 1.0    |       |       |
| Below 5 years                     | 545    | 1.7%  | 283    | 0.8%  | -262  |
| 5 to 9 years                      | 330    | 1.0%  | 217    | 0.6%  | -113  |
| 10 to 14 years                    | 232    | 0.7%  | 160    | 0.4%  | -72   |
| 15 to 17 years                    | 164    | 0.5%  | 141    | 0.4%  | -23   |
| 18 to 19 years                    | 7,123  | 21.8% | 8,965  | 25.2% | 1,842 |
| 20 years                          | 4,016  | 12.3% | 4,575  | 12.9% | 559   |
| 21 years                          | 3,224  | 9.8%  | 3,585  | 10.1% | 361   |
| 22 to 24 years                    | 5,053  | 15.4% | 5,607  | 15.7% | 554   |
| 25 to 29 years                    | 3,956  | 12.1% | 4,380  | 12.3% | 424   |
| 30 to 34 years                    | 2,240  | 6.8%  | 2,073  | 5.8%  | -167  |
| 35 to 39 years                    | 1,337  | 4.1%  | 1,121  | 3.1%  | -216  |
| 40 to 44 years                    | 956    | 2.9%  | 790    | 2.2%  | -166  |
| 45 to 49 years                    | 621    | 1.9%  | 643    | 1.8%  | 22    |
| 50 to 54 years                    | 498    | 1.5%  | 601    | 1.7%  | 103   |
| 55 to 59 years                    | 423    | 1.3%  | 461    | 1.3%  | 38    |
| 60 & 61 years                     | 175    | 0.5%  | 160    | 0.4%  | -15   |
| 62 to 64 years                    | 260    | 0.8%  | 225    | 0.6%  | -35   |
| 65 to 69 years                    | 447    | 1.4%  | 415    | 1.2%  | -32   |
| 70 to 74 years                    | 372    | 1.1%  | 426    | 1.2%  | 54    |
| 75 to 79 years                    | 298    | 0.9%  | 358    | 1.0%  | 60    |
| 80 to 84 years                    | 257    | 0.8%  | 217    | 0.6%  | -40   |
| 85 years & over                   | 215    | 0.7%  | 199    | 0.6%  | -16   |

| <b>Composition of Vacant Units</b> |       |       |     |       |        |
|------------------------------------|-------|-------|-----|-------|--------|
| Total Vacant housing units         | 1,367 | 100%  | 339 | 100%  | -1,028 |
| For rent                           | 1,081 | 79.1% | 108 | 31.9% | -973   |
| For sale only                      | 9     | 0.7%  | 10  | 2.9%  | 1      |
| Rented/sold, unoccupd.             | 42    | 3.1%  | 12  | 3.5%  | -30    |
| For seas. recr., occ.use           | 109   | 8.0%  | 103 | 30.4% | -6     |
| Other vacant                       | 124   | 9.1%  | 106 | 31.3% | -18    |

| <b>Race of Householder</b> |        |       |        |       |      |
|----------------------------|--------|-------|--------|-------|------|
| Total Households           | 12,252 | 100%  | 12,820 | 100%  | 568  |
| White*                     | 8,744  | 71.4% | 8,599  | 67.1% | -145 |
| Black or Afr.American*     | 1,494  | 12.2% | 859    | 6.7%  | -635 |
| Native American*           | 37     | 0.3%  | 39     | 0.3%  | 2    |
| Asian Pacific Islander*    | 976    | 8.0%  | 1,944  | 15.2% | 968  |
| Some other race*           | 67     | 0.5%  | 87     | 0.7%  | 20   |
| Hispanic or Latino         | 937    | 7.6%  | 966    | 7.5%  | 29   |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |      |
|---|--------|-------|--------|-------|------|
| All occupied housing units                  | 21,010 | 100%  | 21,182 | 100%  | 172  |
| Owner occupied                              | 1,558  | 7.4%  | 1,845  | 8.7%  | 287  |
| Renter occupied                             | 19,452 | 92.6% | 19,337 | 91.3% | -115 |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 726    | 2.2%  | 518    | 1.5%  | -208  |
| 17 yrs & under    | 1,271  | 3.9%  | 801    | 2.2%  | -470  |
| 18 yrs & over     | 31,471 | 96.1% | 34,801 | 97.8% | 3,330 |
| 21 yrs & over     | 20,332 | 62.1% | 21,261 | 59.7% | 929   |
| 62 yrs & over     | 1,849  | 5.6%  | 1,840  | 5.2%  | -9    |
| 65 yrs & over     | 1,589  | 4.9%  | 1,615  | 4.5%  | 26    |

| <b>Population in Group Quarters</b> |        |  |        |  |       |
|-------------------------------------|--------|--|--------|--|-------|
| Institutions & Group Qtrs.          | 11,727 |  | 14,420 |  | 2,693 |

Note: \* - non-Hispanic

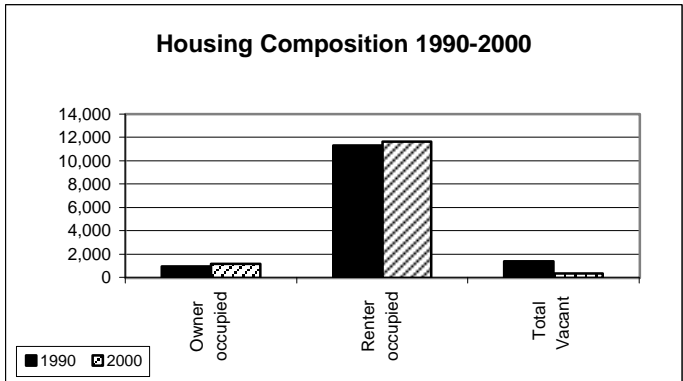
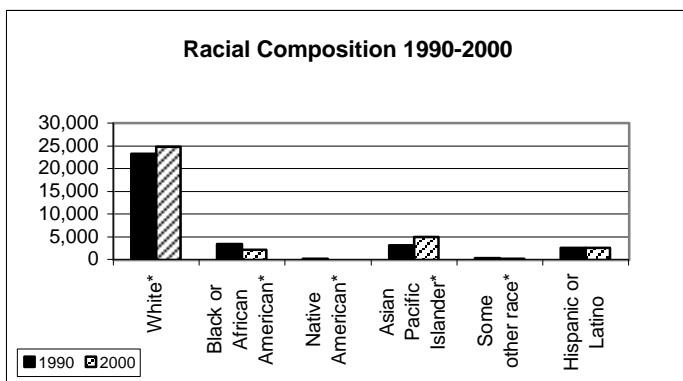
Data: Census Summary File SF1(1990 & 2000)

**Fenway/Kenmore**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 6,376 | 52.0%   | 7,119 | 55.5%   | 743              |
| Two  | 4,017 | 32.8%   | 4,002 | 31.2%   | -15              |
| Three  | 1,159 | 9.5%    | 1,050 | 8.2%    | -109             |
| Four   | 503   | 4.1%    | 463   | 3.6%    | -40              |
| Five   | 115   | 0.9%    | 113   | 0.9%    | -2               |
| 6-or-more  | 83    | 0.7%    | 73    | 0.6%    | -10              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 4,049 | 33.0%   | 4,421 | 34.5%   | 372              |
| 25 to 34   | 3,764 | 30.7%   | 4,059 | 31.7%   | 295              |
| 35 to 44   | 1,619 | 13.2%   | 1,396 | 10.9%   | -223             |
| 45 to 54   | 817   | 6.7%    | 940   | 7.3%    | 123              |
| 55 to 64   | 665   | 5.4%    | 662   | 5.2%    | -3               |
| 65 to 74   | 666   | 5.4%    | 685   | 5.3%    | 19               |
| 75 & Over  | 674   | 5.5%    | 657   | 5.1%    | -17              |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 727   | 5.9%    | 497   | 3.9%    |                  |
| At least one 65 yrs & over                       | 1,418 | 11.6%   | 1,395 | 10.9%   |                  |

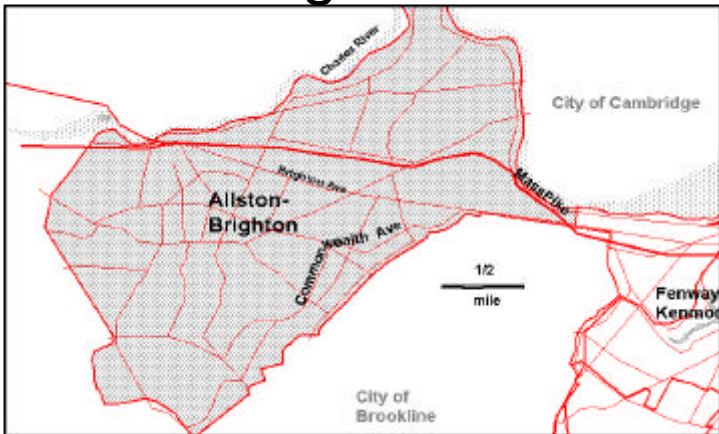
|   | 1990   | % share | 2000   | % share | 1990-2000 change |
|---|--------|---------|--------|---------|------------------|
| <b>Family Households</b>                        |        |         |        |         |                  |
| Family households                               | 2,207  | 18.0%   | 1,876  | 14.6%   | -331             |
| Married-couple family                           | 1,381  | 11.3%   | 1,275  | 9.9%    | -106             |
| Other family                                    | 826    | 6.7%    | 601    | 4.7%    | -225             |
| Male householder, no wife present               | 256    | 2.1%    | 190    | 1.5%    | -66              |
| Female householder, no husband present          | 570    | 4.7%    | 411    | 3.2%    | -159             |
| <b>Non Family Households</b>                    |        |         |        |         |                  |
| Nonfamily households                            | 10,051 | 82.0%   | 10,944 | 85.4%   | 893              |
| Living alone                                    | 6,377  | 52.0%   | 7,119  | 55.5%   | 742              |
| Not living alone                                | 3,674  | 30.0%   | 3,825  | 29.8%   | 151              |
| <b>Avr. Household Size By Type of Occupancy</b> |        |         |        |         |                  |
| Total Housing Units                             | 1.71   |         | 1.65   |         |                  |
| Owner occupied                                  | 1.64   |         | 1.57   |         |                  |
| Renter occupied                                 | 1.72   |         | 1.66   |         |                  |



Once home to cattle markets and stockyards, Allston-Brighton today is a vastly transformed neighborhood with diverse commercial, residential and industrial uses and active business districts of Oak Square, Brighton Center, Cleveland Circle, and Union Square. MassPike and Storrow Drive offer a high level of accessibility to Boston's transportation network and the meandering Charles River creates an interesting recreational amenity. The Allston Campus of the Harvard Graduate School of Business and the area's close proximity to major universities, such as Boston University and Boston College, have drawn a large number of Boston's student population who occupy a major portion of the housing stock.

## Allston-Brighton

8



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 4.36   |
| <b>Population:</b>               | 69,648 |
| <b>Housing Units:</b>            | 30,988 |
| <b>Gross Population Density:</b> | 15,974 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Lost 636 persons in total population making it one of five neighborhoods of Boston to show population loss, but it still remains Boston's largest neighborhood.

Recorded a decrease of 3,560 whites and 1,540 African-Americans, but a gain of 2,240 Asians and 401 other minorities.

Maintained relatively large populations of children 17 and under (6,485) and elderly 8,144), though the number of children declined by 481 and elderly by 765 since 1990.

Characterized by a large college student presence with 29.8% of its population between the ages of 18 and 24 and 3,720 persons living in group quarters, second largest group quarters population next to Fenway-Kenmore, although Allston-Brighton is more of an off-campus student housing area unlike Fenway-Kenmore, which has on-campus undergraduate dorms.

Gained older adult population in the 35-59 age group (+1,001) with particularly strong growth in the 45-54 group (+1,385).

Added only 126 housing units in the decade but drew down the vacancy rate from 4.6% to 1.6% - one of the lowest among all neighborhoods - adding 952 more units to the housing market for a total of 1,078 more occupied units.

Lost home ownership (-120 units) and gained 1,198 more rental units maintaining its very high renter occupancy (79.1%), likely due to the large student and young adult based population.

Replaced the loss in family households (-695) and married couples (-437) with 1,773 non-family households primarily with one or two persons, resulting in a decline in average household size to 2.16 in the decade.

**Planning District: Allston/Brighton**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 70,284 | 100%    | 69,648 | 100%    | -636             |
| one race          | ----   |         | 67,313 | 96.6%   |                  |
| two or more races | ----   |         | 2,335  | 3.4%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 30,862 | 100%    | 30,988 | 100%    | 126              |
| As a % of City Stock | 12.3%  |         | 12.3%  |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 51,395 | 73.1% | 47,835 | 68.7% | -3,560 |
| Black or African American* | 4,650  | 6.6%  | 3,110  | 4.5%  | -1,540 |
| Native American*           | 109    | 0.2%  | 105    | 0.2%  | -4     |
| Asian Pacific Islander*    | 7,371  | 10.5% | 9,611  | 13.8% | 2,240  |
| Some other race*           | 346    | 0.5%  | 828    | 1.2%  | 482    |
| Hispanic or Latino         | 6,413  | 9.1%  | 6,336  | 9.1%  | -77    |
| Two or more races*         | ----   |       | 1,823  | 2.6%  |        |

| <b>Occupancy Characteristics</b> |             |       |             |       |       |
|----------------------------------|-------------|-------|-------------|-------|-------|
| Total Occupied housing units     | 29,427      | 95.4% | 30,505      | 98.4% | 1,078 |
| Owner occupied                   | 6,100       | 19.8% | 5,980       | 19.3% | -120  |
| Renter occupied                  | 23,327      | 75.6% | 24,525      | 79.1% | 1,198 |
| Total Vacant                     | 1,435       | 4.6%  | 483         | 1.6%  | -952  |
| <b>Vacancy Rate</b>              | <b>4.6%</b> |       | <b>1.6%</b> |       |       |

| <b>Gender and Age Composition</b> |        |       |        |       |      |
|-----------------------------------|--------|-------|--------|-------|------|
| Male                              | 33,997 | 48.4% | 33,914 | 48.7% | -83  |
| Female                            | 36,287 | 51.6% | 35,734 | 51.3% | -553 |
| Male per Female                   | 0.9    |       | 0.9    |       |      |
| Below 5 years                     | 2,688  | 3.8%  | 2,152  | 3.1%  | -536 |
| 5 to 9 years                      | 1,822  | 2.6%  | 1,823  | 2.6%  | 1    |
| 10 to 14 years                    | 1,429  | 2.0%  | 1,561  | 2.2%  | 132  |
| 15 to 17 years                    | 1,027  | 1.5%  | 949    | 1.4%  | -78  |
| 18 to 19 years                    | 3,484  | 5.0%  | 3,231  | 4.6%  | -253 |
| 20 years                          | 3,410  | 4.9%  | 2,703  | 3.9%  | -707 |
| 21 years                          | 3,517  | 5.0%  | 3,187  | 4.6%  | -330 |
| 22 to 24 years                    | 10,440 | 14.9% | 11,331 | 16.3% | 891  |
| 25 to 29 years                    | 13,566 | 19.3% | 14,195 | 20.4% | 629  |
| 30 to 34 years                    | 7,430  | 10.6% | 6,791  | 9.8%  | -639 |
| 35 to 39 years                    | 4,478  | 6.4%  | 4,044  | 5.8%  | -434 |
| 40 to 44 years                    | 2,938  | 4.2%  | 3,006  | 4.3%  | 68   |
| 45 to 49 years                    | 1,832  | 2.6%  | 2,591  | 3.7%  | 759  |
| 50 to 54 years                    | 1,686  | 2.4%  | 2,312  | 3.3%  | 626  |
| 55 to 59 years                    | 1,646  | 2.3%  | 1,628  | 2.3%  | -18  |
| 60 & 61 years                     | 727    | 1.0%  | 651    | 0.9%  | -76  |
| 62 to 64 years                    | 1,048  | 1.5%  | 944    | 1.4%  | -104 |
| 65 to 69 years                    | 1,893  | 2.7%  | 1,486  | 2.1%  | -407 |
| 70 to 74 years                    | 1,596  | 2.3%  | 1,577  | 2.3%  | -19  |
| 75 to 79 years                    | 1,459  | 2.1%  | 1,482  | 2.1%  | 23   |
| 80 to 84 years                    | 1,163  | 1.7%  | 965    | 1.4%  | -198 |
| 85 years & over                   | 1,005  | 1.4%  | 1,039  | 1.5%  | 34   |

| <b>Composition of Vacant Units</b> |       |       |     |       |      |
|------------------------------------|-------|-------|-----|-------|------|
| Total Vacant housing units         | 1,435 | 100%  | 483 | 100%  | -952 |
| For rent                           | 997   | 69.5% | 193 | 40.0% | -804 |
| For sale only                      | 112   | 7.8%  | 11  | 2.3%  | -101 |
| Rented/sold, unoccupd.             | 122   | 8.5%  | 29  | 6.0%  | -93  |
| For seas. recr., occ.use           | 68    | 4.7%  | 91  | 18.8% | 23   |
| Other vacant                       | 136   | 9.5%  | 159 | 32.9% | 23   |

| <b>Race of Householder</b> |        |       |        |       |       |
|----------------------------|--------|-------|--------|-------|-------|
| Total Households           | 29,427 | 100%  | 30,505 | 100%  | 1,078 |
| White*                     | 22,952 | 78.0% | 22,354 | 73.3% | -598  |
| Black or Afr.American*     | 1,841  | 6.3%  | 1,266  | 4.2%  | -575  |
| Native American*           | 57     | 0.2%  | 37     | 0.1%  | -20   |
| Asian Pacific Islander*    | 2,381  | 8.1%  | 3,781  | 12.4% | 1,400 |
| Some other race*           | 107    | 0.4%  | 244    | 0.8%  | 137   |
| Hispanic or Latino         | 2,089  | 7.1%  | 2,098  | 6.9%  | 9     |

| <b>Age Groups</b> |        |       |        |       |      |
|-------------------|--------|-------|--------|-------|------|
| 5 - 17 yrs        | 4,278  | 6.1%  | 4,333  | 6.2%  | 55   |
| 17 yrs & under    | 6,966  | 9.9%  | 6,485  | 9.3%  | -481 |
| 18 yrs & over     | 63,318 | 90.1% | 63,163 | 90.7% | -155 |
| 21 yrs & over     | 56,424 | 80.3% | 57,229 | 82.2% | 805  |
| 62 yrs & over     | 8,164  | 11.6% | 7,493  | 10.8% | -671 |
| 65 yrs & over     | 7,116  | 10.1% | 6,549  | 9.4%  | -567 |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |      |
|---|--------|-------|--------|-------|------|
| All occupied housing units                  | 65,833 | 100%  | 65,928 | 100%  | 95   |
| Owner occupied                              | 14,557 | 22.1% | 13,904 | 21.1% | -653 |
| Renter occupied                             | 51,276 | 77.9% | 52,024 | 78.9% | 748  |

| <b>Population in Group Quarters</b> |       |  |       |  |      |
|-------------------------------------|-------|--|-------|--|------|
| Institutions & Group Qtrs.          | 4,451 |  | 3,720 |  | -731 |

Note: \* - non-Hispanic

Data: Census Summary File SF1(1990 & 2000)

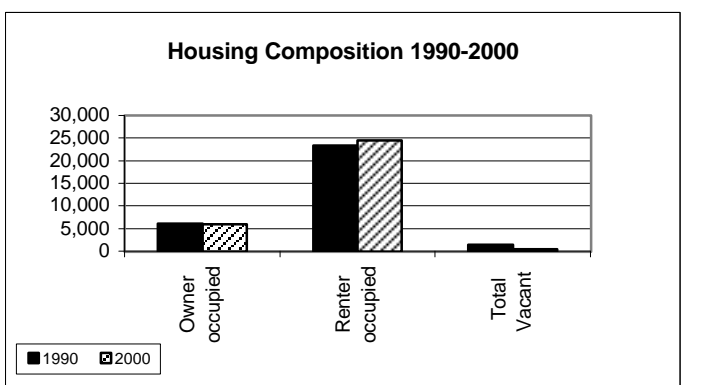
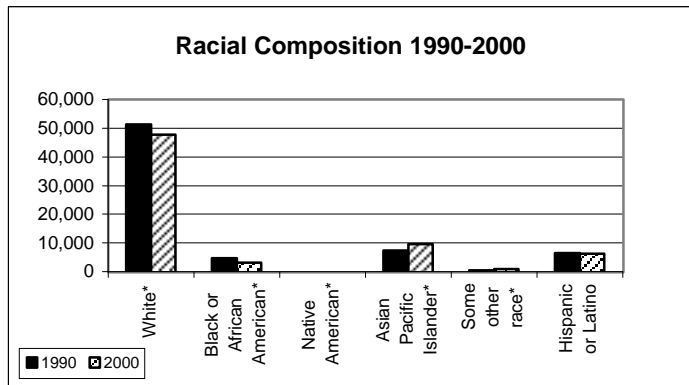


**Allston-Brighton**

**Census 2000**

|  | 1990   | % share | 2000   | % share | 1990-2000 change |
|--|--------|---------|--------|---------|------------------|
| <b>Persons per Household</b>                     |        |         |        |         |                  |
| One  | 10,304 | 35.0%   | 11,083 | 36.3%   | 779              |
| Two  | 9,971  | 33.9%   | 10,792 | 35.4%   | 821              |
| Three  | 4,461  | 15.2%   | 4,362  | 14.3%   | -99              |
| Four   | 2,698  | 9.2%    | 2,475  | 8.1%    | -223             |
| Five   | 1,116  | 3.8%    | 1,063  | 3.5%    | -53              |
| 6-or-more  | 877    | 3.0%    | 730    | 2.4%    | -147             |
| <b>Age of the Householder</b>                    |        |         |        |         |                  |
| 15 to 24   | 6,288  | 21.4%   | 7,026  | 23.0%   | 738              |
| 25 to 34   | 10,041 | 34.1%   | 10,447 | 34.2%   | 406              |
| 35 to 44   | 4,398  | 14.9%   | 4,034  | 13.2%   | -364             |
| 45 to 54   | 2,006  | 6.8%    | 2,932  | 9.6%    | 926              |
| 55 to 64   | 1,987  | 6.8%    | 1,873  | 6.1%    | -114             |
| 65 to 74   | 2,231  | 7.6%    | 1,861  | 6.1%    | -370             |
| 75 & Over  | 2,476  | 8.4%    | 2,332  | 7.6%    | -144             |
| <b>Households with Youth and Elderly Persons</b> |        |         |        |         |                  |
| At least one under 18 yrs.                       | 4,036  | 13.7%   | 3,670  | 12.0%   |                  |
| At least one 65 yrs & over                       | 5,177  | 17.6%   | 4,654  | 15.3%   |                  |

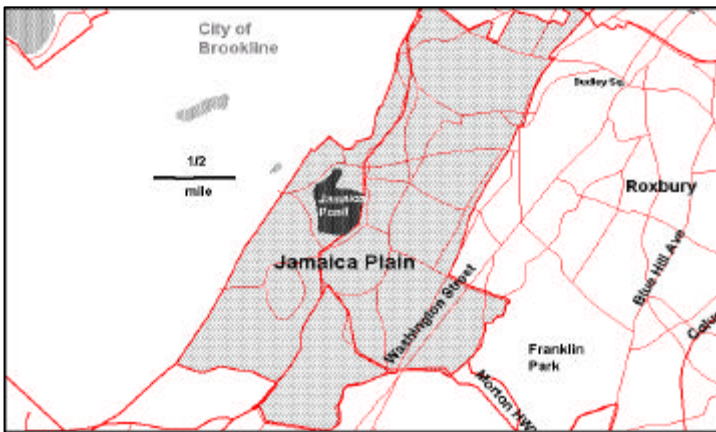
|   | 1990   | % share | 2000   | % share | 1990-2000 change |
|---|--------|---------|--------|---------|------------------|
| <b>Family Households</b>                        |        |         |        |         |                  |
| Family households                               | 10,663 | 36.2%   | 9,968  | 32.7%   | -695             |
| Married-couple family                           | 7,374  | 25.1%   | 6,937  | 22.7%   | -437             |
| Other family                                    | 3,289  | 11.2%   | 3,031  | 9.9%    | -258             |
| Male householder, no wife present               | 938    | 3.2%    | 939    | 3.1%    | 1                |
| Female householder, no husband present          | 2,351  | 8.0%    | 2,092  | 6.9%    | -259             |
| <b>Non Family Households</b>                    |        |         |        |         |                  |
| Nonfamily households                            | 18,764 | 63.8%   | 20,537 | 67.3%   | 1,773            |
| Living alone                                    | 10,304 | 35.0%   | 11,083 | 36.3%   | 779              |
| Not living alone                                | 8,460  | 28.7%   | 9,454  | 31.0%   | 994              |
| <b>Avr. Household Size By Type of Occupancy</b> |        |         |        |         |                  |
| Total Housing Units                             | 2.24   |         | 2.16   |         |                  |
| Owner occupied                                  | 2.39   |         | 2.33   |         |                  |
| Renter occupied                                 | 2.20   |         | 2.12   |         |                  |



Jamaica Plain is an economically and racially diverse neighborhood. It is also home to a mix of long-time residents, newcomers, families, and single professionals alike. Jamaica Pond with its lush surroundings is a centerpiece in Boston's landscape system forming an attractive recreational spot for local and citywide residents. Centre Street is the commercial center for much of the neighborhood, where ethnic and specialty restaurants flourish reflecting the neighborhood's unique, multicultural fabric. Mission Hill, which forms part of this Planning District, abuts the Longwood Medical and Academic Area, the largest hospital complex in the region. Such a distinctive location brings opportunities to the area residents as well as consequences of traffic, parking, institutional expansion and pollution.

# Jamaica Plain

9



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 3.07   |
| <b>Population:</b>               | 38,196 |
| <b>Housing Units:</b>            | 16,554 |
| <b>Gross Population Density:</b> | 12,442 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Lost the most population among all neighborhoods, falling by 2,997 or 7.3%, with the loss seen across the board in Latinos (-1,613 or -15.3%), followed by whites (-1,596 or -7.7%), then African-Americans (-1,265 or -16.5%) with gains evident only among Asians (+449 or +22.1%).

Maintained a fairly large number of children 17 and under (7,047) despite a loss of 1,583 or 12.5% of the age group.

Gained population in the 45-59 age group (+1,708) but recorded losses in all other adult groupings – young adults 18-24 (-534), adults aged 25-44 (-2,056), and elderly 60+ (-536).

Lost 611 housing units overall, but the addition of 726 to the market because of the drop in vacancy rate meant that there was a total of 115 more occupied units than in 1990, with a significant increase in owner-occupancy (+433) and a decrease in renter-occupancy (-318).

Dropped family households (-1,093) and increased non-family households (+1,211) with one and two persons households outpacing larger sized households.

**Planning District: Jamaica Plain**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

**Population**

|                   |        |      |        |       |        |
|-------------------|--------|------|--------|-------|--------|
| Total             | 41,193 | 100% | 38,196 | 100%  | -2,997 |
| one race          | ----   |      | 36,358 | 95.2% |        |
| two or more races | ----   |      | 1,838  | 4.8%  |        |

**Racial Composition**

|                            |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 20,626 | 50.1% | 19,030 | 49.8% | -1,596 |
| Black or African American* | 7,655  | 18.6% | 6,390  | 16.7% | -1,265 |
| Native American*           | 121    | 0.3%  | 100    | 0.3%  | -21    |
| Asian Pacific Islander*    | 2,036  | 4.9%  | 2,485  | 6.5%  | 449    |
| Some other race*           | 183    | 0.4%  | 180    | 0.5%  | -3     |
| Hispanic or Latino         | 10,571 | 25.7% | 8,958  | 23.5% | -1,613 |
| Two or more races*         | ----   |       | 1,053  | 2.8%  |        |

**Gender and Age Composition**

|                 |        |       |        |       |        |
|-----------------|--------|-------|--------|-------|--------|
| Male            | 19,552 | 47.5% | 18,065 | 47.3% | -1,487 |
| Female          | 21,639 | 52.5% | 20,131 | 52.7% | -1,508 |
| Male per Female | 0.9    |       | 0.9    |       |        |
| Below 5 years   | 2,958  | 7.2%  | 1,931  | 5.1%  | -1,027 |
| 5 to 9 years    | 2,380  | 5.8%  | 2,077  | 5.4%  | -303   |
| 10 to 14 years  | 2,052  | 5.0%  | 1,912  | 5.0%  | -140   |
| 15 to 17 years  | 1,240  | 3.0%  | 1,127  | 3.0%  | -113   |
| 18 to 19 years  | 1,375  | 3.3%  | 839    | 2.2%  | -536   |
| 20 years        | 801    | 1.9%  | 767    | 2.0%  | -34    |
| 21 years        | 803    | 1.9%  | 873    | 2.3%  | 70     |
| 22 to 24 years  | 2,930  | 7.1%  | 2,896  | 7.6%  | -34    |
| 25 to 29 years  | 5,335  | 13.0% | 4,467  | 11.7% | -868   |
| 30 to 34 years  | 4,782  | 11.6% | 3,939  | 10.3% | -843   |
| 35 to 39 years  | 3,696  | 9.0%  | 3,436  | 9.0%  | -260   |
| 40 to 44 years  | 2,876  | 7.0%  | 2,791  | 7.3%  | -85    |
| 45 to 49 years  | 1,828  | 4.4%  | 2,437  | 6.4%  | 609    |
| 50 to 54 years  | 1,367  | 3.3%  | 2,150  | 5.6%  | 783    |
| 55 to 59 years  | 1,142  | 2.8%  | 1,458  | 3.8%  | 316    |
| 60 & 61 years   | 467    | 1.1%  | 463    | 1.2%  | -4     |
| 62 to 64 years  | 743    | 1.8%  | 668    | 1.7%  | -75    |
| 65 to 69 years  | 1,109  | 2.7%  | 971    | 2.5%  | -138   |
| 70 to 74 years  | 939    | 2.3%  | 940    | 2.5%  | 1      |
| 75 to 79 years  | 850    | 2.1%  | 801    | 2.1%  | -49    |
| 80 to 84 years  | 720    | 1.7%  | 555    | 1.5%  | -165   |
| 85 years & over | 804    | 2.0%  | 698    | 1.8%  | -106   |

**Age Groups**

|                |        |       |        |       |        |
|----------------|--------|-------|--------|-------|--------|
| 5 - 17 yrs     | 5,672  | 13.8% | 5,116  | 13.4% | -556   |
| 17 yrs & under | 8,630  | 21.0% | 7,047  | 18.4% | -1,583 |
| 18 yrs & over  | 32,567 | 79.1% | 31,149 | 81.6% | -1,418 |
| 21 yrs & over  | 30,391 | 73.8% | 29,543 | 77.3% | -848   |
| 62 yrs & over  | 5,165  | 12.5% | 4,633  | 12.1% | -532   |
| 65 yrs & over  | 4,422  | 10.7% | 3,965  | 10.4% | -457   |

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

**Housing Units**

|                      |        |      |        |      |      |
|----------------------|--------|------|--------|------|------|
| Total Housing units  | 17,165 | 100% | 16,554 | 100% | -611 |
| As a % of City Stock | 6.8%   |      | 6.6%   |      |      |

**Occupancy Characteristics**

|                              |             |       |             |       |      |
|------------------------------|-------------|-------|-------------|-------|------|
| Total Occupied housing units | 15,653      | 91.2% | 15,768      | 95.3% | 115  |
| Owner occupied               | 4,541       | 26.5% | 4,974       | 30.0% | 433  |
| Renter occupied              | 11,112      | 64.7% | 10,794      | 65.2% | -318 |
| Total Vacant                 | 1,512       | 8.8%  | 786         | 4.7%  | -726 |
| <b>Vacancy Rate</b>          | <b>8.8%</b> |       | <b>4.7%</b> |       |      |

**Composition of Vacant Units**

|                            |       |       |     |       |      |
|----------------------------|-------|-------|-----|-------|------|
| Total Vacant housing units | 1,511 | 100%  | 786 | 100%  | -725 |
| For rent                   | 704   | 46.6% | 419 | 53.3% | -285 |
| For sale only              | 94    | 6.2%  | 53  | 6.7%  | -41  |
| Rented/sold, unoccupd.     | 215   | 14.2% | 53  | 6.7%  | -162 |
| For seas. recr., occ.use   | 28    | 1.9%  | 52  | 6.6%  | 24   |
| Other vacant               | 471   | 31.2% | 209 | 26.6% | -262 |

**Race of Householder**

|                         |        |       |        |       |      |
|-------------------------|--------|-------|--------|-------|------|
| Total Households        | 15,653 | 100%  | 15,768 | 100%  | 115  |
| White*                  | 9,129  | 58.3% | 9,059  | 57.5% | -70  |
| Black or Afr.American*  | 2,819  | 18.0% | 2,515  | 16.0% | -304 |
| Native American*        | 43     | 0.3%  | 37     | 0.2%  | -6   |
| Asian Pacific Islander* | 583    | 3.7%  | 834    | 5.3%  | 251  |
| Some other race*        | 46     | 0.3%  | 64     | 0.4%  | 18   |
| Hispanic or Latino      | 3,033  | 19.4% | 2,882  | 18.3% | -151 |

**Population in Occupied Housing Units**

|                            |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| All occupied housing units | 39,049 | 100%  | 36,626 | 100%  | -2,423 |
| Owner occupied             | 11,442 | 29.3% | 11,386 | 31.1% | -56    |
| Renter occupied            | 27,607 | 70.7% | 25,240 | 68.9% | -2,367 |

**Population in Group Quarters**

|                            |       |  |       |  |      |
|----------------------------|-------|--|-------|--|------|
| Institutions & Group Qtrs. | 2,144 |  | 1,570 |  | -574 |
|----------------------------|-------|--|-------|--|------|

Note: \* - non-Hispanic

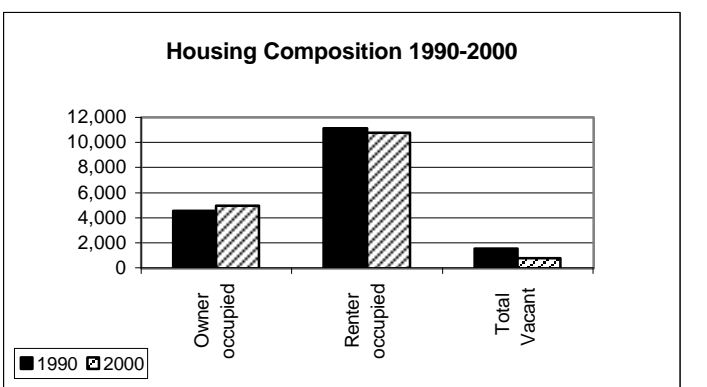
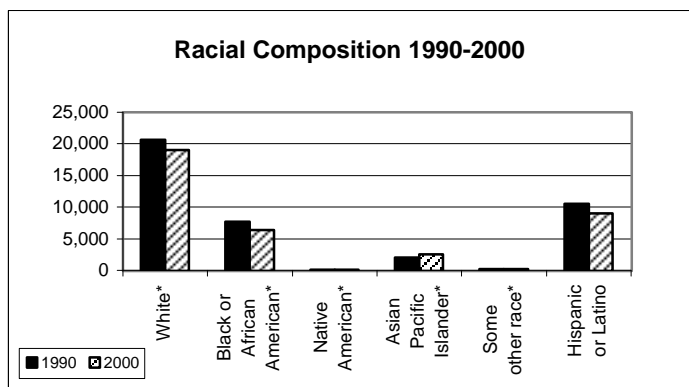
Data: Census Summary File SF1(1990 & 2000)

**Jamaica Plain**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 4,840 | 30.9%   | 5,296 | 33.6%   | 456              |
| Two  | 4,718 | 30.1%   | 5,125 | 32.5%   | 407              |
| Three  | 2,667 | 17.0%   | 2,512 | 15.9%   | -155             |
| Four   | 1,733 | 11.1%   | 1,574 | 10.0%   | -159             |
| Five   | 891   | 5.7%    | 755   | 4.8%    | -136             |
| 6-or-more  | 803   | 5.1%    | 506   | 3.2%    | -297             |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 1,294 | 8.3%    | 1,520 | 9.6%    | 226              |
| 25 to 34   | 4,615 | 29.5%   | 4,002 | 25.4%   | -613             |
| 35 to 44   | 3,860 | 24.7%   | 3,495 | 22.2%   | -365             |
| 45 to 54   | 1,959 | 12.5%   | 2,899 | 18.4%   | 940              |
| 55 to 64   | 1,428 | 9.1%    | 1,635 | 10.4%   | 207              |
| 65 to 74   | 1,257 | 8.0%    | 1,152 | 7.3%    | -105             |
| 75 & Over  | 1,243 | 7.9%    | 1,065 | 6.8%    | -178             |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 4,495 | 28.7%   | 3,783 | 24.0%   |                  |
| At least one 65 yrs & over                       | 2,843 | 18.2%   | 2,546 | 16.1%   |                  |

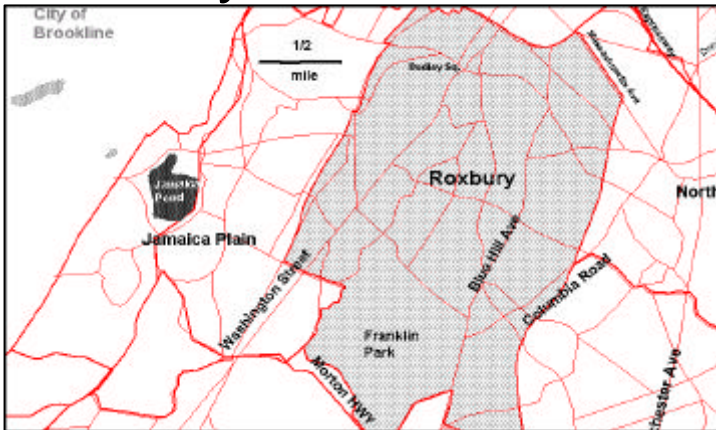
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 8,120 | 51.9%   | 7,027 | 44.6%   | -1,093           |
| Married-couple family                           | 4,418 | 28.2%   | 3,967 | 25.2%   | -451             |
| Other family                                    | 3,702 | 23.7%   | 3,060 | 19.4%   | -642             |
| Male householder, no wife present               | 703   | 4.5%    | 537   | 3.4%    | -166             |
| Female householder, no husband present          | 2,999 | 19.2%   | 2,523 | 16.0%   | -476             |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 7,530 | 48.1%   | 8,741 | 55.4%   | 1,211            |
| Living alone                                    | 4,839 | 30.9%   | 5,296 | 33.6%   | 457              |
| Not living alone                                | 2,691 | 17.2%   | 3,445 | 21.8%   | 754              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.49  |         | 2.32  |         |                  |
| Owner occupied                                  | 2.52  |         | 2.29  |         |                  |
| Renter occupied                                 | 2.48  |         | 2.34  |         |                  |



One of the oldest neighborhoods in Boston, Roxbury has long thrived as a vibrant community retaining its unique historic character and neighborhood qualities. A great number of parks, schools and churches reveal a rich history of Boston's architecture, landmarks and social change. Dudley Square has long been Roxbury's commercial hub, dating back to 1901 when the Elevated Railway along Washington Street established Dudley Square as the city's southernmost stop. Roxbury is experiencing a significant revitalization, evidenced by the creation of businesses in Dudley Square, many community-based efforts throughout the neighborhood, and the 2001 opening of the Grove Hall Mecca Shopping Center.

# Roxbury

10



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 3.94   |
| <b>Population:</b>               | 56,658 |
| <b>Housing Units:</b>            | 22,423 |
| <b>Gross Population Density:</b> | 14,380 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Lost 2,137 persons in total population – the second largest population decline among Boston neighborhoods - with a drop of 6,295 African-Americans and a gain of 2,426 Hispanics, making Roxbury home to the second largest Hispanic population in the city..

Gained 1,327 school aged children 5-17, but children below 5 years old dropped by 1,215.

Lost 1,257 young adults between ages 18-24 and another 2,087 between the ages of 25-34, and 781 elderly, but gained 1,876 in the 35-59 age group.

Dropped 735 housing units but with vacancy rate lowered and 904 units added to the market, occupied housing units rose by 169 – all owner occupied. Nevertheless there remained a total of 1,950 vacant units, of which 776 (39.8%) were for rent and 888 (45.5%) abandoned and boarded up.

Gained in one and two person households (+524) and non-family households (+464) at the expense of larger households (-353) and family households (-292), but still maintains a relatively large average household size – 2.73 - among Boston's neighborhoods.

Recorded a decrease of 125 in single parent families, but remained the neighborhood with the largest number of single parent families (8,708), with 7,471 headed by a single female and 1,237 by a single male.

**Planning District: Roxbury**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Population</b> |        |      |        |       |        |
|-------------------|--------|------|--------|-------|--------|
| Total             | 58,795 | 100% | 56,658 | 100%  | -2,137 |
| one race          | ----   |      | 53,093 | 93.7% |        |
| two or more races | ----   |      | 3,565  | 6.3%  |        |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 3,583  | 6.1%  | 2,742  | 4.8%  | -841   |
| Black or African American* | 41,736 | 71.0% | 35,441 | 62.6% | -6,295 |
| Native American*           | 220    | 0.4%  | 239    | 0.4%  | 19     |
| Asian Pacific Islander*    | 265    | 0.5%  | 355    | 0.6%  | 90     |
| Some other race*           | 1,593  | 2.7%  | 1,725  | 3.0%  | 132    |
| Hispanic or Latino         | 11,401 | 19.4% | 13,827 | 24.4% | 2,426  |
| Two or more races*         | ----   |       | 2,329  | 4.1%  |        |

| <b>Gender and Age Composition</b> |        |       |        |       |        |
|-----------------------------------|--------|-------|--------|-------|--------|
| Male                              | 26,861 | 45.7% | 25,643 | 45.3% | -1,218 |
| Female                            | 31,932 | 54.3% | 31,015 | 54.7% | -917   |
| Male per Female                   | 0.8    |       | 0.8    |       |        |
| Below 5 years                     | 5,729  | 9.7%  | 4,514  | 8.0%  | -1,215 |
| 5 to 9 years                      | 5,065  | 8.6%  | 5,620  | 9.9%  | 555    |
| 10 to 14 years                    | 4,761  | 8.1%  | 5,505  | 9.7%  | 744    |
| 15 to 17 years                    | 2,776  | 4.7%  | 2,804  | 4.9%  | 28     |
| 18 to 19 years                    | 1,917  | 3.3%  | 1,726  | 3.0%  | -191   |
| 20 years                          | 1,079  | 1.8%  | 862    | 1.5%  | -217   |
| 21 years                          | 933    | 1.6%  | 762    | 1.3%  | -171   |
| 22 to 24 years                    | 3,077  | 5.2%  | 2,399  | 4.2%  | -678   |
| 25 to 29 years                    | 5,468  | 9.3%  | 4,154  | 7.3%  | -1,314 |
| 30 to 34 years                    | 5,189  | 8.8%  | 4,416  | 7.8%  | -773   |
| 35 to 39 years                    | 4,266  | 7.3%  | 4,425  | 7.8%  | 159    |
| 40 to 44 years                    | 3,813  | 6.5%  | 4,066  | 7.2%  | 253    |
| 45 to 49 years                    | 2,899  | 4.9%  | 3,447  | 6.1%  | 548    |
| 50 to 54 years                    | 2,287  | 3.9%  | 2,978  | 5.3%  | 691    |
| 55 to 59 years                    | 2,030  | 3.5%  | 2,255  | 4.0%  | 225    |
| 60 & 61 years                     | 913    | 1.6%  | 787    | 1.4%  | -126   |
| 62 to 64 years                    | 1,181  | 2.0%  | 964    | 1.7%  | -217   |
| 65 to 69 years                    | 1,999  | 3.4%  | 1,519  | 2.7%  | -480   |
| 70 to 74 years                    | 1,391  | 2.4%  | 1,304  | 2.3%  | -87    |
| 75 to 79 years                    | 1,002  | 1.7%  | 1,028  | 1.8%  | 26     |
| 80 to 84 years                    | 551    | 0.9%  | 645    | 1.1%  | 94     |
| 85 years & over                   | 469    | 0.8%  | 478    | 0.8%  | 9      |

| <b>Age Groups</b> |        |       |        |       |        |
|-------------------|--------|-------|--------|-------|--------|
| 5 - 17 yrs        | 12,602 | 21.4% | 13,929 | 24.6% | 1,327  |
| 17 yrs & under    | 18,331 | 31.2% | 18,443 | 32.6% | 112    |
| 18 yrs & over     | 40,464 | 68.8% | 38,215 | 67.4% | -2,249 |
| 21 yrs & over     | 37,468 | 63.7% | 35,627 | 62.9% | -1,841 |
| 62 yrs & over     | 6,593  | 11.2% | 5,938  | 10.5% | -655   |
| 65 yrs & over     | 5,412  | 9.2%  | 4,974  | 8.8%  | -438   |

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Housing Units</b> |        |      |        |      |      |
|----------------------|--------|------|--------|------|------|
| Total Housing units  | 23,158 | 100% | 22,423 | 100% | -735 |
| As a % of City Stock | 9.2%   |      | 8.9%   |      |      |

| <b>Occupancy Characteristics</b> |              |       |             |       |      |
|----------------------------------|--------------|-------|-------------|-------|------|
| Total Occupied housing units     | 20,304       | 87.7% | 20,473      | 91.3% | 169  |
| Owner occupied                   | 4,486        | 19.4% | 4,655       | 20.8% | 169  |
| Renter occupied                  | 15,818       | 68.3% | 15,818      | 70.5% | 0    |
| Total Vacant                     | 2,854        | 12.3% | 1,950       | 8.7%  | -904 |
| <b>Vacancy Rate</b>              | <b>12.3%</b> |       | <b>8.7%</b> |       |      |

| <b>Composition of Vacant Units</b> |       |       |       |       |      |
|------------------------------------|-------|-------|-------|-------|------|
| Total Vacant housing units         | 2,853 | 100%  | 1,950 | 100%  | -903 |
| For rent                           | 1,521 | 53.3% | 776   | 39.8% | -745 |
| For sale only                      | 119   | 4.2%  | 67    | 3.4%  | -52  |
| Rented/sold, unoccupd.             | 511   | 17.9% | 176   | 9.0%  | -335 |
| For seas. recr., occ.use           | 13    | 0.5%  | 43    | 2.2%  | 30   |
| Other vacant                       | 631   | 24.2% | 888   | 45.5% | 257  |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 20,304 | 100%  | 20,473 | 100%  | 169    |
| White*                     | 1,290  | 6.4%  | 1,162  | 5.7%  | -128   |
| Black or Afr.American*     | 15,281 | 75.3% | 13,634 | 66.6% | -1,647 |
| Native American*           | 93     | 0.5%  | 98     | 0.5%  | 5      |
| Asian Pacific Islander*    | 64     | 0.3%  | 99     | 0.5%  | 35     |
| Some other race*           | 393    | 1.9%  | 505    | 2.5%  | 112    |
| Hispanic or Latino         | 3,184  | 15.7% | 4,135  | 20.2% | 951    |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |        |
|---|--------|-------|--------|-------|--------|
| All occupied housing units                  | 57,680 | 100%  | 55,903 | 100%  | -1,777 |
| Owner occupied                              | 13,684 | 23.7% | 13,643 | 24.4% | -41    |
| Renter occupied                             | 43,996 | 76.3% | 42,260 | 75.6% | -1,736 |

| <b>Population in Group Quarters</b> |       |  |     |  |      |
|-------------------------------------|-------|--|-----|--|------|
| Institutions & Group Qtrs.          | 1,115 |  | 755 |  | -360 |

Note: \* - non-Hispanic

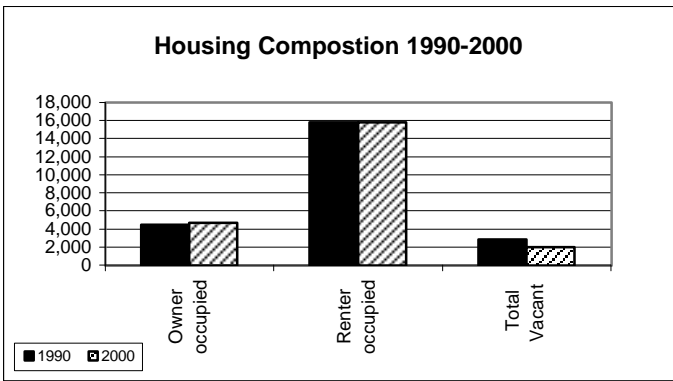
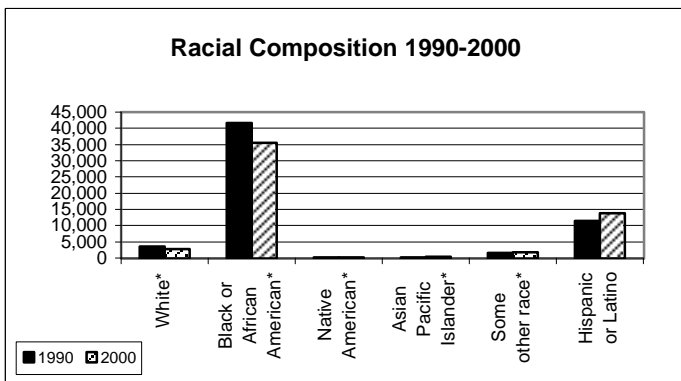
Data: Census Summary File SF1(1990 & 2000)

**Roxbury**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 5,611 | 27.6%   | 5,893 | 28.8%   | 282              |
| Two  | 4,825 | 23.8%   | 5,067 | 24.7%   | 242              |
| Three  | 3,673 | 18.1%   | 3,760 | 18.4%   | 87               |
| Four   | 2,764 | 13.6%   | 2,762 | 13.5%   | -2               |
| Five   | 1,683 | 8.3%    | 1,643 | 8.0%    | -40              |
| 6-or-more  | 1,746 | 8.6%    | 1,348 | 6.6%    | -398             |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 1,267 | 6.2%    | 1,175 | 5.7%    | -92              |
| 25 to 34   | 4,825 | 23.8%   | 4,258 | 20.8%   | -567             |
| 35 to 44   | 4,687 | 23.1%   | 4,963 | 24.2%   | 276              |
| 45 to 54   | 3,318 | 16.3%   | 3,968 | 19.4%   | 650              |
| 55 to 64   | 2,679 | 13.2%   | 2,645 | 12.9%   | -34              |
| 65 to 74   | 2,252 | 11.1%   | 1,950 | 9.5%    | -302             |
| 75 & Over  | 1,279 | 6.3%    | 1,514 | 7.4%    | 235              |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 8,997 | 44.3%   | 9,181 | 44.8%   |                  |
| At least one 65 yrs & over                       | 4,091 | 20.1%   | 4,036 | 19.7%   |                  |

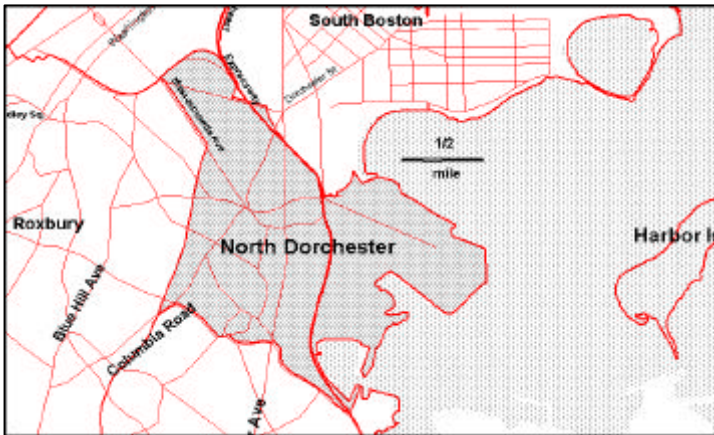
|   | 1990   | % share | 2000   | % share | 1990-2000 change |
|---|--------|---------|--------|---------|------------------|
| <b>Family Households</b>                        |        |         |        |         |                  |
| Family households                               | 13,624 | 67.1%   | 13,332 | 65.1%   | -292             |
| Married-couple family                           | 4,791  | 23.6%   | 4,624  | 22.6%   | -167             |
| Other family                                    | 8,833  | 43.5%   | 8,708  | 42.5%   | -125             |
| Male householder, no wife present               | 1,291  | 6.4%    | 1,237  | 6.0%    | -54              |
| Female householder, no husband present          | 7,542  | 37.1%   | 7,471  | 36.5%   | -71              |
| <b>Non Family Households</b>                    |        |         |        |         |                  |
| Nonfamily households                            | 6,677  | 32.9%   | 7,141  | 34.9%   | 464              |
| Living alone                                    | 5,612  | 27.6%   | 5,893  | 28.8%   | 281              |
| Not living alone                                | 1,065  | 5.2%    | 1,248  | 6.1%    | 183              |
| <b>Avr. Household Size By Type of Occupancy</b> |        |         |        |         |                  |
| Total Housing Units                             | 2.84   |         | 2.73   |         |                  |
| Owner occupied                                  | 3.05   |         | 2.93   |         |                  |
| Renter occupied                                 | 2.78   |         | 2.67   |         |                  |



North Dorchester is a community of diverse racial and ethnic make-up. As the northern half of the larger Dorchester neighborhood, it comprises some of the critical business and institutional locations of Boston such as the New Market Business District, the South Bay Mall, and the University of Massachusetts-Harbor Campus. Malibu Beach is a popular recreational area for the residents and the Dorchester Bay offers an exciting vista of the ocean. Uphams Corner has been an active business district with a number of community based organizations.

# North Dorchester

11



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 2.02   |
| <b>Population:</b>               | 28,775 |
| <b>Housing Units:</b>            | 10,311 |
| <b>Gross Population Density:</b> | 14,245 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Increased total population by 3,709, second only to East Boston in growth, with a decline in white population of 2,937, major gains in Asians (+2,198) and African Americans (+1,976), and a smaller gain in Hispanics (+485).

Gained population among all age groups between 5 years and 59 years, with school age children gaining 18.8% but with a decline in children under 5 (-272), and with elderly also decreasing in number (-422).

Added only 93 housing units but with the draw down in vacancy rate of 692, a total of 785 more units were occupied in 2000, most of them by renters (773); and the significant jump the number living in group quarters (+1,666) is due to the opening of the new Suffolk house of Correction.

Recorded the third largest household size (2.74) among Boston's neighborhoods and is one of the few with more than 50% of the households with three or more persons.

Gained non-family households (575) at more than twice the rate of family households (206)



**Planning District: North Dorchester**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Population</b> |        |      |        |       |       |
|-------------------|--------|------|--------|-------|-------|
| Total             | 25,066 | 100% | 28,775 | 100%  | 3,709 |
| one race          | ----   |      | 26,678 | 92.7% |       |
| two or more races | ----   |      | 2,097  | 7.3%  |       |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 13,178 | 52.6% | 10,241 | 35.6% | -2,937 |
| Black or African American* | 5,027  | 20.1% | 7,003  | 24.3% | 1,976  |
| Native American*           | 114    | 0.5%  | 114    | 0.4%  | 0      |
| Asian Pacific Islander*    | 1,590  | 6.3%  | 3,788  | 13.2% | 2,198  |
| Some other race*           | 1,566  | 6.2%  | 1,817  | 6.3%  | 251    |
| Hispanic or Latino         | 3,590  | 14.3% | 4,075  | 14.2% | 485    |
| Two or more races*         | ----   |       | 1,737  | 6.0%  |        |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 12,152 | 48.5% | 14,727 | 51.2% | 2,575 |
| Female                            | 12,913 | 51.5% | 14,048 | 48.8% | 1,135 |
| Male per Female                   | 0.9    |       | 1.0    |       |       |
| Below 5 years                     | 2,045  | 8.2%  | 1,773  | 6.2%  | -272  |
| 5 to 9 years                      | 1,865  | 7.4%  | 1,950  | 6.8%  | 85    |
| 10 to 14 years                    | 1,683  | 6.7%  | 2,105  | 7.3%  | 422   |
| 15 to 17 years                    | 990    | 3.9%  | 1,354  | 4.7%  | 364   |
| 18 to 19 years                    | 741    | 3.0%  | 1,025  | 3.6%  | 284   |
| 20 years                          | 367    | 1.5%  | 530    | 1.8%  | 163   |
| 21 years                          | 450    | 1.8%  | 567    | 2.0%  | 117   |
| 22 to 24 years                    | 1,665  | 6.6%  | 1,803  | 6.3%  | 138   |
| 25 to 29 years                    | 2,887  | 11.5% | 3,021  | 10.5% | 134   |
| 30 to 34 years                    | 2,538  | 10.1% | 2,723  | 9.5%  | 185   |
| 35 to 39 years                    | 2,008  | 8.0%  | 2,501  | 8.7%  | 493   |
| 40 to 44 years                    | 1,457  | 5.8%  | 2,093  | 7.3%  | 636   |
| 45 to 49 years                    | 1,084  | 4.3%  | 1,819  | 6.3%  | 735   |
| 50 to 54 years                    | 921    | 3.7%  | 1,357  | 4.7%  | 436   |
| 55 to 59 years                    | 812    | 3.2%  | 1,022  | 3.6%  | 210   |
| 60 & 61 years                     | 368    | 1.5%  | 355    | 1.2%  | -13   |
| 62 to 64 years                    | 526    | 2.1%  | 463    | 1.6%  | -63   |
| 65 to 69 years                    | 852    | 3.4%  | 648    | 2.3%  | -204  |
| 70 to 74 years                    | 753    | 3.0%  | 612    | 2.1%  | -141  |
| 75 to 79 years                    | 522    | 2.1%  | 482    | 1.7%  | -40   |
| 80 to 84 years                    | 337    | 1.3%  | 347    | 1.2%  | 10    |
| 85 years & over                   | 196    | 0.8%  | 225    | 0.8%  | 29    |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 4,538  | 18.1% | 5,409  | 18.8% | 871   |
| 17 yrs & under    | 6,583  | 26.3% | 7,182  | 25.0% | 599   |
| 18 yrs & over     | 18,484 | 73.7% | 21,593 | 75.0% | 3,109 |
| 21 yrs & over     | 17,376 | 69.3% | 20,038 | 69.6% | 2,662 |
| 62 yrs & over     | 3,186  | 12.7% | 2,777  | 9.7%  | -409  |
| 65 yrs & over     | 2,660  | 10.6% | 2,314  | 8.0%  | -346  |

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Housing Units</b> |        |      |        |      |    |
|----------------------|--------|------|--------|------|----|
| Total Housing units  | 10,218 | 100% | 10,311 | 100% | 93 |
| As a % of City Stock | 4.1%   |      | 4.1%   |      |    |

| <b>Occupancy Characteristics</b> |              |       |             |       |      |
|----------------------------------|--------------|-------|-------------|-------|------|
| Total Occupied housing units     | 8,991        | 88.0% | 9,776       | 94.8% | 785  |
| Owner occupied                   | 2,617        | 25.6% | 2,629       | 25.5% | 12   |
| Renter occupied                  | 6,374        | 62.4% | 7,147       | 69.3% | 773  |
| Total Vacant                     | 1,227        | 12.0% | 535         | 5.2%  | -692 |
| <b>Vacancy Rate</b>              | <b>12.0%</b> |       | <b>5.2%</b> |       |      |

| <b>Composition of Vacant Units</b> |       |       |     |       |      |
|------------------------------------|-------|-------|-----|-------|------|
| Total Vacant housing units         | 1,227 | 100%  | 535 | 100%  | -692 |
| For rent                           | 947   | 77.2% | 253 | 47.3% | -694 |
| For sale only                      | 90    | 7.3%  | 27  | 5.0%  | -63  |
| Rented/sold, unoccupd.             | 63    | 5.1%  | 15  | 2.8%  | -48  |
| For seas. recr., occ.use           | 5     | 0.4%  | 17  | 3.2%  | 12   |
| Other vacant                       | 122   | 9.9%  | 223 | 41.7% | 101  |

| <b>Race of Householder</b> |       |       |       |       |        |
|----------------------------|-------|-------|-------|-------|--------|
| Total Households           | 8,991 | 100%  | 9,776 | 100%  | 785    |
| White*                     | 5,622 | 62.5% | 4,598 | 47.0% | -1,024 |
| Black or Afr.American*     | 1,591 | 17.7% | 2,024 | 20.7% | 433    |
| Native American*           | 31    | 0.3%  | 32    | 0.3%  | 1      |
| Asian Pacific Islander*    | 386   | 4.3%  | 1,001 | 10.2% | 615    |
| Some other race*           | 358   | 4.0%  | 458   | 4.7%  | 100    |
| Hispanic or Latino         | 1,001 | 11.1% | 1,136 | 11.6% | 135    |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 24,744 | 100%  | 26,787 | 100%  | 2,043 |
| Owner occupied                              | 7,690  | 31.1% | 7,728  | 28.8% | 38    |
| Renter occupied                             | 17,054 | 68.9% | 19,059 | 71.2% | 2,005 |

| <b>Population in Group Quarters</b> |     |  |       |  |       |
|-------------------------------------|-----|--|-------|--|-------|
| Institutions & Group Qtrs.          | 322 |  | 1,988 |  | 1,666 |

Note: \* - non-Hispanic

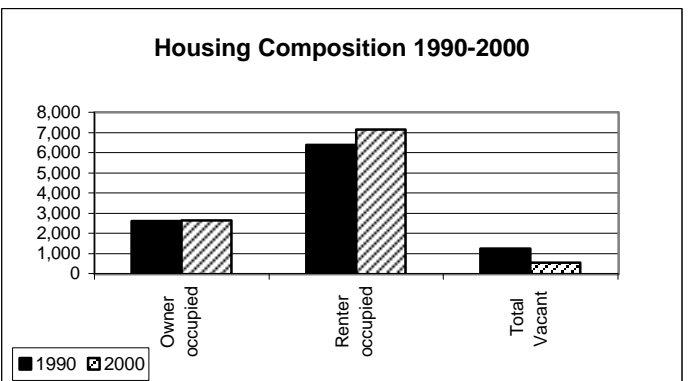
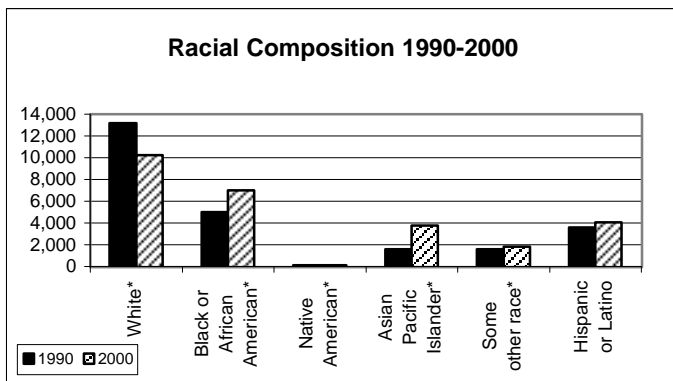
Data: Census Summary File SF1(1990 & 2000)

**North Dorchester**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 2,454 | 27.3%   | 2,742 | 28.0%   | 288              |
| Two  | 2,495 | 27.7%   | 2,623 | 26.8%   | 128              |
| Three  | 1,560 | 17.4%   | 1,673 | 17.1%   | 113              |
| Four   | 1,100 | 12.2%   | 1,256 | 12.8%   | 156              |
| Five   | 669   | 7.4%    | 777   | 7.9%    | 108              |
| 6-or-more  | 714   | 7.9%    | 705   | 7.2%    | -9               |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 656   | 7.3%    | 751   | 7.7%    | 95               |
| 25 to 34   | 2,374 | 26.4%   | 2,324 | 23.8%   | -50              |
| 35 to 44   | 1,951 | 21.7%   | 2,257 | 23.1%   | 306              |
| 45 to 54   | 1,167 | 13.0%   | 1,812 | 18.5%   | 645              |
| 55 to 64   | 1,075 | 12.0%   | 1,076 | 11.0%   | 1                |
| 65 to 74   | 1,043 | 11.6%   | 822   | 8.4%    | -221             |
| 75 & Over  | 728   | 8.1%    | 734   | 7.5%    | 6                |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 3,191 | 35.5%   | 3,611 | 36.9%   |                  |
| At least one 65 yrs & over                       | 2,064 | 23.0%   | 1,874 | 19.2%   |                  |

|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 5,567 | 61.9%   | 5,773 | 59.1%   | 206              |
| Married-couple family                           | 2,918 | 32.5%   | 2,963 | 30.3%   | 45               |
| Other family                                    | 2,649 | 29.5%   | 2,810 | 28.7%   | 161              |
| Male householder, no wife present               | 514   | 5.7%    | 601   | 6.1%    | 87               |
| Female householder, no husband present          | 2,135 | 23.7%   | 2,209 | 22.6%   | 74               |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 3,428 | 38.1%   | 4,003 | 40.9%   | 575              |
| Living alone                                    | 2,455 | 27.3%   | 2,742 | 28.0%   | 287              |
| Not living alone                                | 973   | 10.8%   | 1,261 | 12.9%   | 288              |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.75  |         | 2.74  |         |                  |
| Owner occupied                                  | 2.94  |         | 2.94  |         |                  |
| Renter occupied                                 | 2.68  |         | 2.67  |         |                  |



The southern half of Dorchester is a stable middle-class neighborhood, that is becoming increasingly diverse. A number of local parks and playgrounds such as Dorchester Park, Ronan Park, and Garvey Playground enhance the quality of residential life here. While Southeast Expressway offers instant access to Boston highways, Dorchester Avenue forms a busy axis around which many of the local business districts thrive. Neponset River Reservation forms the southern boundary separating the neighborhood from the adjoining town of Milton.

# South Dorchester

12



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 4      |
| <b>Population:</b>               | 63,340 |
| <b>Housing Units:</b>            | 22,615 |
| <b>Population Density:</b>       | 15,796 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Gained 2,669 in total population and is the second largest neighborhood in Boston following Allston-Brighton. (North Dorchester and South Dorchester combined, however, is the largest neighborhood.)

Lost 34.8% of its white population (-10,158) shifting the percentage of whites from 48.1% to 30.0%, while gaining 4,345 African-Americans, and tripling the number of Asians going from 2,010 to 6,066.

Increased the number of children 17 and under by 1,798 accounting for almost 29% of the total population and saw a major jump in the 25-59 group (+2,608), but experienced declines of more than 10% in young adults aged 18-24 (-876) and elderly (-842).

Added 251 units to its housing stock but with the draw down on vacant units of 682 resulted in a gain of 933 occupied units, 433 of which were owner occupied and 500 renter occupied.

Recorded the second largest household size of any neighborhood (2.90) and the largest household size among owner-occupied housing units (3.12), but showed no change from 1990.

Characterized largely as a neighborhood of family households (66.4%) with children because of large numbers of children (28.3% of the population) and large household sizes (50.2% with three or more persons).

**Planning District: South Dorchester**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 60,641 | 100%    | 63,340 | 100%    | 2,699            |
| one race          | ----   |         | 59,671 | 94.2%   |                  |
| two or more races | ----   |         | 3,669  | 5.8%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 22,364 | 100%    | 22,615 | 100%    | 251              |
| As a % of City Stock | 8.9%   |         | 9.0%   |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |         |
|----------------------------|--------|-------|--------|-------|---------|
| White*                     | 29,170 | 48.1% | 19,012 | 30.0% | -10,158 |
| Black or African American* | 22,087 | 36.4% | 26,432 | 41.7% | 4,345   |
| Native American*           | 212    | 0.3%  | 236    | 0.4%  | 24      |
| Asian Pacific Islander*    | 2,010  | 3.3%  | 6,066  | 9.6%  | 4,056   |
| Some other race*           | 947    | 1.6%  | 2,124  | 3.4%  | 1,177   |
| Hispanic or Latino         | 6,218  | 10.3% | 6,493  | 10.3% | 275     |
| Two or more races*         | ----   |       | 2,977  | 4.7%  |         |

| <b>Occupancy Characteristics</b> |             |       |             |       |      |
|----------------------------------|-------------|-------|-------------|-------|------|
| Total Occupied housing units     | 20,583      | 92.0% | 21,516      | 95.1% | 933  |
| Owner occupied                   | 8,134       | 36.4% | 8,567       | 37.9% | 433  |
| Renter occupied                  | 12,449      | 55.7% | 12,949      | 57.3% | 500  |
| Total Vacant                     | 1,781       | 8.0%  | 1,099       | 4.9%  | -682 |
| <b>Vacancy Rate</b>              | <b>8.0%</b> |       | <b>4.9%</b> |       |      |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 28,709 | 47.3% | 30,034 | 47.4% | 1,325 |
| Female                            | 31,932 | 52.7% | 33,306 | 52.6% | 1,374 |
| Male per Female                   | 0.9    |       | 0.9    |       |       |
| Below 5 years                     | 5,182  | 8.5%  | 4,498  | 7.1%  | -684  |
| 5 to 9 years                      | 4,457  | 7.3%  | 5,127  | 8.1%  | 670   |
| 10 to 14 years                    | 4,110  | 6.8%  | 5,282  | 8.3%  | 1,172 |
| 15 to 17 years                    | 2,405  | 4.0%  | 3,045  | 4.8%  | 640   |
| 18 to 19 years                    | 1,798  | 3.0%  | 1,784  | 2.8%  | -14   |
| 20 years                          | 965    | 1.6%  | 876    | 1.4%  | -89   |
| 21 years                          | 990    | 1.6%  | 836    | 1.3%  | -154  |
| 22 to 24 years                    | 3,488  | 5.8%  | 2,869  | 4.5%  | -619  |
| 25 to 29 years                    | 6,304  | 10.4% | 5,600  | 8.8%  | -704  |
| 30 to 34 years                    | 6,204  | 10.2% | 5,558  | 8.8%  | -646  |
| 35 to 39 years                    | 4,855  | 8.0%  | 5,083  | 8.0%  | 228   |
| 40 to 44 years                    | 3,726  | 6.1%  | 4,664  | 7.4%  | 938   |
| 45 to 49 years                    | 2,937  | 4.8%  | 4,156  | 6.6%  | 1,219 |
| 50 to 54 years                    | 2,407  | 4.0%  | 3,385  | 5.3%  | 978   |
| 55 to 59 years                    | 2,171  | 3.6%  | 2,766  | 4.4%  | 595   |
| 60 & 61 years                     | 916    | 1.5%  | 840    | 1.3%  | -76   |
| 62 to 64 years                    | 1,410  | 2.3%  | 1,171  | 1.8%  | -239  |
| 65 to 69 years                    | 1,944  | 3.2%  | 1,594  | 2.5%  | -350  |
| 70 to 74 years                    | 1,581  | 2.6%  | 1,508  | 2.4%  | -73   |
| 75 to 79 years                    | 1,184  | 2.0%  | 1,136  | 1.8%  | -48   |
| 80 to 84 years                    | 850    | 1.4%  | 804    | 1.3%  | -46   |
| 85 years & over                   | 768    | 1.3%  | 758    | 1.2%  | -10   |

| <b>Composition of Vacant Units</b> |       |       |       |       |      |
|------------------------------------|-------|-------|-------|-------|------|
| Total Vacant housing units         | 1,780 | 100%  | 1,099 | 100%  | -681 |
| For rent                           | 1,056 | 59.3% | 518   | 47.1% | -538 |
| For sale only                      | 161   | 9.0%  | 87    | 7.9%  | -74  |
| Rented/sold, unoccupd.             | 237   | 13.3% | 78    | 7.1%  | -159 |
| For seas. recr., occ.use           | 11    | 0.6%  | 26    | 2.4%  | 15   |
| Other vacant                       | 318   | 17.9% | 390   | 35.5% | 72   |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 20,583 | 100%  | 21,516 | 100%  | 933    |
| White*                     | 11,730 | 57.0% | 8,303  | 38.6% | -3,427 |
| Black or Afr.American*     | 6,468  | 31.4% | 8,479  | 39.4% | 2,011  |
| Native American*           | 67     | 0.3%  | 77     | 0.4%  | 10     |
| Asian Pacific Islander*    | 465    | 2.3%  | 1,422  | 6.6%  | 957    |
| Some other race*           | 223    | 1.1%  | 515    | 2.4%  | 292    |
| Hispanic or Latino         | 1,631  | 7.9%  | 1,796  | 8.3%  | 165    |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 59,719 | 100%  | 62,463 | 100%  | 2,744 |
| Owner occupied                              | 25,368 | 42.5% | 26,745 | 42.8% | 1,377 |
| Renter occupied                             | 34,351 | 57.5% | 35,718 | 57.2% | 1,367 |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 10,972 | 18.1% | 13,454 | 21.2% | 2,482 |
| 17 yrs & under    | 16,154 | 26.6% | 17,952 | 28.3% | 1,798 |
| 18 yrs & over     | 44,498 | 73.4% | 45,388 | 71.7% | 890   |
| 21 yrs & over     | 41,735 | 68.8% | 42,728 | 67.5% | 993   |
| 62 yrs & over     | 7,737  | 12.8% | 6,971  | 11.0% | -766  |
| 65 yrs & over     | 6,327  | 10.4% | 5,800  | 9.2%  | -527  |

| <b>Population in Group Quarters</b> |     |  |     |  |     |
|-------------------------------------|-----|--|-----|--|-----|
| Institutions & Group Qtrs.          | 922 |  | 877 |  | -45 |

Note: \* - non-Hispanic

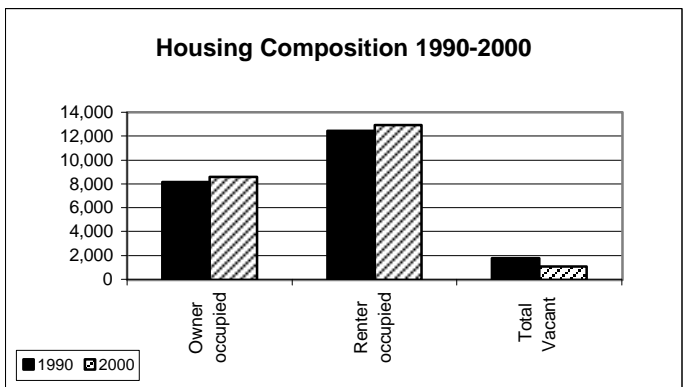
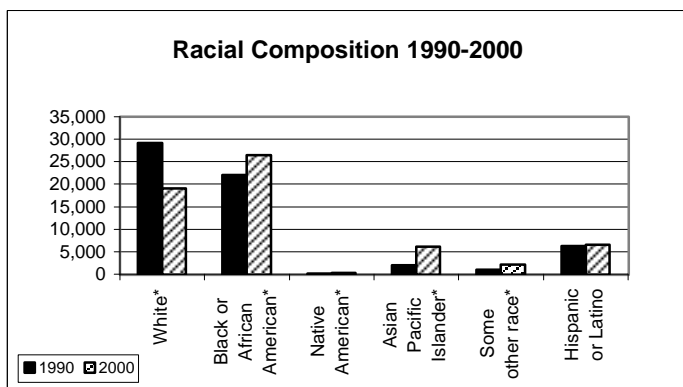
Data: Census Summary File SF1(1990 & 2000)

**South Dorchester**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 5,010 | 24.3%   | 5,309 | 24.7%   | 299              |
| Two  | 5,305 | 25.8%   | 5,398 | 25.1%   | 93               |
| Three  | 3,766 | 18.3%   | 3,923 | 18.2%   | 157              |
| Four   | 2,889 | 14.0%   | 3,131 | 14.6%   | 242              |
| Five   | 1,839 | 8.9%    | 2,033 | 9.4%    | 194              |
| 6-or-more  | 1,774 | 8.6%    | 1,722 | 8.0%    | -52              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 1,107 | 5.4%    | 970   | 4.5%    | -137             |
| 25 to 34   | 5,110 | 24.8%   | 4,653 | 21.6%   | -457             |
| 35 to 44   | 4,697 | 22.8%   | 5,249 | 24.4%   | 552              |
| 45 to 54   | 3,070 | 14.9%   | 4,330 | 20.1%   | 1,260            |
| 55 to 64   | 2,632 | 12.8%   | 2,801 | 13.0%   | 169              |
| 65 to 74   | 2,228 | 10.8%   | 1,880 | 8.7%    | -348             |
| 75 & Over  | 1,739 | 8.4%    | 1,633 | 7.6%    | -106             |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 7,971 | 38.7%   | 9,007 | 41.9%   |                  |
| At least one 65 yrs & over                       | 4,628 | 22.5%   | 4,340 | 20.2%   |                  |

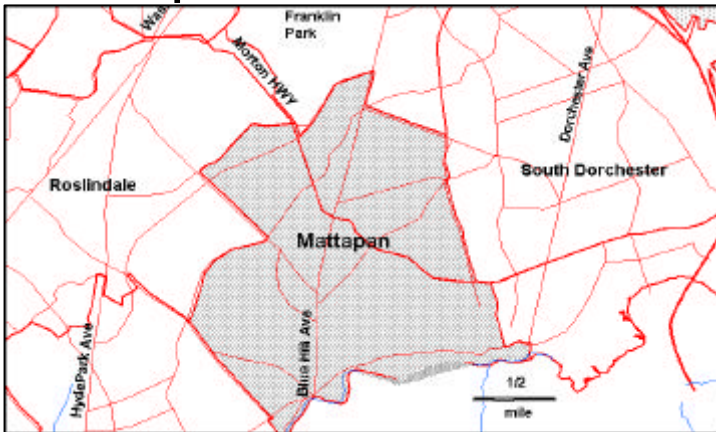
|   | 1990   | % share | 2000   | % share | 1990-2000 change |
|---|--------|---------|--------|---------|------------------|
| <b>Family Households</b>                        |        |         |        |         |                  |
| Family households                               | 13,891 | 67.5%   | 14,296 | 66.4%   | 405              |
| Married-couple family                           | 7,593  | 36.9%   | 7,167  | 33.3%   | -426             |
| Other family                                    | 6,298  | 30.6%   | 7,129  | 33.1%   | 831              |
| Male householder, no wife present               | 1,274  | 6.2%    | 1,424  | 6.6%    | 150              |
| Female householder, no husband present          | 5,024  | 24.4%   | 5,705  | 26.5%   | 681              |
| <b>Non Family Households</b>                    |        |         |        |         |                  |
| Nonfamily households                            | 6,698  | 32.5%   | 7,220  | 33.6%   | 522              |
| Living alone                                    | 5,009  | 24.3%   | 5,309  | 24.7%   | 300              |
| Not living alone                                | 1,689  | 8.2%    | 1,911  | 8.9%    | 222              |
| <b>Avr. Household Size By Type of Occupancy</b> |        |         |        |         |                  |
| Total Housing Units                             | 2.90   |         | 2.90   |         |                  |
| Owner occupied                                  | 3.12   |         | 3.12   |         |                  |
| Renter occupied                                 | 2.76   |         | 2.76   |         |                  |



Mattapan like other neighborhoods of the time, developed residentially and commercially, as the railroads and streetcars made downtown Boston increasingly more accessible. Now mostly residential, Mattapan is a mix of public housing, small apartment buildings, single homes, and two and three family houses. Mattapan Square, where Blue Hill Avenue, River Street and Cummins Highway meet, is the commercial heart of the neighborhood where many banks, law offices, restaurants, and retail shops thrive. Mattapan also has a significant amount of open space, including parts of Franklin Park, the former Boston State Hospital grounds, and the historic Forest Hills Cemetery.

# Mattapan

13



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 2.81   |
| <b>Population:</b>               | 37,607 |
| <b>Housing Units:</b>            | 13,101 |
| <b>Gross Population Density:</b> | 13,383 |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Shown an increase of 1,619 persons (4.5%) in total population over the decade, with a loss of 1,323 whites and 1,100 African-Americans made up by an increase of 2,201 Hispanics, resulting in the percentage of African-Americans dropping from 84.0% to 77.4% and Hispanics increasing 7.0% to 12.5%.

Characterized by a large number of families (74.2%) and children under 17 – 12,269 or 32.7% of the total population - up over 10% in the decade, and

Lost some young adults in the 18-24 group (-401) and persons in the 25-34 age group (-884) but saw a marked growth in population aged 35-59 (+1,065) and elderly (+641).

Gained a significant amount of housing stock (+863) that combined with the 417 reclaimed vacant units resulted in 1,280 more occupied housing units, three-quarters of which were renter occupied.

Recorded the largest average household size (2.97) among all the neighborhoods as those households with three or more persons account for 53.7% of all households.

**Planning District: Mattapan**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Population</b> |        |      |        |       |       |
|-------------------|--------|------|--------|-------|-------|
| Total             | 35,988 | 100% | 37,607 | 100%  | 1,619 |
| one race          | ----   |      | 35,544 | 94.5% |       |
| two or more races | ----   |      | 2,063  | 5.5%  |       |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 2,756  | 7.7%  | 1,433  | 3.8%  | -1,323 |
| Black or African American* | 30,216 | 84.0% | 29,116 | 77.4% | -1,100 |
| Native American*           | 119    | 0.3%  | 113    | 0.3%  | -6     |
| Asian Pacific Islander*    | 234    | 0.7%  | 347    | 0.9%  | 113    |
| Some other race*           | 151    | 0.4%  | 234    | 0.6%  | 83     |
| Hispanic or Latino         | 2,515  | 7.0%  | 4,716  | 12.5% | 2,201  |
| Two or more races*         | ----   |       | 1,648  | 4.4%  |        |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 16,907 | 47.0% | 17,111 | 45.5% | 204   |
| Female                            | 19,082 | 53.0% | 20,496 | 54.5% | 1,414 |
| Male per Female                   | 0.9    |       | 0.8    |       |       |
| Below 5 years                     | 3,292  | 9.1%  | 3,068  | 8.2%  | -224  |
| 5 to 9 years                      | 3,044  | 8.5%  | 3,670  | 9.8%  | 626   |
| 10 to 14 years                    | 2,812  | 7.8%  | 3,578  | 9.5%  | 766   |
| 15 to 17 years                    | 1,933  | 5.4%  | 1,953  | 5.2%  | 20    |
| 18 to 19 years                    | 1,204  | 3.3%  | 1,149  | 3.1%  | -55   |
| 20 years                          | 595    | 1.7%  | 538    | 1.4%  | -57   |
| 21 years                          | 560    | 1.6%  | 505    | 1.3%  | -55   |
| 22 to 24 years                    | 1,866  | 5.2%  | 1,632  | 4.3%  | -234  |
| 25 to 29 years                    | 3,318  | 9.2%  | 2,729  | 7.3%  | -589  |
| 30 to 34 years                    | 3,220  | 8.9%  | 2,925  | 7.8%  | -295  |
| 35 to 39 years                    | 2,911  | 8.1%  | 2,923  | 7.8%  | 12    |
| 40 to 44 years                    | 2,625  | 7.3%  | 2,548  | 6.8%  | -77   |
| 45 to 49 years                    | 2,227  | 6.2%  | 2,369  | 6.3%  | 142   |
| 50 to 54 years                    | 1,734  | 4.8%  | 2,177  | 5.8%  | 443   |
| 55 to 59 years                    | 1,251  | 3.5%  | 1,796  | 4.8%  | 545   |
| 60 & 61 years                     | 479    | 1.3%  | 615    | 1.6%  | 136   |
| 62 to 64 years                    | 638    | 1.8%  | 743    | 2.0%  | 105   |
| 65 to 69 years                    | 879    | 2.4%  | 997    | 2.7%  | 118   |
| 70 to 74 years                    | 558    | 1.6%  | 703    | 1.9%  | 145   |
| 75 to 79 years                    | 376    | 1.0%  | 491    | 1.3%  | 115   |
| 80 to 84 years                    | 249    | 0.7%  | 302    | 0.8%  | 53    |
| 85 years & over                   | 227    | 0.6%  | 196    | 0.5%  | -31   |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 7,789  | 21.6% | 9,201  | 24.5% | 1,412 |
| 17 yrs & under    | 11,081 | 30.8% | 12,269 | 32.6% | 1,188 |
| 18 yrs & over     | 24,917 | 69.2% | 25,338 | 67.4% | 421   |
| 21 yrs & over     | 23,118 | 64.2% | 23,651 | 62.9% | 533   |
| 62 yrs & over     | 2,927  | 8.1%  | 3,432  | 9.1%  | 505   |
| 65 yrs & over     | 2,289  | 6.4%  | 2,689  | 7.2%  | 400   |

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
|--|------|---------|------|---------|------------------|

| <b>Housing Units</b> |        |      |        |      |     |
|----------------------|--------|------|--------|------|-----|
| Total Housing units  | 12,238 | 100% | 13,101 | 100% | 863 |
| As a % of City Stock | 4.9%   |      | 5.2%   |      |     |

| <b>Occupancy Characteristics</b> |             |       |             |       |       |
|----------------------------------|-------------|-------|-------------|-------|-------|
| Total Occupied housing units     | 11,240      | 91.8% | 12,520      | 95.6% | 1,280 |
| Owner occupied                   | 4,099       | 33.5% | 4,418       | 33.7% | 319   |
| Renter occupied                  | 7,139       | 58.3% | 8,102       | 61.8% | 963   |
| Total Vacant                     | 998         | 8.2%  | 581         | 4.4%  |       |
| <b>Vacancy Rate</b>              | <b>8.2%</b> |       | <b>4.4%</b> |       |       |

| <b>Composition of Vacant Units</b> |     |       |     |       |      |
|------------------------------------|-----|-------|-----|-------|------|
| Total Vacant housing units         | 999 | 100%  | 581 | 100%  | -418 |
| For rent                           | 628 | 62.9% | 260 | 44.8% | -368 |
| For sale only                      | 89  | 8.9%  | 31  | 5.3%  | -58  |
| Rented/sold, unoccupd.             | 165 | 16.5% | 56  | 9.6%  | -109 |
| For seas. recr., occ.use           | 1   | 0.1%  | 8   | 1.4%  | 7    |
| Other vacant                       | 117 | 11.7% | 226 | 38.9% | 109  |

| <b>Race of Householder</b> |        |       |        |       |       |
|----------------------------|--------|-------|--------|-------|-------|
| Total Households           | 11,240 | 100%  | 12,520 | 100%  | 1,280 |
| White*                     | 1,010  | 9.0%  | 619    | 4.9%  | -391  |
| Black or Afr.American*     | 9,420  | 83.8% | 9,788  | 78.2% | 368   |
| Native American*           | 44     | 0.4%  | 47     | 0.4%  | 3     |
| Asian Pacific Islander*    | 57     | 0.5%  | 86     | 0.7%  | 29    |
| Some other race*           | 40     | 0.4%  | 62     | 0.5%  | 22    |
| Hispanic or Latino         | 669    | 6.0%  | 1,377  | 11.0% | 708   |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 35,229 | 100%  | 37,129 | 100%  | 1,900 |
| Owner occupied                              | 14,082 | 40.0% | 13,701 | 36.9% | -381  |
| Renter occupied                             | 21,147 | 60.0% | 23,428 | 63.1% | 2,281 |

| <b>Population in Group Quarters</b> |     |  |     |  |      |
|-------------------------------------|-----|--|-----|--|------|
| Institutions & Group Qtrs.          | 759 |  | 478 |  | -281 |

Note: \* - non-Hispanic

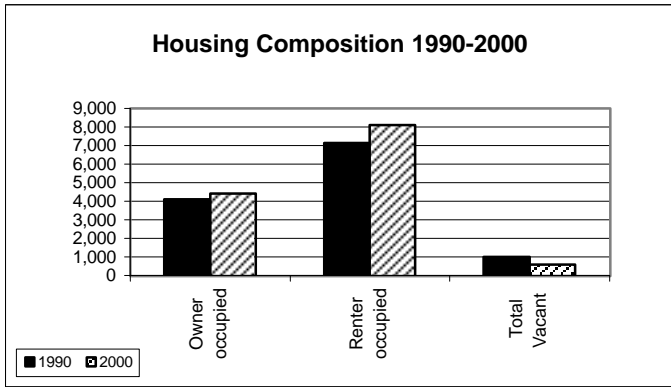
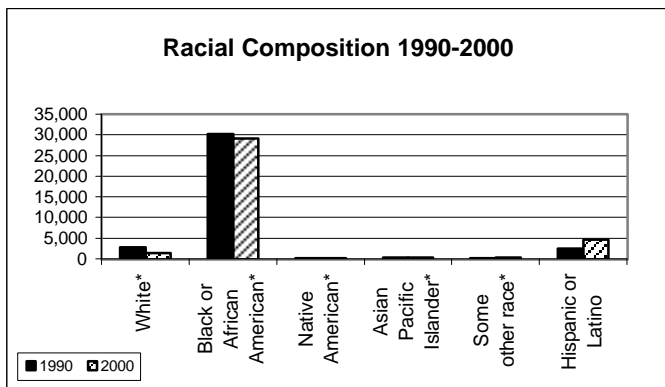
Data: Census Summary File SF1(1990 & 2000)

# Mattapan

# Census 2000

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 2,079 | 18.5%   | 2,625 | 21.0%   | 546              |
| Two  | 2,699 | 24.0%   | 3,173 | 25.3%   | 474              |
| Three  | 2,309 | 20.5%   | 2,604 | 20.8%   | 295              |
| Four   | 1,935 | 17.2%   | 1,982 | 15.8%   | 47               |
| Five   | 1,099 | 9.8%    | 1,197 | 9.6%    | 98               |
| 6-or-more  | 1,117 | 9.9%    | 939   | 7.5%    | -178             |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 597   | 5.3%    | 607   | 4.8%    | 10               |
| 25 to 34   | 2,625 | 23.4%   | 2,501 | 20.0%   | -124             |
| 35 to 44   | 2,980 | 26.5%   | 2,986 | 23.8%   | 6                |
| 45 to 54   | 2,405 | 21.4%   | 2,773 | 22.1%   | 368              |
| 55 to 64   | 1,377 | 12.3%   | 1,986 | 15.9%   | 609              |
| 65 to 74   | 853   | 7.6%    | 1,107 | 8.8%    | 254              |
| 75 & Over  | 402   | 3.6%    | 560   | 4.5%    | 158              |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 5,583 | 49.7%   | 6,245 | 49.9%   |                  |
| At least one 65 yrs & over                       | 1,629 | 14.5%   | 2,155 | 17.2%   |                  |

|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 8,652 | 77.0%   | 9,296 | 74.2%   | 644              |
| Married-couple family                           | 3,976 | 35.4%   | 3,816 | 30.5%   | -160             |
| Other family                                    | 4,676 | 41.6%   | 5,480 | 43.8%   | 804              |
| Male householder, no wife present               | 800   | 7.1%    | 872   | 7.0%    | 72               |
| Female householder, no husband present          | 3,876 | 34.5%   | 4,608 | 36.8%   | 732              |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 2,590 | 23.0%   | 3,224 | 25.8%   | 634              |
| Living alone                                    | 2,078 | 18.5%   | 2,625 | 21.0%   | 547              |
| Not living alone                                | 512   | 4.6%    | 599   | 4.8%    | 87               |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 3.13  |         | 2.97  |         |                  |
| Owner occupied                                  | 3.44  |         | 3.10  |         |                  |
| Renter occupied                                 | 2.96  |         | 2.89  |         |                  |

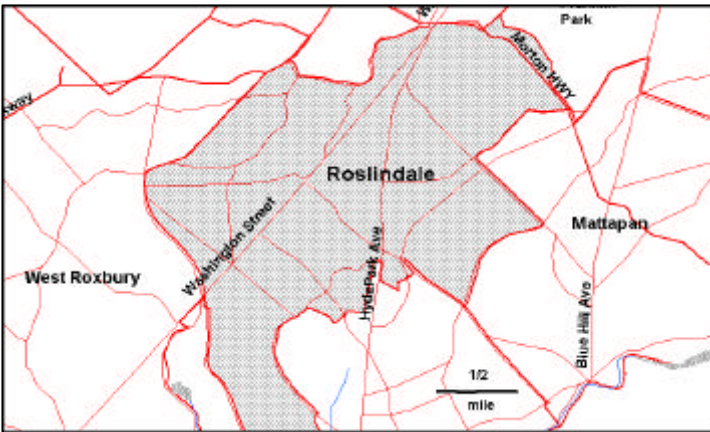




Originally part of Roxbury, Roslindale was the area's farming center well into the 19th Century and long considered a "garden suburb" of Boston. Construction of the Providence Railroad in 1834 opened the area further for residential development. Washington Street, built in 1804, became the main thoroughfare of the community, connecting the area to Boston and Rhode Island. Roslindale Square is an important commercial center which, since the 1980's, has experienced steady revitalization and recently received a "Main Street" award from the National Trust for Historic Preservation. This award acknowledges the neighborhood's efforts for historic and aesthetic preservation in conjunction with local economic revitalization.

# Roslindale

14



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 3.72   |
| <b>Population:</b>               | 34,618 |
| <b>Housing Units:</b>            | 13,247 |
| <b>Gross Population Density:</b> | 9,306  |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Gained 1,659 in total population with a loss of 6,192 whites – a 24.3% drop – and significant increases in African-Americans (+3,083) and Hispanics (+3,147) and a small increase in Asians (333).

Increased its number of children 17 and under by 1,286 or 28.4% and its adult population aged 35-59 by 3,253 or 37.9%, while young adults aged 18-24 declined some (-147) and both the 29-34 age group and the elderly decreased significantly (-1,350 or -17.8% and -995 or -15.5% respectively).

Added 330 housing units, and because vacant units declined by 355, total occupied units rose by 685, and these were about evenly split between owner occupied and renter occupied.

Added 480 one person households, more than double the 234 increase in households with two or more persons.

Decreased its number of family households by 153, with married-couple families dropping by 438 and single parent families rising by 285.

Decreased the average household size from 2.61 to 2.58, but still above the citywide average.

**Planning District: Roslindale**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 32,959 | 100%    | 34,618 | 100%    | 1,659            |
| one race          | ----   |         | 32,784 | 94.7%   |                  |
| two or more races | ----   |         | 1,834  | 5.3%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 12,917 | 100%    | 13,247 | 100%    | 330              |
| As a % of City Stock | 5.1%   |         | 5.3%   |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 25,509 | 77.4% | 19,317 | 55.8% | -6,192 |
| Black or African American* | 2,584  | 7.8%  | 5,667  | 16.4% | 3,083  |
| Native American*           | 44     | 0.1%  | 69     | 0.2%  | 25     |
| Asian Pacific Islander*    | 1,013  | 3.1%  | 1,346  | 3.9%  | 333    |
| Some other race*           | 53     | 0.2%  | 156    | 0.5%  | 103    |
| Hispanic or Latino         | 3,757  | 11.4% | 6,904  | 19.9% | 3,147  |
| Two or more races*         | ----   |       | 1,159  | 3.3%  |        |

| <b>Occupancy Characteristics</b> |             |       |             |       |      |
|----------------------------------|-------------|-------|-------------|-------|------|
| Total Occupied housing units     | 12,151      | 94.1% | 12,836      | 96.9% | 685  |
| Owner occupied                   | 5,650       | 43.7% | 5,999       | 45.3% | 349  |
| Renter occupied                  | 6,501       | 50.3% | 6,837       | 51.6% | 336  |
| Total Vacant                     | 766         | 5.9%  | 411         | 3.1%  | -355 |
| <b>Vacancy Rate</b>              | <b>5.9%</b> |       | <b>3.1%</b> |       |      |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 15,395 | 46.7% | 16,178 | 46.7% | 783   |
| Female                            | 17,565 | 53.3% | 18,440 | 53.3% | 875   |
| Male per Female                   | 0.9    |       | 0.9    |       |       |
| Below 5 years                     | 2,626  | 8.0%  | 2,236  | 6.5%  | -390  |
| 5 to 9 years                      | 1,996  | 6.1%  | 2,306  | 6.7%  | 310   |
| 10 to 14 years                    | 1,547  | 4.7%  | 2,289  | 6.6%  | 742   |
| 15 to 17 years                    | 984    | 3.0%  | 1,218  | 3.5%  | 234   |
| 18 to 19 years                    | 637    | 1.9%  | 942    | 2.7%  | 305   |
| 20 years                          | 423    | 1.3%  | 393    | 1.1%  | -30   |
| 21 years                          | 430    | 1.3%  | 365    | 1.1%  | -65   |
| 22 to 24 years                    | 1,737  | 5.3%  | 1,380  | 4.0%  | -357  |
| 25 to 29 years                    | 3,823  | 11.6% | 2,912  | 8.4%  | -911  |
| 30 to 34 years                    | 3,759  | 11.4% | 3,320  | 9.6%  | -439  |
| 35 to 39 years                    | 2,815  | 8.5%  | 3,155  | 9.1%  | 340   |
| 40 to 44 years                    | 1,956  | 5.9%  | 2,961  | 8.6%  | 1,005 |
| 45 to 49 years                    | 1,385  | 4.2%  | 2,585  | 7.5%  | 1,200 |
| 50 to 54 years                    | 1,176  | 3.6%  | 1,880  | 5.4%  | 704   |
| 55 to 59 years                    | 1,240  | 3.8%  | 1,244  | 3.6%  | 4     |
| 60 & 61 years                     | 552    | 1.7%  | 461    | 1.3%  | -91   |
| 62 to 64 years                    | 842    | 2.6%  | 655    | 1.9%  | -187  |
| 65 to 69 years                    | 1,300  | 3.9%  | 998    | 2.9%  | -302  |
| 70 to 74 years                    | 1,031  | 3.1%  | 964    | 2.8%  | -67   |
| 75 to 79 years                    | 934    | 2.8%  | 797    | 2.3%  | -137  |
| 80 to 84 years                    | 734    | 2.2%  | 631    | 1.8%  | -103  |
| 85 years & over                   | 1,034  | 3.1%  | 926    | 2.7%  | -108  |

| <b>Composition of Vacant Units</b> |     |       |     |       |      |
|------------------------------------|-----|-------|-----|-------|------|
| Total Vacant housing units         | 767 | 100%  | 411 | 100%  | -356 |
| For rent                           | 409 | 53.3% | 177 | 43.1% | -232 |
| For sale only                      | 124 | 16.2% | 34  | 8.3%  | -90  |
| Rented/sold, unoccupd.             | 73  | 9.5%  | 29  | 7.1%  | -44  |
| For seas. recr., occ.use           | 16  | 2.1%  | 20  | 4.9%  | 4    |
| Other vacant                       | 143 | 18.6% | 151 | 36.7% | 8    |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 12,151 | 100%  | 12,836 | 100%  | 685    |
| White*                     | 10,025 | 82.5% | 8,243  | 64.2% | -1,782 |
| Black or Afr.American*     | 794    | 6.5%  | 1,847  | 14.4% | 1,053  |
| Native American*           | 16     | 0.1%  | 23     | 0.2%  | 7      |
| Asian Pacific Islander*    | 272    | 2.2%  | 324    | 2.5%  | 52     |
| Some other race*           | 12     | 0.1%  | 44     | 0.3%  | 32     |
| Hispanic or Latino         | 1,035  | 8.5%  | 1,968  | 15.3% | 933    |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 4,527  | 13.7% | 5,813  | 16.8% | 1,286 |
| 17 yrs & under    | 7,153  | 21.7% | 8,049  | 23.3% | 896   |
| 18 yrs & over     | 25,808 | 78.3% | 26,569 | 76.7% | 761   |
| 21 yrs & over     | 24,748 | 75.1% | 25,234 | 72.9% | 486   |
| 62 yrs & over     | 5,875  | 17.8% | 4,971  | 14.4% | -904  |
| 65 yrs & over     | 5,033  | 15.3% | 4,316  | 12.5% | -717  |

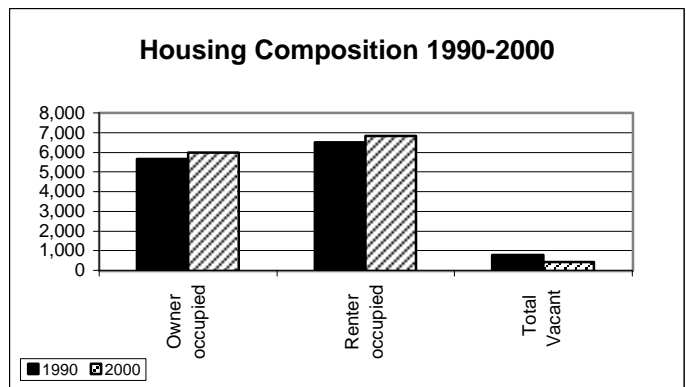
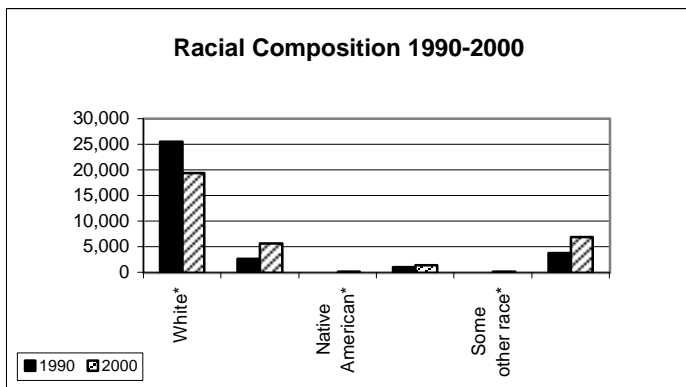
| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 31,751 | 100%  | 33,162 | 100%  | 1,411 |
| Owner occupied                              | 15,656 | 49.3% | 16,506 | 49.8% | 850   |
| Renter occupied                             | 16,095 | 50.7% | 16,656 | 50.2% | 561   |

| <b>Population in Group Quarters</b> |       |  |       |  |     |
|-------------------------------------|-------|--|-------|--|-----|
| Institutions & Group Qtrs.          | 1,208 |  | 1,456 |  | 248 |

Note: \* - non-Hispanic

Data: Census Summary File SF1(1990 & 2000)

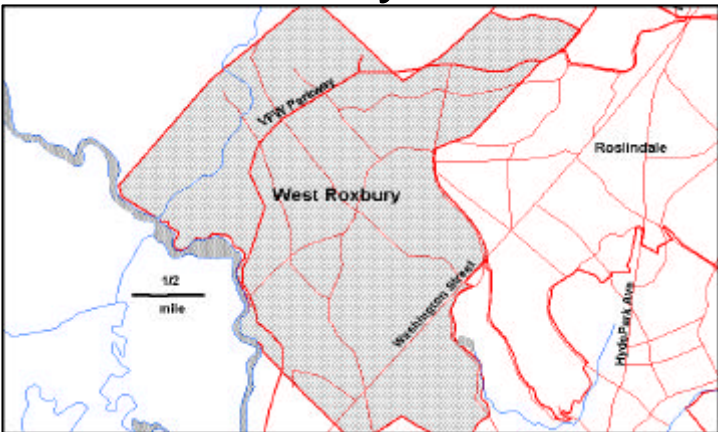
|                               | 1990  | % share | 2000  | % share | 1990-2000 change |  | 1990  | % share | 2000  | % share | 1990-2000 change |
|-------------------------------|-------|---------|-------|---------|------------------|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>  |       |         |       |         |                  | <b>Family Households</b>                         |       |         |       |         |                  |
| One                           | 3,135 | 25.8%   | 3,615 | 28.2%   | 480              | Family households                                | 7,927 | 65.2%   | 7,774 | 60.6%   | -153             |
| Two                           | 3,756 | 30.9%   | 3,808 | 29.7%   | 52               | Married-couple family                            | 5,309 | 43.7%   | 4,871 | 37.9%   | -438             |
| Three                         | 2,168 | 17.8%   | 2,215 | 17.3%   | 47               | Other family                                     | 2,618 | 21.5%   | 2,903 | 22.6%   | 285              |
| Four                          | 1,685 | 13.9%   | 1,754 | 13.7%   | 69               | Male householder,<br>no wife present             | 540   | 4.4%    | 614   | 4.8%    | 74               |
| Five                          | 899   | 7.4%    | 870   | 6.8%    | -29              | Female householder,<br>no husband present        | 2,078 | 17.1%   | 2,289 | 17.8%   | 211              |
| 6-or-more                     | 508   | 4.2%    | 574   | 4.5%    | 66               | <b>Non Family Households</b>                     |       |         |       |         |                  |
| <b>Age of the Householder</b> |       |         |       |         |                  | Nonfamily households                             | 4,225 | 34.8%   | 5,062 | 39.4%   | 837              |
| 15 to 24                      | 509   | 4.2%    | 511   | 4.0%    | 2                | Living alone                                     | 3,135 | 25.8%   | 3,615 | 28.2%   | 480              |
| 25 to 34                      | 3,229 | 26.6%   | 2,717 | 21.2%   | -512             | Not living alone                                 | 1,090 | 9.0%    | 1,447 | 11.3%   | 357              |
| 35 to 44                      | 2,548 | 21.0%   | 3,228 | 25.1%   | 680              | <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| 45 to 54                      | 1,440 | 11.9%   | 2,573 | 20.0%   | 1,133            | At least one under 18 yrs.                       | 3,881 | 31.9%   | 4,341 | 33.8%   |                  |
| 55 to 64                      | 1,548 | 12.7%   | 1,398 | 10.9%   | -150             | At least one 65 yrs & over                       | 3,238 | 26.6%   | 2,823 | 22.0%   |                  |
| 65 to 74                      | 1,480 | 12.2%   | 1,212 | 9.4%    | -268             | <b>Avr. Household Size By Type of Occupancy</b>  |       |         |       |         |                  |
| 75 & Over                     | 1,399 | 11.5%   | 1,197 | 9.3%    | -202             | Total Housing Units                              | 2.61  |         | 2.58  |         |                  |
|                               |       |         |       |         |                  | Owner occupied                                   | 2.77  |         | 2.75  |         |                  |
|                               |       |         |       |         |                  | Renter occupied                                  | 2.48  |         | 2.44  |         |                  |



West Roxbury is truly a suburban neighborhood. Its tree-lined streets and single family homes give a suburban feel in an urban setting. West Roxbury's main thoroughfare is Centre Street, lined with local restaurants and commercial establishments. West Roxbury was originally part of the town of Roxbury and was mainly used as farmland. West Roxbury formed its own government in 1851 and was annexed by Boston in 1874. In the 1840s, the neighborhood was home to an experimental utopian community, Brook Farm, which attracted notable writers like Emerson, Hawthorne, and Thoreau. Like its neighboring communities, West Roxbury's residential development grew with the construction of the West Roxbury branch of the Boston and Providence Railroad; the area grew further with the development of electric streetcars.

# West Roxbury

15



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 5.47   |
| <b>Population:</b>               | 28,753 |
| <b>Housing Units:</b>            | 12,397 |
| <b>Gross Population Density:</b> | 5,256  |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Recorded a small drop (-953) in total population driven by the decrease in whites (-3,983) and increase of 2,556 minorities (African-Americans +1,246, Hispanics +684, Asians +526), though the white population remains high at 84% of the total.

Gained 959 children under 17 – a 20.3% increase which raised the population of children from 15.9% in 1990 to 10.7 today, while at the same time the elderly population dropped by 1,146 dropping three percentage points from 27.6% of the population in 1990 to 24.6 in 2000.

Lost a significant number of young adults 18-24 (-1,169) and adults 25-34 (1,324) but the older population ages 35-59 showed strong growth of 1,725.

Lost 553 housing units – the third largest drop in the city and the only neighborhood in the city to record a decline in total occupied housing units (-322), driven primarily by a significant decline in renter occupied units (-419), and despite the fact that its vacancy rate declined from 4.2% to 2.5%.

Decreased its average household size slightly going from 2.35 to 2.32 because one and two persons households declined (-316) and three or more remained steady.

Recorded a decline in families (-244), which still make up most of the households, and the number of non-family households as well (-78) with the number of single parent families increasing by 94.

**Planning District: West Roxbury**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 29,706 | 100%    | 28,753 | 100%    | -953             |
| one race          | ----   |         | 28,148 | 97.9%   |                  |
| two or more races | ----   |         | 605    | 2.1%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 12,950 | 100%    | 12,397 | 100%    | -553             |
| As a % of City Stock | 5.2%   |         | 4.9%   |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 28,012 | 94.3% | 24,029 | 83.6% | -3,983 |
| Black or African American* | 472    | 1.6%  | 1,718  | 6.0%  | 1,246  |
| Native American*           | 23     | 0.1%  | 58     | 0.2%  | 35     |
| Asian Pacific Islander*    | 564    | 1.9%  | 1,090  | 3.8%  | 526    |
| Some other race*           | 10     | 0.0%  | 75     | 0.3%  | 65     |
| Hispanic or Latino         | 625    | 2.1%  | 1,309  | 4.6%  | 684    |
| Two or more races*         | ----   |       | 474    | 1.6%  |        |

| <b>Occupancy Characteristics</b> |             |             |             |       |      |
|----------------------------------|-------------|-------------|-------------|-------|------|
| Total Occupied housing units     | 12,405      | 95.8%       | 12,083      | 97.5% | -322 |
| Owner occupied                   | 7,652       | 59.1%       | 7,749       | 62.5% | 97   |
| Renter occupied                  | 4,753       | 36.7%       | 4,334       | 35.0% | -419 |
| Total Vacant                     | 545         | 4.2%        | 314         | 2.5%  | -231 |
| <b>Vacancy Rate</b>              | <b>4.2%</b> | <b>0.0%</b> | <b>2.5%</b> |       |      |

| <b>Gender and Age Composition</b> |        |       |        |       |        |
|-----------------------------------|--------|-------|--------|-------|--------|
| Male                              | 13,327 | 44.9% | 13,083 | 45.5% | -244   |
| Female                            | 16,379 | 55.1% | 15,670 | 54.5% | -709   |
| Male per Female                   | 0.8    |       | 0.8    |       |        |
| Below 5 years                     | 1,685  | 5.7%  | 1,918  | 6.7%  | 233    |
| 5 to 9 years                      | 1,317  | 4.4%  | 1,613  | 5.6%  | 296    |
| 10 to 14 years                    | 1,052  | 3.5%  | 1,389  | 4.8%  | 337    |
| 15 to 17 years                    | 666    | 2.2%  | 759    | 2.6%  | 93     |
| 18 to 19 years                    | 545    | 1.8%  | 394    | 1.4%  | -151   |
| 20 years                          | 305    | 1.0%  | 172    | 0.6%  | -133   |
| 21 years                          | 329    | 1.1%  | 195    | 0.7%  | -134   |
| 22 to 24 years                    | 1,527  | 5.1%  | 776    | 2.7%  | -751   |
| 25 to 29 years                    | 3,065  | 10.3% | 1,987  | 6.9%  | -1,078 |
| 30 to 34 years                    | 2,873  | 9.7%  | 2,627  | 9.1%  | -246   |
| 35 to 39 years                    | 2,324  | 7.8%  | 2,426  | 8.4%  | 102    |
| 40 to 44 years                    | 1,826  | 6.1%  | 2,261  | 7.9%  | 435    |
| 45 to 49 years                    | 1,370  | 4.6%  | 2,059  | 7.2%  | 689    |
| 50 to 54 years                    | 1,293  | 4.4%  | 1,802  | 6.3%  | 509    |
| 55 to 59 years                    | 1,344  | 4.5%  | 1,334  | 4.6%  | -10    |
| 60 & 61 years                     | 673    | 2.3%  | 542    | 1.9%  | -131   |
| 62 to 64 years                    | 994    | 3.3%  | 708    | 2.5%  | -286   |
| 65 to 69 years                    | 1,696  | 5.7%  | 1,195  | 4.2%  | -501   |
| 70 to 74 years                    | 1,473  | 5.0%  | 1,380  | 4.8%  | -93    |
| 75 to 79 years                    | 1,430  | 4.8%  | 1,269  | 4.4%  | -161   |
| 80 to 84 years                    | 996    | 3.4%  | 945    | 3.3%  | -51    |
| 85 years & over                   | 925    | 3.1%  | 1,002  | 3.5%  | 77     |

| <b>Composition of Vacant Units</b> |     |       |     |       |      |
|------------------------------------|-----|-------|-----|-------|------|
| Total Vacant housing units         | 545 | 100%  | 314 | 100%  | -231 |
| For rent                           | 275 | 50.5% | 77  | 24.5% | -198 |
| For sale only                      | 125 | 22.9% | 40  | 12.7% | -85  |
| Rented/sold, unoccupd.             | 49  | 9.0%  | 31  | 9.9%  | -18  |
| For seas. recr., occ.use           | 16  | 2.9%  | 33  | 10.5% | 17   |
| Other vacant                       | 80  | 14.7% | 133 | 42.4% | 53   |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 12,405 | 100%  | 12,083 | 100%  | -322   |
| White*                     | 11,837 | 95.4% | 10,514 | 87.0% | -1,323 |
| Black or Afr.American*     | 174    | 1.4%  | 585    | 4.8%  | 411    |
| Native American*           | 9      | 0.1%  | 24     | 0.2%  | 15     |
| Asian Pacific Islander*    | 179    | 1.4%  | 361    | 3.0%  | 182    |
| Some other race*           | 4      | 0.0%  | 18     | 0.1%  | 14     |
| Hispanic or Latino         | 202    | 1.6%  | 418    | 3.5%  | 216    |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |        |
|---|--------|-------|--------|-------|--------|
| All occupied housing units                  | 29,099 | 100%  | 28,019 | 100%  | -1,080 |
| Owner occupied                              | 20,165 | 69.3% | 19,428 | 69.3% | -737   |
| Renter occupied                             | 8,934  | 30.7% | 8,591  | 30.7% | -343   |

| <b>Age Groups</b> |        |       |        |       |        |
|-------------------|--------|-------|--------|-------|--------|
| 5 - 17 yrs        | 3,035  | 10.2% | 3,761  | 13.1% | 726    |
| 17 yrs & under    | 4,720  | 15.9% | 5,679  | 19.8% | 959    |
| 18 yrs & over     | 24,988 | 84.1% | 23,074 | 80.2% | -1,914 |
| 21 yrs & over     | 24,138 | 81.3% | 22,508 | 78.3% | -1,630 |
| 62 yrs & over     | 7,514  | 25.3% | 6,499  | 22.6% | -1,015 |
| 65 yrs & over     | 6,520  | 21.9% | 5,791  | 20.1% | -729   |

| <b>Population in Group Quarters</b> |     |  |     |  |     |
|-------------------------------------|-----|--|-----|--|-----|
| Institutions & Group Qtrs.          | 607 |  | 734 |  | 127 |

Note: \* - non-Hispanic

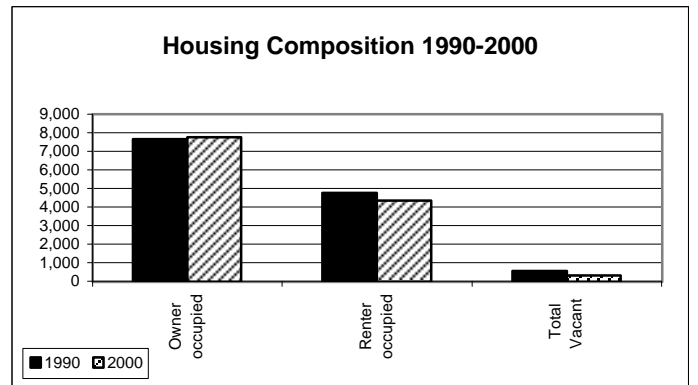
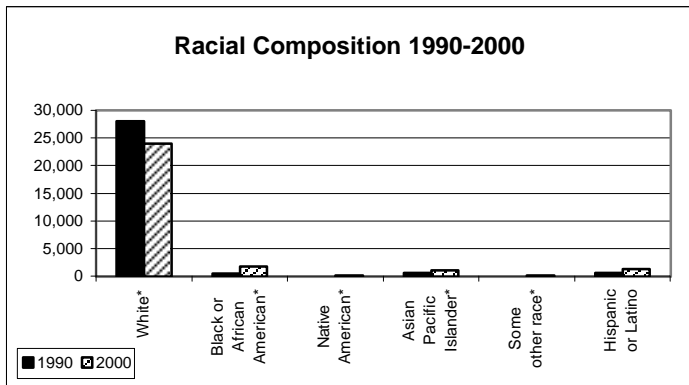
Data: Census Summary File SF1(1990 & 2000)

**West Roxbury**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 4,032 | 32.5%   | 3,932 | 32.5%   | -100             |
| Two  | 4,131 | 33.3%   | 3,915 | 32.4%   | -216             |
| Three  | 1,823 | 14.7%   | 1,955 | 16.2%   | 132              |
| Four   | 1,348 | 10.9%   | 1,389 | 11.5%   | 41               |
| Five   | 675   | 5.4%    | 628   | 5.2%    | -47              |
| 6-or-more  | 396   | 3.2%    | 264   | 2.2%    | -132             |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 355   | 2.9%    | 239   | 2.0%    | -116             |
| 25 to 34   | 2,470 | 19.9%   | 2,059 | 17.0%   | -411             |
| 35 to 44   | 2,246 | 18.1%   | 2,501 | 20.7%   | 255              |
| 45 to 54   | 1,470 | 11.9%   | 2,210 | 18.3%   | 740              |
| 55 to 64   | 1,719 | 13.9%   | 1,515 | 12.5%   | -204             |
| 65 to 74   | 2,058 | 16.6%   | 1,591 | 13.2%   | -467             |
| 75 & Over  | 2,087 | 16.8%   | 1,968 | 16.3%   | -119             |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 2,608 | 21.0%   | 3,212 | 26.6%   |                  |
| At least one 65 yrs & over                       | 4,493 | 36.2%   | 3,916 | 32.4%   |                  |

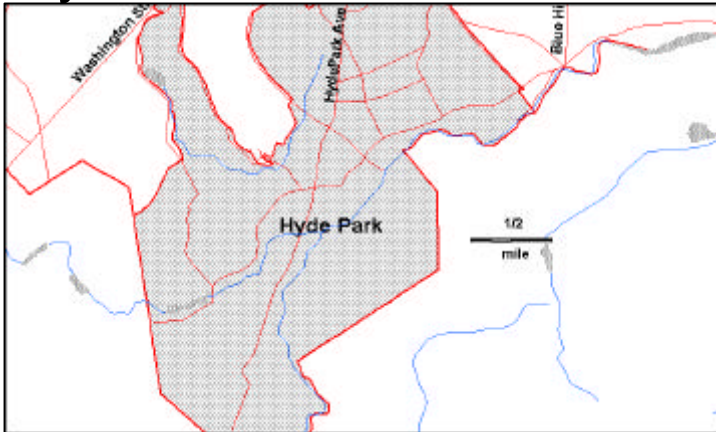
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 7,508 | 60.5%   | 7,264 | 60.1%   | -244             |
| Married-couple family                           | 5,700 | 45.9%   | 5,362 | 44.4%   | -338             |
| Other family                                    | 1,808 | 14.6%   | 1,902 | 15.7%   | 94               |
| Male householder, no wife present               | 427   | 3.4%    | 419   | 3.5%    | -8               |
| Female householder, no husband present          | 1,381 | 11.1%   | 1,483 | 12.3%   | 102              |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 4,897 | 39.5%   | 4,819 | 39.9%   | -78              |
| Living alone                                    | 4,032 | 32.5%   | 3,932 | 32.5%   | -100             |
| Not living alone                                | 865   | 7.0%    | 887   | 7.3%    | 22               |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.35  |         | 2.32  |         |                  |
| Owner occupied                                  | 2.64  |         | 2.51  |         |                  |
| Renter occupied                                 | 1.88  |         | 1.98  |         |                  |



Hyde Park, the southernmost neighborhood, was the last town annexed to Boston in 1912. Today, Hyde Park is a true blend of city and suburb, maintaining significant open spaces, including the George Wright Municipal Golf Course and the 450 acre Stony Brook Reservation. Home to Boston's 47th Mayor, Thomas M. Menino, Hyde Park has always been involved in the politics of the day. Many abolitionists and suffragists called this neighborhood home. Camp Meigs, where twenty-six thousand Massachusetts soldiers trained for combat during the Civil War, including the 54th Regiment, the first black regiment marshaled for the war effort, is also located in the Readville section of Hyde Park.

# Hyde Park

16



|                                  |        |
|----------------------------------|--------|
| <b>Land Area (in sq. miles):</b> | 6.25   |
| <b>Population:</b>               | 31,598 |
| <b>Housing Units:</b>            | 11,877 |
| <b>Gross Population Density:</b> | 5,056  |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |
|                                  |        |

Gained 1,463 in total population with a significant loss of whites (-8,077) and gaining a significant number of minorities (5,673 African-Americans, 2,666 Hispanics) shifting the proportion of whites from 72% to 43% over the decade.

Jumped 21.9% in the number of children under 17 who now represent 25.8% of the total population, while the elderly population decreased by 912 dropping from 10.5% of the population to 16.7%.

Lost young adults 18-24 (-412) and adults 25-34 (1,324) while older adults, 35-59 significantly increased (+2,647).

Added 100 housing units and 233 total occupied units with a significant gain in owner occupied units (+337) as compared to a loss of renters (-104).

Characterized as a family neighborhood (67.6% of households) and yet gained family households (+122) during the decade while losing a significant number of married couple families (-500) which were replaced by single parent families (+622).

Increased its average household size from 2.64 to 2.72 because of the addition of a significant number of children in families and an increase in households with three or more persons (+292).

**Planning District: Hyde Park**

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 30,135 | 100%    | 31,598 | 100%    | 1,463            |
| one race          | ----   |         | 30,341 | 96.0%   |                  |
| two or more races | ----   |         | 1,257  | 4.0%    |                  |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 11,777 | 100%    | 11,877 | 100%    | 100              |
| As a % of City Stock | 4.7%   |         | 4.7%   |         |                  |

| <b>Racial Composition</b>  |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| White*                     | 21,701 | 72.0% | 13,624 | 43.1% | -8,077 |
| Black or African American* | 6,679  | 22.2% | 12,352 | 39.1% | 5,673  |
| Native American*           | 70     | 0.2%  | 73     | 0.2%  | 3      |
| Asian Pacific Islander*    | 314    | 1.0%  | 472    | 1.5%  | 158    |
| Some other race*           | 56     | 0.2%  | 137    | 0.4%  | 81     |
| Hispanic or Latino         | 1,315  | 4.4%  | 3,981  | 12.6% | 2,666  |
| Two or more races*         | ----   |       | 959    | 3.0%  |        |

| <b>Occupancy Characteristics</b> |             |       |             |       |      |
|----------------------------------|-------------|-------|-------------|-------|------|
| Total Occupied housing units     | 11,245      | 95.5% | 11,478      | 96.6% | 233  |
| Owner occupied                   | 6,426       | 54.6% | 6,763       | 56.9% | 337  |
| Renter occupied                  | 4,819       | 40.9% | 4,715       | 39.7% | -104 |
| Total Vacant                     | 532         | 4.5%  | 399         | 3.4%  | -133 |
| <b>Vacancy Rate</b>              | <b>4.5%</b> |       | <b>3.4%</b> |       |      |

| <b>Gender and Age Composition</b> |        |       |        |       |      |
|-----------------------------------|--------|-------|--------|-------|------|
| Male                              | 14,183 | 47.1% | 14,762 | 46.7% | 579  |
| Female                            | 15,952 | 52.9% | 16,836 | 53.3% | 884  |
| Male per Female                   | 0.9    |       | 0.9    |       |      |
| Below 5 years                     | 2,248  | 7.5%  | 2,157  | 6.8%  | -91  |
| 5 to 9 years                      | 1,804  | 6.0%  | 2,310  | 7.3%  | 506  |
| 10 to 14 years                    | 1,640  | 5.4%  | 2,391  | 7.6%  | 751  |
| 15 to 17 years                    | 988    | 3.3%  | 1,285  | 4.1%  | 297  |
| 18 to 19 years                    | 738    | 2.4%  | 797    | 2.5%  | 59   |
| 20 years                          | 429    | 1.4%  | 377    | 1.2%  | -52  |
| 21 years                          | 472    | 1.6%  | 359    | 1.1%  | -113 |
| 22 to 24 years                    | 1,430  | 4.7%  | 1,124  | 3.6%  | -306 |
| 25 to 29 years                    | 2,867  | 9.5%  | 2,058  | 6.5%  | -809 |
| 30 to 34 years                    | 2,930  | 9.7%  | 2,415  | 7.6%  | -515 |
| 35 to 39 years                    | 2,470  | 8.2%  | 2,717  | 8.6%  | 247  |
| 40 to 44 years                    | 1,895  | 6.3%  | 2,690  | 8.5%  | 795  |
| 45 to 49 years                    | 1,425  | 4.7%  | 2,260  | 7.2%  | 835  |
| 50 to 54 years                    | 1,295  | 4.3%  | 1,900  | 6.0%  | 605  |
| 55 to 59 years                    | 1,299  | 4.3%  | 1,464  | 4.6%  | 165  |
| 60 & 61 years                     | 556    | 1.8%  | 465    | 1.5%  | -91  |
| 62 to 64 years                    | 913    | 3.0%  | 690    | 2.2%  | -223 |
| 65 to 69 years                    | 1,519  | 5.0%  | 993    | 3.1%  | -526 |
| 70 to 74 years                    | 1,226  | 4.1%  | 1,032  | 3.3%  | -194 |
| 75 to 79 years                    | 887    | 2.9%  | 960    | 3.0%  | 73   |
| 80 to 84 years                    | 588    | 2.0%  | 636    | 2.0%  | 48   |
| 85 years & over                   | 517    | 1.7%  | 518    | 1.6%  | 1    |

| <b>Composition of Vacant Units</b> |     |       |     |       |      |
|------------------------------------|-----|-------|-----|-------|------|
| Total Vacant housing units         | 532 | 100%  | 399 | 100%  | -133 |
| For rent                           | 255 | 47.9% | 157 | 39.3% | -98  |
| For sale only                      | 110 | 20.7% | 33  | 8.3%  | -77  |
| Rented/sold, unoccupd.             | 56  | 10.5% | 35  | 8.8%  | -21  |
| For seas. recr., occ.use           | 11  | 2.1%  | 17  | 4.3%  | 6    |
| Other vacant                       | 100 | 18.8% | 157 | 39.3% | 57   |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 11,245 | 100%  | 11,478 | 100%  | 233    |
| White*                     | 8,758  | 77.9% | 6,065  | 52.8% | -2,693 |
| Black or Afr.American*     | 1,979  | 17.6% | 3,798  | 33.1% | 1,819  |
| Native American*           | 25     | 0.2%  | 24     | 0.2%  | -1     |
| Asian Pacific Islander*    | 93     | 0.8%  | 134    | 1.2%  | 41     |
| Some other race*           | 8      | 0.1%  | 38     | 0.3%  | 30     |
| Hispanic or Latino         | 382    | 3.4%  | 1,127  | 9.8%  | 745    |

| <b>Age Groups</b> |        |       |        |       |       |
|-------------------|--------|-------|--------|-------|-------|
| 5 - 17 yrs        | 4,432  | 14.7% | 5,986  | 18.9% | 1,554 |
| 17 yrs & under    | 6,680  | 22.2% | 8,143  | 25.8% | 1,463 |
| 18 yrs & over     | 23,456 | 77.8% | 23,455 | 74.2% | -1    |
| 21 yrs & over     | 22,289 | 74.0% | 22,281 | 70.5% | -8    |
| 62 yrs & over     | 5,650  | 18.7% | 4,829  | 15.3% | -821  |
| 65 yrs & over     | 4,737  | 15.7% | 4,139  | 13.1% | -598  |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 29,695 | 100%  | 31,208 | 100%  | 1,513 |
| Owner occupied                              | 18,874 | 63.6% | 20,133 | 64.5% | 1,259 |
| Renter occupied                             | 10,821 | 36.4% | 11,075 | 35.5% | 254   |

| <b>Population in Group Quarters</b> |     |  |     |  |     |
|-------------------------------------|-----|--|-----|--|-----|
| Institutions & Group Qtrs.          | 440 |  | 390 |  | -50 |

Note: \* - non-Hispanic

Data: Census Summary File SF1(1990 & 2000)

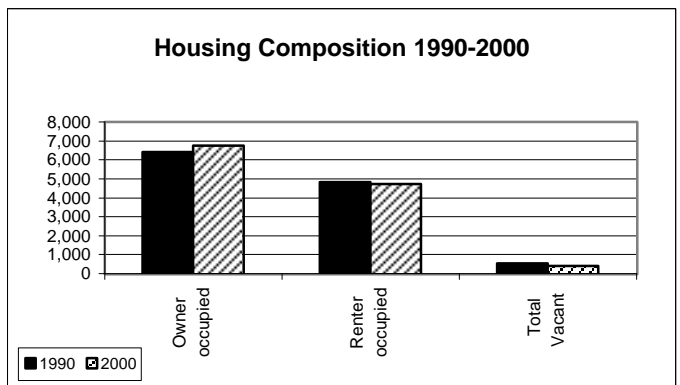
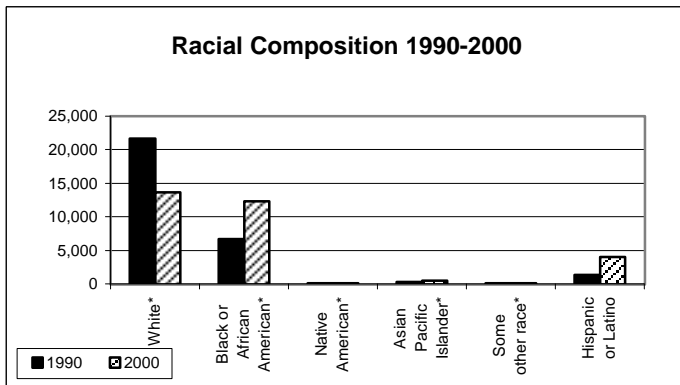


**Hyde Park**

**Census 2000**

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 2,987 | 26.6%   | 3,073 | 26.8%   | 86               |
| Two  | 3,309 | 29.4%   | 3,164 | 27.6%   | -145             |
| Three  | 1,970 | 17.5%   | 2,001 | 17.4%   | 31               |
| Four   | 1,581 | 14.1%   | 1,604 | 14.0%   | 23               |
| Five   | 855   | 7.6%    | 937   | 8.2%    | 82               |
| 6-or-more  | 543   | 4.8%    | 699   | 6.1%    | 156              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 403   | 3.6%    | 351   | 3.1%    | -52              |
| 25 to 34   | 2,351 | 20.9%   | 1,867 | 16.3%   | -484             |
| 35 to 44   | 2,321 | 20.6%   | 2,828 | 24.6%   | 507              |
| 45 to 54   | 1,556 | 13.8%   | 2,349 | 20.5%   | 793              |
| 55 to 64   | 1,603 | 14.3%   | 1,524 | 13.3%   | -79              |
| 65 to 74   | 1,791 | 15.9%   | 1,263 | 11.0%   | -528             |
| 75 & Over  | 1,220 | 10.8%   | 1,296 | 11.3%   | 76               |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       | 3,598 | 32.0%   | 4,311 | 37.6%   |                  |
| At least one 65 yrs & over                       | 3,357 | 29.9%   | 2,998 | 26.1%   |                  |

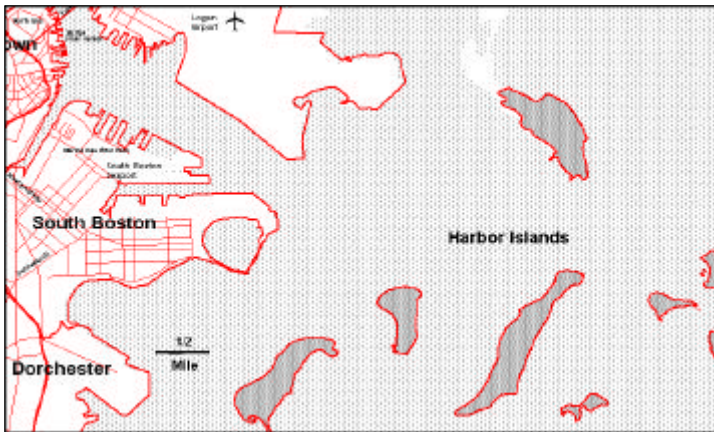
|   | 1990  | % share | 2000  | % share | 1990-2000 change |
|---|-------|---------|-------|---------|------------------|
| <b>Family Households</b>                        |       |         |       |         |                  |
| Family households                               | 7,635 | 67.9%   | 7,757 | 67.6%   | 122              |
| Married-couple family                           | 5,273 | 46.9%   | 4,773 | 41.6%   | -500             |
| Other family                                    | 2,362 | 21.0%   | 2,984 | 26.0%   | 622              |
| Male householder, no wife present               | 470   | 4.2%    | 611   | 5.3%    | 141              |
| Female householder, no husband present          | 1,892 | 16.8%   | 2,373 | 20.7%   | 481              |
| <b>Non Family Households</b>                    |       |         |       |         |                  |
| Nonfamily households                            | 3,610 | 32.1%   | 3,721 | 32.4%   | 111              |
| Living alone                                    | 2,987 | 26.6%   | 3,073 | 26.8%   | 86               |
| Not living alone                                | 623   | 5.5%    | 648   | 5.6%    | 25               |
| <b>Avr. Household Size By Type of Occupancy</b> |       |         |       |         |                  |
| Total Housing Units                             | 2.64  |         | 2.72  |         |                  |
| Owner occupied                                  | 2.94  |         | 2.98  |         |                  |
| Renter occupied                                 | 2.25  |         | 2.35  |         |                  |



This area, too small to be a neighborhood, contains 640 persons in the Long Island homeless shelter and the Chronic Care Hospital. This population is mainly male and aged 25-59 and equally represented among whites and minorities. In 1990, the Deer Island Correctional Facility was also included making comparisons difficult. Because of the operational and population characteristics of Harbor Islands they are treated as a geographic entity separate from other neighborhoods.

# Harbor Islands

17



|                                  |     |
|----------------------------------|-----|
| <b>Land Area (in sq. miles):</b> | 1.4 |
| <b>Population:</b>               | 640 |
| <b>Housing Units:</b>            | 0   |
| <b>Gross Population Density:</b> | 457 |
|                                  |     |
|                                  |     |
|                                  |     |
|                                  |     |
|                                  |     |

**Planning District: Harbor Islands**

**Census 2000**

|                   | 1990  | % share | 2000 | % share | 1990-2000 change |
|-------------------|-------|---------|------|---------|------------------|
| <b>Population</b> |       |         |      |         |                  |
| Total             | 1,282 | 100%    | 640  | 100%    | -642             |
| one race          | ----  |         | 629  | 98.3%   |                  |
| two or more races | ----  |         | 11   | 1.7%    |                  |

|                      | 1990 | % share | 2000 | % share | 1990-2000 change |
|----------------------|------|---------|------|---------|------------------|
| <b>Housing Units</b> |      |         |      |         |                  |
| Total Housing units  | 0    |         | 0    |         | 0                |
| As a % of City Stock |      |         |      |         |                  |

| <b>Racial Composition</b>  |      |       |     |       |      |
|----------------------------|------|-------|-----|-------|------|
| White*                     | 482  | 37.6% | 260 | 40.6% | -222 |
| Black or African American* | 626  | 48.8% | 244 | 38.1% | -382 |
| Native American*           | 8    | 0.6%  | 3   | 0.5%  | -5   |
| Asian Pacific Islander*    | 7    | 0.5%  | 5   | 0.8%  | -2   |
| Some other race*           | 3    | 0.2%  | 2   | 0.3%  | -1   |
| Hispanic or Latino         | 156  | 12.2% | 120 | 18.8% | -36  |
| Two or more races*         | ---- |       | 6   | 0.9%  |      |

| <b>Occupancy Characteristics</b> |   |  |   |  |   |
|----------------------------------|---|--|---|--|---|
| Total Occupied housing units     | 0 |  | 0 |  | 0 |
| Owner occupied                   | 0 |  | 0 |  | 0 |
| Renter occupied                  | 0 |  | 0 |  | 0 |
| Total Vacant                     | 0 |  | 0 |  | 0 |
| <b>Vacancy Rate</b>              |   |  |   |  |   |

| <b>Gender and Age Composition</b> |       |       |     |       |      |
|-----------------------------------|-------|-------|-----|-------|------|
| Male                              | 1,136 | 88.6% | 556 | 86.9% | -580 |
| Female                            | 146   | 11.4% | 84  | 13.1% | -62  |
| Male per Female                   | 7.8   |       | 6.6 |       |      |
| Below 5 years                     | 1     | 0.1%  | 5   | 0.8%  | 4    |
| 5 to 9 years                      | 0     | 0.0%  | 0   | 0.0%  | 0    |
| 10 to 14 years                    | 0     | 0.0%  | 0   | 0.0%  | 0    |
| 15 to 17 years                    | 7     | 0.5%  | 4   | 0.6%  | -3   |
| 18 to 19 years                    | 53    | 4.1%  | 6   | 0.9%  | -47  |
| 20 years                          | 53    | 4.1%  | 8   | 1.3%  | -45  |
| 21 years                          | 51    | 4.0%  | 13  | 2.0%  | -38  |
| 22 to 24 years                    | 158   | 12.3% | 19  | 3.0%  | -139 |
| 25 to 29 years                    | 255   | 19.9% | 41  | 6.4%  | -214 |
| 30 to 34 years                    | 219   | 17.1% | 75  | 11.7% | -144 |
| 35 to 39 years                    | 125   | 9.8%  | 105 | 16.4% | -20  |
| 40 to 44 years                    | 75    | 5.9%  | 132 | 20.6% | 57   |
| 45 to 49 years                    | 44    | 3.4%  | 74  | 11.6% | 30   |
| 50 to 54 years                    | 36    | 2.8%  | 72  | 11.3% | 36   |
| 55 to 59 years                    | 29    | 2.3%  | 33  | 5.2%  | 4    |
| 60 & 61 years                     | 8     | 0.6%  | 16  | 2.5%  | 8    |
| 62 to 64 years                    | 20    | 1.6%  | 15  | 2.3%  | -5   |
| 65 to 69 years                    | 21    | 1.6%  | 8   | 1.3%  | -13  |
| 70 to 74 years                    | 21    | 1.6%  | 2   | 0.3%  | -19  |
| 75 to 79 years                    | 25    | 2.0%  | 3   | 0.5%  | -22  |
| 80 to 84 years                    | 31    | 2.4%  | 7   | 1.1%  | -24  |
| 85 years & over                   | 50    | 3.9%  | 2   | 0.3%  | -48  |

| <b>Composition of Vacant Units</b> |   |  |   |  |   |
|------------------------------------|---|--|---|--|---|
| Total Vacant housing units         | 0 |  | 0 |  | 0 |
| For rent                           | 0 |  | 0 |  | 0 |
| For sale only                      | 0 |  | 0 |  | 0 |
| Rented/sold, unoccupd.             | 0 |  | 0 |  | 0 |
| For seas. recr., occ.use           | 0 |  | 0 |  | 0 |
| Other vacant                       | 0 |  | 0 |  | 0 |

| <b>Race of Householder</b> |   |  |   |  |   |
|----------------------------|---|--|---|--|---|
| Total Households           | 0 |  | 0 |  | 0 |
| White*                     | 0 |  | 0 |  | 0 |
| Black or Afr.American*     | 0 |  | 0 |  | 0 |
| Native American*           | 0 |  | 0 |  | 0 |
| Asian Pacific Islander*    | 0 |  | 0 |  | 0 |
| Some other race*           | 0 |  | 0 |  | 0 |
| Hispanic or Latino         | 0 |  | 0 |  | 0 |

| <b>Population in Occupied Housing Units</b> |   |  |   |  |   |
|---|---|--|---|--|---|
| All occupied housing units                  | 0 |  | 0 |  | 0 |
| Owner occupied                              | 0 |  | 0 |  | 0 |
| Renter occupied                             | 0 |  | 0 |  | 0 |

| <b>Age Groups</b> |       |       |     |       |      |
|-------------------|-------|-------|-----|-------|------|
| 5 - 17 yrs        | 7     | 0.5%  | 4   | 0.6%  | -3   |
| 17 yrs & under    | 8     | 0.6%  | 9   | 1.4%  | 1    |
| 18 yrs & over     | 1,274 | 99.4% | 631 | 98.6% | -643 |
| 21 yrs & over     | 1,168 | 91.1% | 617 | 96.4% | -551 |
| 62 yrs & over     | 168   | 13.1% | 37  | 5.8%  | -131 |
| 65 yrs & over     | 148   | 11.5% | 22  | 3.4%  | -126 |

| <b>Population in Group Quarters</b> |       |  |     |  |      |
|-------------------------------------|-------|--|-----|--|------|
| Institutions & Group Qtrs.          | 1,282 |  | 640 |  | -642 |

Note: \* - non-Hispanic

Data: Census Summary File SF1(1990 & 2000)

**Harbor Islands**

**Census 2000**

|  | 1990 | % share | 2000 | % share | 1990-2000 change |
|--|------|---------|------|---------|------------------|
| <b>Persons per Household</b>                     |      |         |      |         |                  |
| One  | 0    |         | 0    |         | 0                |
| Two  | 0    |         | 0    |         | 0                |
| Three  | 0    |         | 0    |         | 0                |
| Four   | 0    |         | 0    |         | 0                |
| Five   | 0    |         | 0    |         | 0                |
| 6-or-more  | 0    |         | 0    |         | 0                |
| <b>Age of the Householder</b>                    |      |         |      |         |                  |
| 15 to 24   | 0    |         | 0    |         | 0                |
| 25 to 34   | 0    |         | 0    |         | 0                |
| 35 to 44   | 0    |         | 0    |         | 0                |
| 45 to 54   | 0    |         | 0    |         | 0                |
| 55 to 64   | 0    |         | 0    |         | 0                |
| 65 to 74   | 0    |         | 0    |         | 0                |
| 75 & Over  | 0    |         | 0    |         | 0                |
| <b>Households with Youth and Elderly Persons</b> |      |         |      |         |                  |
| At least one under 18 yrs.                       | 0    |         | 0    |         |                  |
| At least one 65 yrs & over                       | 0    |         | 0    |         |                  |

|   | 1990 | % share | 2000 | % share | 1990-2000 change |
|---|------|---------|------|---------|------------------|
| <b>Family Households</b>                        |      |         |      |         |                  |
| Family households                               | 0    |         | 0    |         | 0                |
| Married-couple family                           | 0    |         | 0    |         | 0                |
| Other family                                    | 0    |         | 0    |         | 0                |
| Male householder, no wife present               | 0    |         | 0    |         | 0                |
| Female householder, no husband present          | 0    |         | 0    |         | 0                |
| <b>Non Family Households</b>                    |      |         |      |         |                  |
| Nonfamily households                            | 0    |         | 0    |         | 0                |
| Living alone                                    | 0    |         | 0    |         | 0                |
| Not living alone                                | 0    |         | 0    |         | 0                |
| <b>Avr. Household Size By Type of Occupancy</b> |      |         |      |         |                  |
| Total Housing Units                             | 0    |         | 0    |         |                  |
| Owner occupied                                  | 0    |         | 0    |         |                  |
| Renter occupied                                 | 0    |         | 0    |         |                  |

## Appendix

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**Combined Planning Districts:** **Dorchester** (North & South)

**Census 2000**

|                   | 1990   | % share | 2000   | % share | 1990-2000 change |
|-------------------|--------|---------|--------|---------|------------------|
| <b>Population</b> |        |         |        |         |                  |
| Total             | 85,707 | 100%    | 92,115 | 100%    |                  |
| one race          | ----   |         | 86,349 | 93.7%   | ----             |
| two or more races | ----   |         | 5,766  | 6.3%    | ----             |

| <b>Racial Composition</b>  |        |       |        |       |         |
|----------------------------|--------|-------|--------|-------|---------|
| White*                     | 42,348 | 49.4% | 29,253 | 31.8% | -13,095 |
| Black or African American* | 27,114 | 31.6% | 33,435 | 36.3% | 6,321   |
| Native American*           | 326    | 0.4%  | 350    | 0.4%  | 24      |
| Asian Pacific Islander*    | 3,600  | 4.2%  | 9,854  | 10.7% | 6,254   |
| Some other race*           | 2,513  | 2.9%  | 3,941  | 4.3%  | 1,428   |
| Hispanic or Latino         | 9,808  | 11.4% | 10,568 | 11.5% | 760     |
| Two or more races*         | ----   |       | 4,714  | 5.1%  | ----    |

| <b>Gender and Age Composition</b> |        |       |        |       |       |
|-----------------------------------|--------|-------|--------|-------|-------|
| Male                              | 40,861 | 47.7% | 44,761 | 48.6% | 3,900 |
| Female                            | 44,845 | 52.3% | 47,354 | 51.4% | 2,509 |
| Male per Female                   | 0.9    |       | 0.9    |       |       |
| Below 5 years                     | 7,227  | 8.4%  | 6,271  | 6.8%  | -956  |
| 5 to 9 years                      | 6,322  | 7.4%  | 7,077  | 7.7%  | 755   |
| 10 to 14 years                    | 5,793  | 6.8%  | 7,387  | 8.0%  | 1,594 |
| 15 to 17 years                    | 3,395  | 4.0%  | 4,399  | 4.8%  | 1,004 |
| 18 to 19 years                    | 2,539  | 3.0%  | 2,809  | 3.0%  | 270   |
| 20 years                          | 1,332  | 1.6%  | 1,406  | 1.5%  | 74    |
| 21 years                          | 1,440  | 1.7%  | 1,403  | 1.5%  | -37   |
| 22 to 24 years                    | 5,153  | 6.0%  | 4,672  | 5.1%  | -481  |
| 25 to 29 years                    | 9,191  | 10.7% | 8,621  | 9.4%  | -570  |
| 30 to 34 years                    | 8,742  | 10.2% | 8,281  | 9.0%  | -461  |
| 35 to 39 years                    | 6,863  | 8.0%  | 7,584  | 8.2%  | 721   |
| 40 to 44 years                    | 5,183  | 6.0%  | 6,757  | 7.3%  | 1,574 |
| 45 to 49 years                    | 4,021  | 4.7%  | 5,975  | 6.5%  | 1,954 |
| 50 to 54 years                    | 3,328  | 3.9%  | 4,742  | 5.1%  | 1,414 |
| 55 to 59 years                    | 2,983  | 3.5%  | 3,788  | 4.1%  | 805   |
| 60 & 61 years                     | 1,284  | 1.5%  | 1,195  | 1.3%  | -89   |
| 62 to 64 years                    | 1,936  | 2.3%  | 1,634  | 1.8%  | -302  |
| 65 to 69 years                    | 2,796  | 3.3%  | 2,242  | 2.4%  | -554  |
| 70 to 74 years                    | 2,334  | 2.7%  | 2,120  | 2.3%  | -214  |
| 75 to 79 years                    | 1,706  | 2.0%  | 1,618  | 1.8%  | -88   |
| 80 to 84 years                    | 1,187  | 1.4%  | 1,151  | 1.2%  | -36   |
| 85 years & over                   | 964    | 1.1%  | 983    | 1.1%  | 19    |

| <b>Age Groups</b> |        |       |        |       |        |
|-------------------|--------|-------|--------|-------|--------|
| 5 - 17 yrs        | 15,510 | 18.1% | 18,863 | 20.5% | 3,353  |
| 17 yrs & under    | 22,737 | 26.5% | 25,134 | 27.3% | 2,397  |
| 18 yrs & over     | 62,982 | 73.5% | 66,981 | 72.7% | 3,999  |
| 21 yrs & over     | 59,111 | 69.0% | 62,766 | 68.1% | 3,655  |
| 62 yrs & over     | 10,923 | 12.7% | 9,748  | 10.6% | -1,175 |
| 65 yrs & over     | 8,987  | 10.5% | 8,114  | 8.8%  | -873   |

|                      | 1990   | % share | 2000   | % share | 1990-2000 change |
|----------------------|--------|---------|--------|---------|------------------|
| <b>Housing Units</b> |        |         |        |         |                  |
| Total Housing units  | 32,582 | 100%    | 32,926 | 100%    | 344              |
| As a % of City Stock | 13.0%  |         | 13.1%  |         |                  |

| <b>Occupancy Characteristics</b> |             |       |             |       |        |
|----------------------------------|-------------|-------|-------------|-------|--------|
| Total Occupied housing units     | 29,574      | 90.8% | 31,292      | 95.0% | 1,718  |
| Owner occupied                   | 10,751      | 33.0% | 11,196      | 34.0% | 445    |
| Renter occupied                  | 18,823      | 57.8% | 20,096      | 61.0% | 1,273  |
| Total Vacant                     | 3,008       | 9.2%  | 1,634       | 5.0%  | -1,374 |
| <b>Vacancy Rate</b>              | <b>9.2%</b> |       | <b>5.0%</b> |       |        |

| <b>Composition of Vacant Units</b> |       |       |       |       |        |
|------------------------------------|-------|-------|-------|-------|--------|
| Total Vacant housing units         | 3,007 | 100%  | 1,634 | 100%  | -1,373 |
| For rent                           | 2,003 | 66.6% | 771   | 47.2% | -1,232 |
| For sale only                      | 251   | 8.3%  | 114   | 7.0%  | -137   |
| Rented/sold, unoccupd.             | 300   | 10.0% | 93    | 5.7%  | -207   |
| For seas. recr., occ.use           | 16    | 0.5%  | 43    | 2.6%  | 27     |
| Other vacant                       | 440   | 14.6% | 613   | 37.5% | 173    |

| <b>Race of Householder</b> |        |       |        |       |        |
|----------------------------|--------|-------|--------|-------|--------|
| Total Households           | 29,574 | 100%  | 31,292 | 100%  | 1,718  |
| White*                     | 17,352 | 58.7% | 12,901 | 41.2% | -4,451 |
| Black or Afr.American*     | 8,059  | 27.3% | 10,503 | 33.6% | 2,444  |
| Native American*           | 98     | 0.3%  | 109    | 0.3%  | 11     |
| Asian Pacific Islander*    | 851    | 2.9%  | 2,423  | 7.7%  | 1,572  |
| Some other race*           | 581    | 2.0%  | 973    | 3.1%  | 392    |
| Hispanic or Latino         | 2,632  | 8.9%  | 2,932  | 9.4%  | 300    |

| <b>Population in Occupied Housing Units</b> |        |       |        |       |       |
|---|--------|-------|--------|-------|-------|
| All occupied housing units                  | 84,463 | 100%  | 89,250 | 100%  | 4,787 |
| Owner occupied                              | 33,058 | 39.1% | 34,473 | 38.6% | 1,415 |
| Renter occupied                             | 51,405 | 60.9% | 54,777 | 61.4% | 3,372 |

| <b>Population in Group Quarters</b> |       |  |       |  |       |
|-------------------------------------|-------|--|-------|--|-------|
| Institutions & Group Qtrs.          | 1,244 |  | 2,865 |  | 1,621 |

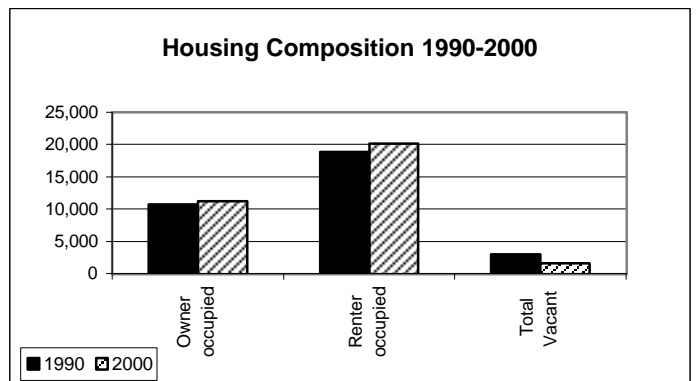
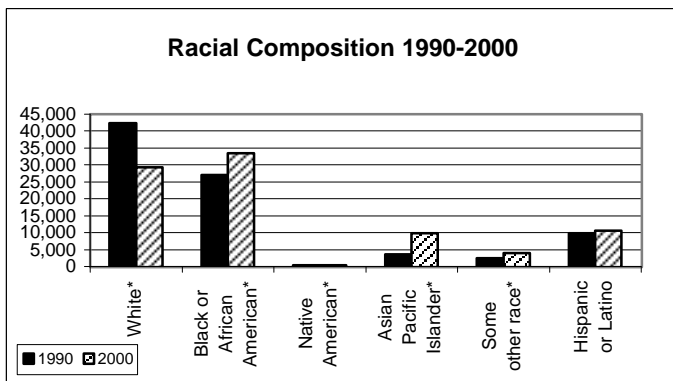
Note: \* - non-Hispanic

## Dorchester (North & South)

|  | 1990  | % share | 2000  | % share | 1990-2000 change |
|--|-------|---------|-------|---------|------------------|
| <b>Persons per Household</b>                     |       |         |       |         |                  |
| One  | 7,464 | 25.2%   | 8,051 | 25.7%   | 587              |
| Two  | 7,800 | 26.4%   | 8,021 | 25.6%   | 221              |
| Three  | 5,326 | 18.0%   | 5,596 | 17.9%   | 270              |
| Four   | 3,989 | 13.5%   | 4,387 | 14.0%   | 398              |
| Five   | 2,508 | 8.5%    | 2,810 | 9.0%    | 302              |
| 6-or-more  | 2,488 | 8.4%    | 2,427 | 7.8%    | -61              |
| <b>Age of the Householder</b>                    |       |         |       |         |                  |
| 15 to 24   | 1,763 | 6.0%    | 1,721 | 5.5%    | -42              |
| 25 to 34   | 7,484 | 25.3%   | 6,977 | 22.3%   | -507             |
| 35 to 44   | 6,648 | 22.5%   | 7,506 | 24.0%   | 858              |
| 45 to 54   | 4,237 | 14.3%   | 6,142 | 19.6%   | 1,905            |
| 55 to 64   | 3,707 | 12.5%   | 3,877 | 12.4%   | 170              |
| 65 to 74   | 3,271 | 11.1%   | 2,702 | 8.6%    | -569             |
| 75 & Over  | 2,467 | 8.3%    | 2,367 | 7.6%    | -100             |
| <b>Households with Youth and Elderly Persons</b> |       |         |       |         |                  |
| At least one under 18 yrs.                       |       |         |       |         |                  |
| At least one 65 yrs & over                       |       |         |       |         |                  |

## Census 2000

|   | 1990   | % share | 2000   | % share | 1990-2000 change |
|---|--------|---------|--------|---------|------------------|
| <b>Family Households</b>                        |        |         |        |         |                  |
| Family households                               | 19,458 | 65.8%   | 20,069 | 64.1%   | 611              |
| Married-couple family                           | 10,511 | 35.5%   | 10,130 | 32.4%   | -381             |
| Other family                                    | 8,947  | 30.3%   | 9,939  | 31.8%   | 992              |
| Male householder, no wife present               | 1,788  | 6.0%    | 2,025  | 6.5%    | 237              |
| Female householder, no husband present          | 7,159  | 24.2%   | 7,914  | 25.3%   | 755              |
| <b>Non Family Households</b>                    |        |         |        |         |                  |
| Nonfamily households                            | 10,126 | 34.2%   | 11,223 | 35.9%   | 1,097            |
| Living alone                                    | 7,464  | 25.2%   | 8,051  | 25.7%   | 587              |
| Not living alone                                | 2,662  | 9.0%    | 3,172  | 10.1%   | 510              |
| <b>Avr. Household Size By Type of Occupancy</b> |        |         |        |         |                  |
| Total Housing Units                             | 2.86   |         | 2.85   |         |                  |
| Owner occupied                                  | 3.07   |         | 3.08   |         |                  |
| Renter occupied                                 | 2.73   |         | 2.73   |         |                  |



## Appendix

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## GLOSSARY

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

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|---------------------------------------|--|
| <b>Census Day</b>                     | Reference date for the decennial census. For Census 2000, Census Day was April 1, 2000; for the Census 2000 Dress Rehearsal, April 18, 1998; and for the 1990 Census, April 1, 1990.   |
| <b>Census geography</b>               | A collective term referring to the types of geographic areas used by the Census Bureau in its data collection and tabulation operations, including their structure, designations, and relationships to one another.  |
| <b>Census Tract</b>                   | TractSmall, relatively permanent statistical subdivisions of counties delineated by local committees of census data users in accordance with Census Bureau guidelines for the purpose of collecting and presenting decennial census data. These neighborhoods contain between 1,000 and 8,000 people, typically approximately 1,700 housing units and 4,000 people. Tracts are designed to have homogeneous population characteristics, economic status, and living conditions at the time they are established.   |
| <b>Central city</b>                   | The largest city of a Metropolitan area (MA). Central cities are a basis for establishment of an MA. Additional cities that meet specific criteria also are identified as central cities. In a number of instances, only part of a city qualifies as central, because another part of the city extends beyond the MA boundary.   |
| <b>Child</b>                          | A son or a daughter by birth, an adopted child, or a stepchild, regardless of the child's age or marital status.   |
| <b>Children ever born - fertility</b> | For data from the 1990 Census of Population and Housing and the American Community Survey for 1996-1998, this refers to the number of children born live to women. The item was asked of all women 15 years old and over regardless of marital status. Stillbirths, stepchildren, and adopted children are excluded from the number of children ever born. Ever-married women were instructed to include all children born to them before and during their most recent marriage, children no longer living, and children living away from home, as well as children who were still living in the home. Never-married women were instructed to include all children born to them. Beginning in 1999, the item on the number of children ever born was deleted in the American Community Survey and replaced by a question asking if a woman has had a live birth in the 12-month period preceding the survey date. The universe for this item is all women 15 to 50 years of age, regardless of marital status. |
| <b>Citizen</b>                        | People who indicate that they were born in the United States, Puerto Rico, a U.S. Island Area, or abroad of a U.S. citizen parent(s) are citizens. People who indicate that they are U.S. citizens through naturalization are also citizens.   |
| <b>Commonwealth</b>                   | The legal designation for four states (Kentucky, Massachusetts, Pennsylvania, and Virginia), Puerto Rico and the Northern Mariana Islands. The Census Bureau does not use this term in presenting data.  |
| <b>Consolidated city</b>              | An incorporated place that has combined its governmental functions with a county or sub-county entity but contains one or more other incorporated places that continue to function as local governments within the consolidated government.  |
| <b>Decennial census</b>               | The census of population and housing, taken by the Census Bureau in years ending in 0 (zero). Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. Title 13 of the U. S. Code provides the authorization for conducting the census in Puerto Rico and the Island Areas.  |

|  |   |
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| <b>Demographic profile</b>                             | A profile includes tables that provide various demographic, social, economic, and housing characteristics for the U.S., regions, divisions, states, counties, minor civil divisions in selected states, places, metropolitan areas, American Indian and Alaska Native areas, Hawaiian home lands and congressional districts. It includes 100-percent and sample data from the decennial censuses. It also is available on CD-ROM. There are five tables in the Demographic Profile, labeled (DP-1 thru DP-5). For Census 2000 data, the DP-1 table will be available as part of the Summary File 1, and the other four tables will be available as part of the Summary File 3 data set.  |
| <b>Derived measures</b>                                | Census data products include various derived measures, such as medians, means, and percentages, as well as certain rates and ratios. Derived measures that round to less than 0.1 are not shown but indicated as zero.  |
| <b>Disability</b>                                      | A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.  |
| <b>Family</b>  | A group of two or more people who reside together and who are related by birth, marriage, or adoption.  |
| <b>Family household (Family)</b>                       | A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone. |
| <b>Family size</b>                                     | Refers to the number of people in a family.   |
| <b>Family type</b>                                     | Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."  |
| <b>Feature</b>   | Any part of the landscape, whether natural (such as a stream or ridge), man-made (such as a road or power line), that can be shown on a map.  |
| <b>Federal Information Processing Standards (FIPS)</b> | Standardized system of numeric and/or alphabetic coding issued by the National Institute of Standards and Technology (NIST), an agency of the US Department of Commerce. FIPS codes are assigned for a variety of geographic entities including American Indian and Alaska Native Areas, Hawaiian home lands, congressional districts, counties, county subdivisions, metropolitan areas, places and states. The purpose in using FIPS codes is to improve the use of data and avoid unnecessary duplication and incompatibility in the collection, processing and dissemination of data.   |
| <b>Female householder, no husband present</b>          | A female maintaining a household with no husband of the householder present.  |
| <b>Foreign born</b>                                    | Foreign-born population. People who are not U.S. citizens at birth.   |
| <b>Native population</b>                               | People born in either the United States, Puerto Rico, or a U.S. Island Area such as Guam or the U.S. Virgin Islands, or people born in a foreign country to a U.S. citizen parent(s).   |

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| <b>Geographic entity</b>               | A geographic unit of any type, legal or statistical, such as a state, county, place, county subdivision, census tract, or census block.  |
| <b>Geography (census)</b>              | A collective term referring to the types of geographic areas used by the Census Bureau in its data collection and tabulation operations, including their structure, designations, and relationships to one another.  |
| <b>Group quarters (GQ)</b>             | The Census Bureau classifies all people not living in households as living in group quarters. There are two types of group quarters: institutional (for example, correctional facilities, nursing homes, and mental hospitals) and non-institutional (for example, college dormitories, military barracks, group homes, missions, and shelters).   |
| <b>Group quarters population</b>       | Those people residing in group quarters as of the date on which a particular survey was conducted. The Census Bureau recognizes two general categories of people in group quarters: (1) institutionalized population and (2) non-institutionalized population. The institutionalized population includes people under formally authorized supervised care or custody in institutions at the time of enumeration. Such people are classified as "patients or inmates" of an institution regardless of the availability of nursing or medical care, the length of stay, or the number of people in the institution. Generally, the institutionalized population is restricted to the institutional buildings and grounds (or must have passes or escorts to leave) and thus have limited interaction with the surrounding community. Also, they are generally under the care of trained staff who have responsibility for their safekeeping and supervision. The noninstitutionalized population includes all people who live in group quarters other than institutions. |
| <b>Hispanic or Hispanic origin</b>     | See Spanish/Hispanic/Latino.   |
| <b>Homeowner vacancy rate</b>          | The homeowner vacancy rate is the proportion of the homeowner housing inventory which is vacant for sale. It is computed by dividing the number of vacant units for sale only by the sum of owner-occupied units and vacant units that are for sale only, and then multiplying by 100.   |
| <b>Household</b>                       | A household includes all the people who occupy a housing unit as their usual place of residence.   |
| <b>Household size</b>                  | The total number of people living in a housing unit.   |
| <b>Household type and relationship</b> | Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.  |
| <b>Householder</b>                     | The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a nonfamily householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A nonfamily householder is a householder living alone or with nonrelatives only.   |
| <b>Housing unit</b>                    | A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.  |
| <b>Immigrants</b>                      | Aliens admitted for legal permanent residence in the United States. Immigration statistics are prepared by the Immigration and Naturalization Service, Department of Justice, from entry visas and change of immigration forms.  |

|                                     |  |
|-------------------------------------|--|
| <b>Income</b>                       | Total income is the sum of the amounts reported separately for wages, salary, commissions, bonuses, or tips; self-employment income from own nonfarm or farm businesses, including proprietorships and partnerships; interest, dividends, net rental income, royalty income, or income from estates and trusts; Social Security or Railroad Retirement income; Supplemental Security Income (SSI); any public assistance or welfare payments from the state or local welfare office; retirement, survivor, or disability pensions; and any other sources of income received regularly such as Veterans' (VA) payments, unemployment compensation, child support, or alimony. |
| <b>Institutionalized population</b> | People under formally authorized, supervised care or custody in institutions at the time of enumeration. Generally, restricted to the institution, under the care or supervision of trained staff, and classified as "patients" or "inmates."  |
| <b>Keyword</b>                      | Word or words used in the Search function of American FactFinder to locate data or geographic areas of interest.   |
| <b>Latino</b>                       | See Spanish/Hispanic/Latino  |
| <b>Legend</b>                       | The part of a map that lists and explains the colors, symbols, line patterns, shadings, and annotations used on the map.   |
| <b>Living quarters</b>              | A housing unit is a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters or, if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any people in the building and which have direct access from outside the building or through a common hall.  |
| <b>Long form</b>                    | The decennial census questionnaire, sent to approximately one in six households for the 1980, 1990, and 2000 censuses, contains all of the questions on the short form, as well as additional detailed questions relating to the social, economic, and housing characteristics of each individual and household. Information derived from the long form is referred to as sample data, and is tabulated for geographic entities as small as the block group level in 1980, 1990, and 2000 census data products.  |
| <b>Marital status</b>               | Adults are generally classified by marital status as being married, never married, separated, divorced or widowed.   |
| <b>Mean</b>                         | This measure represents an arithmetic average of a set of numbers. It is derived by dividing the sum of a group of numerical items by the total number of items in that group. For example, mean family income is obtained by dividing the total of all income reported by people 15 years and over in families by the total number of families.   |
| <b>Mean income</b>                  | Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.   |
| <b>Median</b>                       | This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.  |
| <b>Median age</b>                   | This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.  |
| <b>Median income</b>                | The median income divides the income distribution into two equal groups, one having incomes above the median, and other having incomes below the median.   |

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| <b>Multi-unit structure</b>            | A building that contains more than one housing unit (for example, an apartment building).  |
| <b>Nationality</b>                     | The status of belonging to a particular nation by birth, origin or naturalization.   |
| <b>Native population</b>               | The native population includes people born in the United States, Puerto Rico, or U.S. Island Areas; as well as those born in a foreign country who had at least one parent who was a U.S. citizen.   |
| <b>Noninstitutionalized population</b> | Includes all people who live in group quarters other than institutions. Examples: college dormitories, rooming houses, religious group homes, communes, and halfway houses.  |
| <b>Nonmetropolitan</b>                 | The area and population not located in any Metropolitan area (MA).   |
| <b>Nonrelatives</b>                    | Any household member, including foster children, living in the housing unit but not related to the householder by birth, marriage, or adoption.  |
| <b>Own children</b>                    | A child under 18 years old who is a son or daughter by birth, marriage (a stepchild), or adoption. For 100-percent tabulations, own children consist of all sons/daughters of householders who are under 18 years of age. For sample data, own children consist of sons/daughters of householders who are under 18 years of age and who have never been married, therefore, numbers of own children of householders may be different in these two tabulations. |
| <b>Owner-occupied housing unit</b>     | A housing unit is owner occupied if the owner or co-owner lives in the unit even if it is mortgaged or not fully paid for.   |
| <b>People in family</b>                | Total number of people living in one household and related to the householder.   |
| <b>People in household</b>             | Total number of people living in one housing unit.   |
| <b>Percentage</b>                      | This measure is calculated by taking the number of items in a group possessing a characteristic of interest and dividing by the total number of items in that group, and then multiplying by 100.  |
| <b>Place</b>                           | A concentration of population either legally bounded as an incorporated place, or identified as a Census Designated Place (CDP) including comunidades and zonas urbanas in Puerto Rico. Incorporated places have legal descriptions of borough (except in Alaska and New York), city, town (except in New England, New York, and Wisconsin), or village.   |
| <b>Place of birth</b>                  | The U. S. state or foreign country where a person was born. Used in determining citizenship.   |
| <b>Population</b>                      | All people, male and female, child and adult, living in a given geographic area.   |
| <b>Population density</b>              | Total population within a geographic entity divided by the number of square miles of land area of that entity measured in square kilometers or square miles.   |
| <b>Race</b>                            | Race is a self-identification data item in which respondents choose the race or races with which they most closely identify.   |
| <b>Reference map</b>                   | A map that shows selected geographic boundaries with identifiers along with selected features of a geographic area.  |

|                                     |   |
|-------------------------------------|---|
| <b>Related children</b>             | Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. Does not include householder's spouse or foster children, regardless of age.  |
| <b>Rental vacancy rate</b>          | The proportion of the rental inventory which is vacant for rent. It is computed by dividing the number of vacant units for rent by the sum of the renter-occupied units and the number of vacant units for rent, and then multiplying by 100.   |
| <b>Renter-occupied housing unit</b> | All occupied units which are not owner occupied, whether they are rented for cash rent or occupied without payment of cash rent, are classified as renter-occupied.   |
| <b>Sample data</b>                  | Population and housing information collected from the census long form for a one in six sample of households in the United States and Puerto Rico, and on a continuous basis for selected areas in the American Community Survey.   |
| <b>Sex</b>                          | An individual's gender classification - male or female.   |
| <b>Sex ratio</b>                    | A measure derived by dividing the total number of males by the total number of females, and then multiplying by 100.  |
| <b>Short form</b>                   | The decennial census questionnaire, sent to approximately five of six households for the 1980, 1990, and 2000 censuses. For Census 2000, the questionnaire asked population questions related to household relationship, sex, race, age and Hispanic or Latino origin and housing questions related to tenure, occupancy, and vacancy status. The 1990 short form contained a question on marital status. The questions contained on the short form also are asked on the long form, along with additional questions.   |
| <b>Spanish/Hispanic/Latino</b>      | A self-designated classification for people whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Caribbean, or those identifying themselves generally as Spanish, Spanish-American, etc. Origin can be viewed as ancestry, nationality, or country of birth of the person or person's parents or ancestors prior to their arrival in the United States. Spanish/Hispanic/Latino people may be of any race.   |
| <b>Spouse</b>                       | A person legally married to another person.   |
| <b>Summary file (SF)</b>            | Statistics for a large number of geographic areas that are designed to show great subject matter detail presented in tabular form. There are four main summary files produced from the data collected during Census 2000. See the individual definitions for Summary Files 1, 2, 3, and 4 for a more in-depth explanation of each.  |
| <b>Summary File 1 (SF 1)</b>        | This file presents 100-percent population and housing figures for the total population, for 63 race categories, and for many other race and Hispanic or Latino categories. This includes age, sex, households, household relationship, housing units, and tenure (whether the residence is owned or rented). Also included are selected characteristics for a limited number of race and Hispanic or Latino categories. The data are available for the U.S., regions, divisions, states, counties, county subdivisions, places, census tracts, block groups, blocks, metropolitan areas, American Indian and Alaska Native areas, tribal subdivisions, Hawaiian home lands, congressional districts, and ZIP Code Tabulation Areas. Data are available down to the block level for many tabulations, but only to the census-tract level for others. Available on CD-ROM, DVD, and American FactFinder. The Census 2000 Summary File 1 data are released in three stages. Individual state files and two national files are released. The state-level data are released first, followed by the Advance National File, which covers the same data subjects, but includes national level summary data such as ZCTAs, whole metropolitan areas, whole American Indian a |
| <b>Summary File 2 (SF 2)</b>        | This file presents data similar to the information included in Summary File 1. These data are shown down to the census tract level for 250 race, Hispanic or Latino, and American Indian and Alaska Native tribe categories. For data to be shown in SF 2, a population category must meet a population size threshold of 100 or more people of that specific population category in a specific geographic area. Available on CD-ROM, DVD, and American FactFinder.   |

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

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

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

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

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

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

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

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

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

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

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

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

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

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



**Source: American FactFinder, US Census Bureau, Census 2000**



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