

BOSTON CHINATOWN REPORT

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QUINCY SCHOOL COMMUNITY COUNCIL
AUGUST 1990**

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Revised August 1990

INTRODUCTION:

This report is a compilation of material from a variety of sources, Chinatown community organizations to state social service departments. The goal of this research was to collect updated, recent data on the Boston Chinatown neighborhood. In addition, the research tried to locate trends in population statistics and other demographics. The report details the current living conditions in Chinatown and the South End, users of Chinatown services, and services provided to Chinatown, South Cove, and South End residents.

The research was undertaken for several reasons. Firstly, no agency has conducted recent studies on Chinatown conditions. Secondly, no extensive compilation of the various reports already done on Chinatown exists. And thirdly, an examination of Chinatown residents, users, and conditions will provide community organizations such as the Quincy School Community Council with solid facts on which to base needs assessments and proposals.

To compile this report, the researcher studied reports already written about various aspects of Chinatown and the South End. She subsequently contacted by telephone a wide array of government and community agencies, as well as academic institutions, searching for the most updated information pertinent to Chinatown. In deciding whom to contact, the researcher relied on bibliographies from the reports studied, the Boston telephone book, the Citizens' Guide to State Services, referrals, and assistance from Quincy employees. While this report does not include information from *all* relevant local and state organizations, a detailed listing of the agencies contacted is listed at the end. Please make special note that the services offered by the Quincy Community School are not included here.

GEOGRAPHICAL DEFINITION OF CHINATOWN:

The Chinatown core is considered the area bordered by Essex Street to the north, the Expressway to the east, Mass Pike to the south, and Washington and Tremont Streets to the west.

POPULATION:

General:

Demographic statistics for the Chinatown-South Cove area are difficult to find because the U.S. Census does not treat the region as a single tract. In addition, an unknown number of illegal aliens have settled in the community. And thirdly, many residents of the area are reluctant to participate in surveys.

The 1985 Boston population was 601,095, as stated in the Chinatown Community Plan.

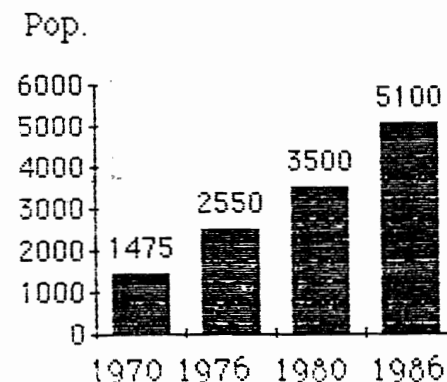
In 1985, according to the Profile of Boston's Chinatown Neighborhood, 5% of the Boston population was Asian, or 30,000 Asians. The Asian population occupied 5% of the housing units.

Over 55% of the Boston Asians arrived in Boston between 1980 and 1985.

The Asian population in Allston-Brighton expanded from 6% of the total population of the area to 12%. 30% of the Boston Asians live in this region.

Chinatown:

In the last few decades, the Chinatown population has grown significantly. Since 1976, the neighborhood has more than doubled in population. The current population is over 5100.



(Source: Chinatown 2000)

91% of the residents in Chinatown are Chinese, and 2% are Vietnamese or Cambodian, states the Chinatown Community Plan.

Since 1980, there has been almost a 10% decrease in the percentage of Chinese with regard to the whole Chinatown population, cites Chinatown 2000. This change is due to the increase in the number of Southeast Asians who are settling in Chinatown. Over 75% of the Chinatown population was born outside the United States.

South End:

The population of the South End in 1985 was 25,372 (Chinatown Community Plan).

From the Profile of Boston's Chinatown Neighborhood:

The South End, as of 1985, housed 8% of the Boston Asian population, and Asians constituted 12% of the neighborhood population. 6% of the South End housing units were occupied by Asians.

From the South End Profile:

In the early 1970's, the South End was "discovered" by wealthier, more professional, younger households who sought housing near the expanding downtown. Since 1980, the resident population has been affected by decreased federal housing resources for low income families, property speculation, and condominium construction. The population has expanded from 27,125 in 1980 to 29,951 persons. Blacks and Asians have increased in the area, while white and Hispanic populations have slightly decreased. In 1985, the South End was 46% Black, 34% white, 11% Asian, and 10% Hispanic.

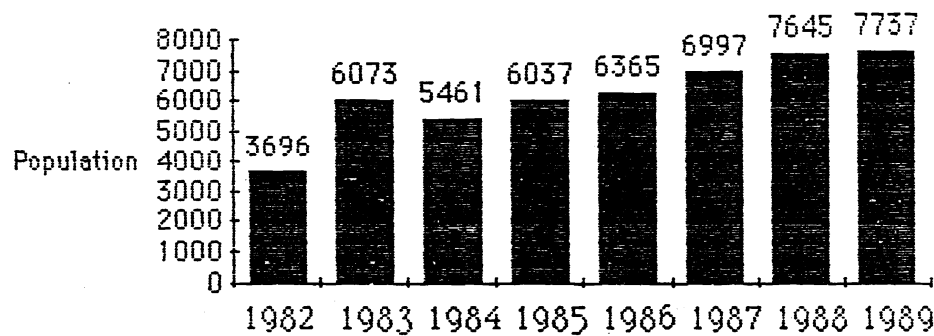
From 1980 to 1985, the percentage of persons living below the poverty level dropped from 23% to 17%.

Trends in immigrants and refugees:

According to the 1989 demographic report by the Massachusetts Office of Refugees and Immigrants, since 1975, almost 175,000 immigrants and 30,000 refugees have come to Massachusetts. Between 1983 and 1989, 112,203 immigrants were admitted and 18,908 refugees were admitted.

Below is a chart of the numbers of Asian immigrants who were admitted to this state. In total, the number of Asians who came to Massachusetts from 1982 to 1989 was 50,011.

Total Number of Asian Immigrants Admitted to Massachusetts
1982-1989



(source: U.S. Immigration & Naturalization Service)

Immigrants from Vietnam constitute the largest of any immigrant group. Refer to the chart below, taken from U.S. Immigration & Naturalization Service data. Note that the numbers do not include secondary migration or undocumented immigrants.

Asian Immigrant Groups 1982-1989

Country	Number admitted to MA	Country	Number
Vietnam	8828	Malaysia	181
China	7413	Sri Lanka	165
Cambodia	7042	Indonesia	151
India	4578	Afghanistan	121
Korea	3456	Iraq	116
Iran	2326	Singapore	90
Laos	2133	Macao	77
Hong Kong	1989	Kuwait	70
Lebanon	1895	Cyprus	46
Phillipines	1868	Saudi Arabia	39
Taiwan	1862	Nepal	17
Thailand	1720	United Arab Em.	13
Israel	735	Bahrain	11
Syria	628	Yemen-Sanaa	11
Japan	579	Qatar	4
Pakistan	569	Brunei	3
Turkey	524	Oman	3
Jordan	303	Yemen-Aden	3
Burma	248	Cocos Island	1
Bangladesh	193	Bhutan, Christmas Island, Maldives, Mongolia	0

In the list of the largest 24 immigrant groups, ten Asian countries were represented, based on the numbers admitted to Massachusetts from 1983 to 1989. In the chart below, the number in parantheses before the name of the country denotes that country's ranking.

Immigrant Groups 1983-1989

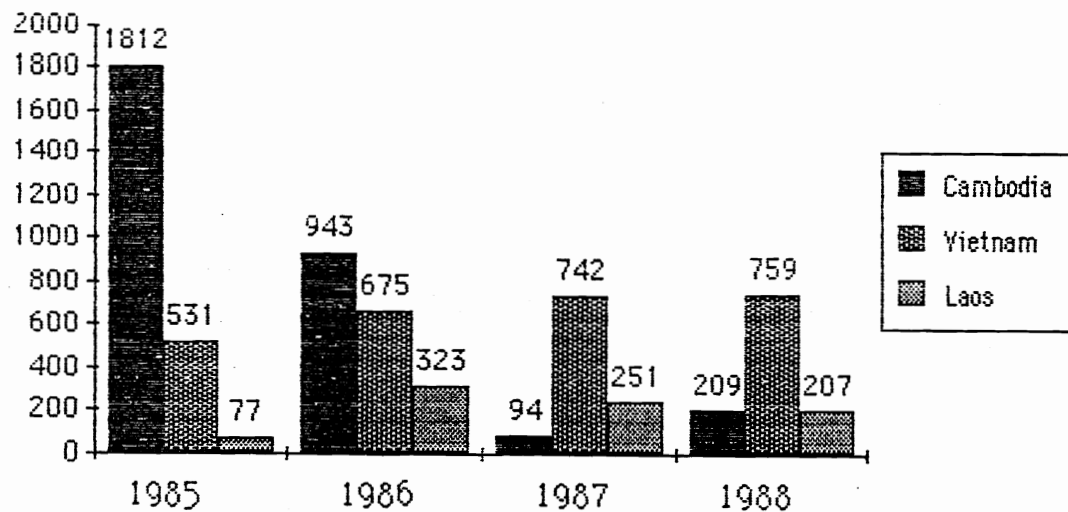
<u>Country</u>	<u>Number admitted to MA</u>
(1) Vietnam	8476
(4) Cambodia	6992
(5) China	6765
(7) India	4096
(11) Korea	3083
(17) Laos	2007
(18) Hong Kong	1814
(19) Taiwan	1745
(22) Philippines	1691
(23) Thailand	1668

The vast majority of Asian refugees who have arrived in recent years to Massachusetts are from Southeast Asia. See the table below. The increased influx of refugees from the U.S.S.R. led to the decline in the percentage of total refugees from Southeast Asia. The number of USSR refugees increased from 14.2% of the total to 39.2% from 1987 to 1988.

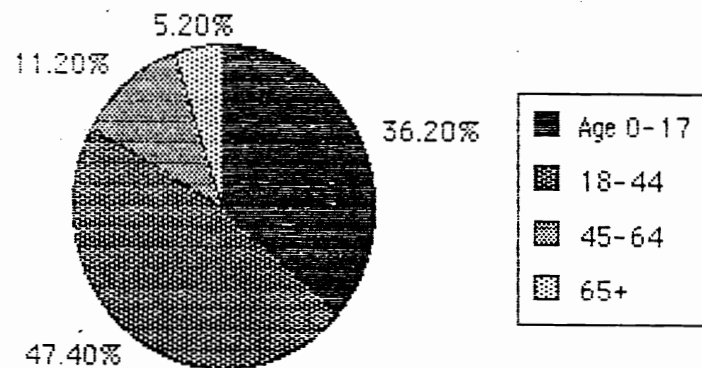
	<u>1987</u>	<u>1988</u>
# of SE Asians Arriving in MA	1087	1221
% of Total # of Refugees	58.8%	43.7%

The number of Cambodian refugees has declined considerably, from a peak of 1812 in 1985 to 209 in 1988. Laotian and Vietnamese refugees have arrived in more constant numbers since 1985.

Southeast Asian Refugee Arrivals in MA



The majority of all refugees (not just Asians) arriving in 1988 were of working age, as the pie graph below reveals.



The geographic distribution of refugees in Massachusetts is listed below, for the years 1985-1988:

	1985	1986	1987	1988
Suffolk	47.2%	40.3%	49.2%	45.8%
Essex	3.8%	8.3%	5.9%	9.8%
Middlesex	22%	22.8%	17.4%	12.9%
South Shore	6.2%	6.7%	4.4%	7.3%
Central MA	4.8%	3.5%	5%	6.3%
Western MA	4.9%	7.9%	5.9%	5.6%
Unknown	11.3%	10.6%	11.1%	9.7%
Total=	2995	2330	1886	2796

Note that Middlesex county contains Lowell and parts of the greater Boston area. Essex county includes the city of Lawrence.

CONDITIONS OF RESIDENTS:

Ages:

A breakdown by age group of the Boston and South End populations is listed below. It is taken from the South End Profile.

Ages	Boston	South End
children,		
adolescents	25%	18%
25-54	42%	58%
Over 55	18%	11%
Median age	29	31

Businesses:

Chinatown businesses have been in operation for an average of 15 years, although the median number of years in business is 6 years. On the average, businesses are open 10 hours a day. However, restaurants are open for an average of 14 hours a day, and grocery markets average 11 hours.

Below is a chart of the number of years Chinatown businesses have been in operation, from the Chinatown Business Survey:

Years	All	Restaurants	Grocery & Mkts.	Shops	Professional/ Personal
<1	9%	25%	5%	5%	6%
2-5	37	29	23	30	57
6-10	17	13	23	15	12
11-20	15	12	20	25	9
21-30	13	20	9	15	9
>30	8	<5	20	10	6
Median	6	5	10	9	5
Mean	15	10	21	15	16
Sample size	110	24	21	20	33

Almost 3/4 of all Chinatown businesses employ fewer than 10 workers. On average, restaurants employ more persons than other businesses.

#Employees	All	Rest.	Groc/Mkt	Shops	Prof/Pers.
<5	46%	40%	31%	45%	56%
5-9	28	12	37	45	25
10-24	19	36	21	5	16
25-49	6	12	11	5	<5
50+	1	<5	<5	<5	3
Median	5	9	4	4	5
Mean	8	11	5	6	5
Sample	109	25	19	22	32

Only 1 in 5 workers in Chinatown is a Chinatown resident. Most employees drive, use public transportation, or walk to get to work in Chinatown.

English language ability is required of some or all the employees in almost 3/4 of the Chinatown businesses.

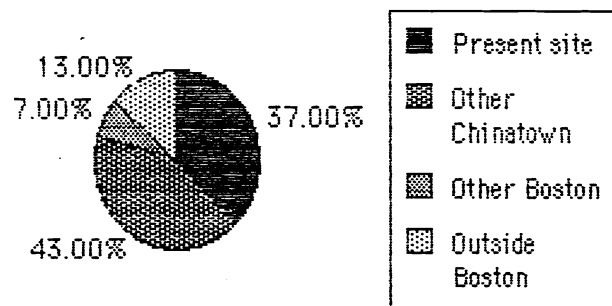
Few employers offer parking to the workers.

Businesses on average occupy 2835 sq. ft. The average for restaurants is 3792 sq. ft; for grocery and wholesale food markets the average is 6631 sq. ft. Average monthly rent is \$1625, or \$15 per sq. ft. per month.

Monthly	All	Rest.	Gr/Mkt.	Shops	Prof/Pers.
<\$1000	25%	12%	<5%	12%	50%
1000-1499	22	13	19	41	25
1500-1999	12	8	31	12	6
2000-2499	15	26	6	12	12
2500-2999	8	22	6	<5	<5
3000-3500	5	<5	19	<5	<5
3500+	11	17	19	6	6
Median	1625	2375	2125	1375	1000
Median/ sq.ft	15	14	13	16	19
Sample	98	23	16	17	32

53% of the businesses want to expand, and the majority would like to stay in Chinatown. See the chart below:

Intended location of business expansion:



As described above, one of the most serious problems facing Chinatown is sanitation and where to leave garbage.

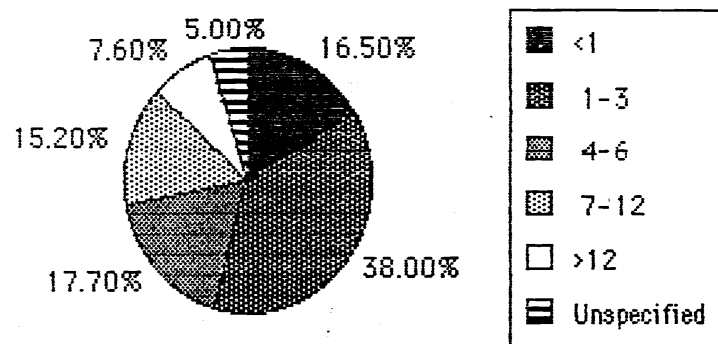
The following chart details where businesses leave their garbage:

Dumpster on-site	25%
Dumpster other site	14%
Trash Collector	14%
Sidewalk	38%
Other	11%

Child Care:

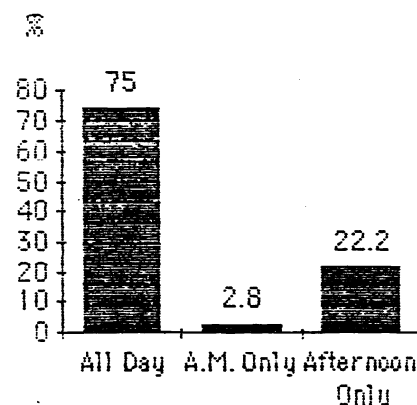
Of 211 respondents in Job Expectations and Opportunities, 23.2% needed child care services. Over 50% of these people had two or more children. The ages of the children were as follows:

Ages of Children in Years



3/4 of the respondents needed child care for the whole day, while 2.8% needed morning only child care and 22.2% needed afternoon care. In terms of days, 20.9% of the respondents required child care on both weekdays and weekends, 46.5% needed weekdays only.

Percentages of Respondents Needing Childcare



In the South End, one finds a much greater share of single people and roommates and a smaller share of families than seen on a citywide basis.

Education:

In Chinatown, according to Chinatown 2000, 65% of the adults have no high school diploma. The census found that only 10% of the Chinatown population and 5% in the South End had completed 4 or more years of college.

According to Job Expectations and Opportunities, 75% of those using employment, immigrant, etc. services have ~~some~~ high school education.

The Boston at Mid-Decade: Demographics report states that in the South End, 10% of household populations speaks Chinese at home, 18% of all persons speak Chinese at home, and 24% of all ~~adults~~ speak Chinese in the home. Job Expectations finds that only 10% of those using services are proficient in English.

Employment:

The Unemployment Situation: City of Boston, Metropolitan Boston, and Other Large Metropolitan Areas cites that the unemployment rate in Boston as of June 1989 was 4.0% while the national rate was 5.5%. In comparison with other major cities, Boston has maintained one of the lowest unemployment rates since 1984.

According to the South End Profile, the unemployment rate for the South End is just under 4.5%. The South End contains a greater prevalence of skilled professional, technical, managerial, and semi-skilled services workers than Boston as a whole does. However, the South End has a smaller share of blue collar and clerical workers. The Profile finds that the South End provides 11,986 jobs.

Before immigrating, the Asian clients surveyed in Job Expectations and Opportunities worked in numerous fields. Over half of the respondents worked in the service or manufacturing industries.

Agriculture, forestry, fishing, mining	7.5%
Service industries	38.6%
Manufacturing	30%
Trade	4.6%
Construction	3.4%
Public administration	3.4%
Transportation	1.7%
Communication, public utilities	1.1%
Students	5.2%
Not classifiable	4.6%

Of the Asian immigrant clients, 81.8% believe that they are not skilled enough to land a job, according to Job Expectations and Opportunities. 67.5% cite low education as the reason they are not skilled enough in English. Other factors that the clients feel are important in preventing them from landing a job are listed below.

Question asked: Is any of the following factors important in preventing you from getting a job...?

Factor	Very Important	Important	Not Important
My English	45.3%	48.6%	6.1%
Limited social network	15.7%	62.0%	22.3%
Not enough emplymt. info	23.7%	60.3%	16.0%
No transportation	25.0%	53.2%	21.8%
Not enough skills	25.0%	56.3%	18.8%
Not enough education	21.4%	46.0%	32.5%
Social discrimination	20.0%	43.3%	36.7%
Someone at home needs to be taken care of	11.2%	21.6%	67.2%
Other	15.0%	10.0%	75.0%

Family:

Chinatown's median household size is 3.5 persons per unit, according to Chinatown 2000. Chinatown has a 21% overcrowding rate, higher than the Boston and U.S. rates. 25% of households had more than 5 residents, while 20% of households had more than 4 *adults*. 41% of the households had more than 1 elderly person, and 20% had more than 2 elderly. As for children, half the households had children, with 21% of these having children under the age of 5.

The 1980 census found that over 40% of women in Chinatown with children under age 6 were working outside of the home.

Health insurance:

42% of all Chinatown businesses offer health insurance to their employees. 80% of light manufacturing firms offer insurance. Less than 50% of grocery/markets and professional/personal service firms offer insurance, and only 29% of all restaurants do. See chart below, from the Chinatown Business Survey.

% of Businesses offering health insurance:

Restaurant	29%	Sample =24
Grocery/Market	44%	18
Shops	50%	20
Prof./Personal	39%	33
Lt. Manufacturing	80%	5

The major issues that employers consider when deciding whether to offer health insurance are expense and the turnover rate of employees. The low percentages of businesses providing health insurance stem from the fact that employers find it easy to recruit workers without having to offer the insurance. Many businesses cite that they are turned down by insurance companies because they are too small. Other difficulties employers face are problems administering health plans and problems finding acceptable insurance plans.

Housing:

While the neighborhood population has doubled since 1976, only 70 new housing units have been built between 1976 and 1988, cites Chinatown 2000. Tai Tung Village and Mass Pike Towers, the 2 primary sources of affordable housing in Chinatown, both have 6 to 8 year waiting lists.

In December 1987, over 900 applications were distributed in 2 1/2 hours for the 20 available units in Tremont Village.

Over 2000 persons are currently on waiting lists for 877 units in publicly subsidized housing in Chinatown, according to the CHIP Request for Proposals.

Castle Square offers 500 subsidized units, 60% of which are rented by Asians.

According to the Chinatown User Survey, almost 1/4 of Chinatown residents feel that they have no other choice regarding where to live. Chinatown 2000 describes 4 different housing opportunities:

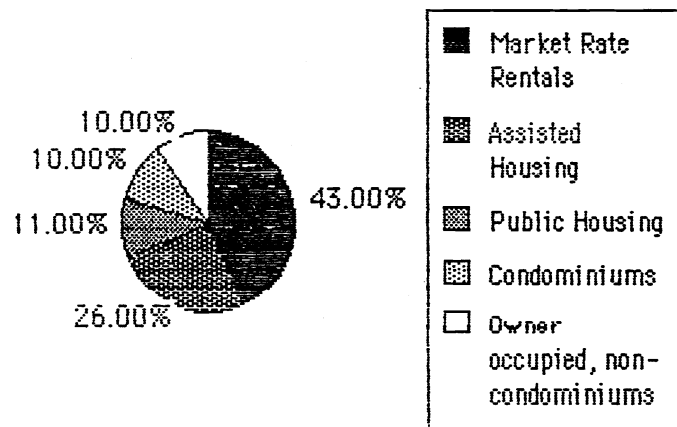
Villa Victoria: 40 units/acre, 4.5 acres (or 194,218 sq.ft.) and 190 units. 2-4 story town houses. 55 on-site parking spaces 68 off site spaces.

Traditional Rowhouses: 60 units/acre, 900 square feet. 4-5 story structures. Rear courtyard. On-street parking.

Tent City: 80 units/acre, 3.25 acres, 269 units. 4-11 stories. Underground parking.

Tai Tung: 90 units/ acre, 2.4 acres. 214 residential units and 16 commercial units. 3-15 stories, apartment-like units. On-site parking.

In the South End, the most marked trends from 1980 to 1985 were increases in single person households and unrelated roommates. In 1985, 13,893 housing units existed in the South End; only 150 new units had been built since 1980. The types of units were as follows:



However, the percentage of public and assisted housing is closer to 34% than to 37% because of the 14% vacant, unavailable BHA units.

Lodging house tenants dropped by 318 persons, or 26%, from 1980. In 1985, 39 lodging units remained.

Half of the South End housing exists in buildings of 5 or more units, compared to 37% of Boston housing, states the South End Profile. 20% of South End interiors and 33% of exteriors of homes need work.

Rental housing monthly rent in currently occupied market, assisted, and public housing is \$370 per unit, as of 1985. This price is up 177% from 1980. Market rate for a place runs about \$450.

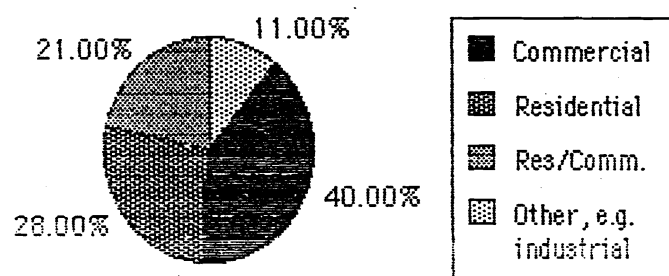
The South End provides 5.6% of all Boston housing units, and 6.3% of all Boston condominiums.

The expiration dates of use restrictions on assisted housing units in the South End are as follows, according to Boston Housing 1988: An Informational Report:

<u>Year of</u> <u>Expiration</u>	<u>Number of units</u>
1983-87	276
1988-92	780
1993-97	440
1998-2003	28
TOTAL: 1524	

Structure:

The uses of Chinatown buildings are as follows, state the Chinatown Housing Survey:



80% of structures have no vacant floors, and 91% of all structures are completely occupied. 3.2% of all housing units are vacant.

Only 5% of structures have walls, floors, or ceilings in public corridors that are broken, cracked, or otherwise deteriorated.

<u>Residential Structures</u>	<u>Intact</u>	<u>Deteriorated</u>
Walls	97%	3%
Floors, ceilings	97%	3%
Stairs, railings	97%	3%
Light fixtures	99%	1%
Sample size=76		

<u>Res/commercial</u>	<u>Intact</u>	<u>Deteriorated</u>
Walls	93%	7%
Floors, ceilings	96%	4%
Stairs, railings	96%	4%
Light fixtures	99%	1%
Sample size=56		

The percentages of buildings with debris or obstructions in public hallways are as follows:

Residential:	8%	sample=76
Res/comm:	18%	sample=55
Commercial:	7%	sample=107
Other:	14%	sample=29

The Housing Survey offers more statistics on housing conditions:

- 94% of housing units have only 1 bathroom
- 14% have inaccessible and non-private bath facilities
- 93% have usable plumbing
- 95% of all kitchen appliances are operable
- 96-7% have hot and cold water, with kitchens and sinks

- 89% have at least 1 window or skylight in each room
- 91% have intact, operable windows and storm windows
- 92% have electricity available in each room, with at least 2 outlets
- 89% have safely lit stairways and interior passages at all times
- 92% have heating units safely installed
- 91% have safely banistered stairs

- 99% of all units can be securely locked
- 96% of buildings can be securely locked
- 57% of units have access to garbage dumpsters/ containers
- 52% are vermin and rodent-free

These percentages are gathered from a sample size of 265 units, and within +-3%, are 95% accurate.

One third of the units have poor interior conditions.

Income:

42% of Chinatown families earn less than \$10,000 a year, according to the Chinatown Housing Survey. Only 7% of families make more than \$20,000 a year.

The BRA in 1985 found that Chinatown had the lowest median income of all areas of Boston.

The Department of Housing and Urban Development defines a low-income family as one that earns less than 50% of the Boston PMSA (Primary Metropolitan Statistical Area) median family income. A moderate-income family earns from 50 to 80% of the Boston PMSA median family income.

42% of all Chinatown households live below the poverty level.

Land Use:

Land use by parcel square foot is as follows, according to the Chinatown Survey Area Land Use Report:

5.10% Residential (71,277 sq.ft.)
 24.04% Institutions/ organizations
 16.02% Commercial
 1.56% Industrial
 9.33% Parking
 5.76% Vacant
 1.11% Open Space
 37.07% Mixed Use

<u>Type of Business</u>	<u>Number of that type</u>	<u>% of All Businesses</u>
Restaurant/Bakery	47	25
Gift Shop/Visitor/Specialty	19	10.3
Grocery/Drug/Market	16	8.7
Insurance/Realty/Legal	12	6.5
Travel	6	3.2
Hair Care	10	5.4
Clothing/Cleaning	7	3.8
Medical	10	5.4
Wholesale/Factory/Import	21	11.3
Entertainment/Recreation	22	12
Misc.	15	14.5

Length of Residence:

<u>Been in Boston less than 5 yrs.</u>	<u>Boston pop in general</u>	
76%	65%	White
10%	24%	Black
8%	5%	Asian and other
6%	6%	Hispanic

(Above from Boston at Mid-Decade: Demographics)

The following table gives the average number of years in a house or apartment for renter households, 1985. The data comes from Boston Housing 1988: An Informational Report.

	Mean # of Years	Median # of Years	Sample Size
South End	5	2	61
Total Boston	5.4	3	935

Parking:

Most streets in the Chinatown business core district have restricted parking on at least one side of the street between 8am and 6pm to enable the commercial vehicles to park. But even those vehicles often have difficulty finding parking.

14% of Chinatown businesses have special arrangements for customer parking, e.g. garages, lots.

71% of residential units have no car, 22% own 1 car, 5% own 2 cars, and 2% of units have more than 2 cars. The Chinatown Housing Survey reports that 27% of the units have parking available within the building. However, 43% of the local residents say that parking is unavailable.

The parking in Chinatown is as follows:

- 40% fee public parking
- 19% fee private parking
- 17% street parking
- 14% free public parking
- 10% other

27% of all car owners use their cars to get to work. The Chinatown Business Survey found that 20% of Chinatown workers resided in Chinatown, 50% of workers lived in other parts of Boston, and 30% lived outside of Boston.

USERS OF CHINATOWN:

Definition of user:

A user is defined in this context as one who works in Chinatown, visits a Chinatown store, passes through on his way from one section of downtown to another, or visits Chinatown for leisure purposes.

General:

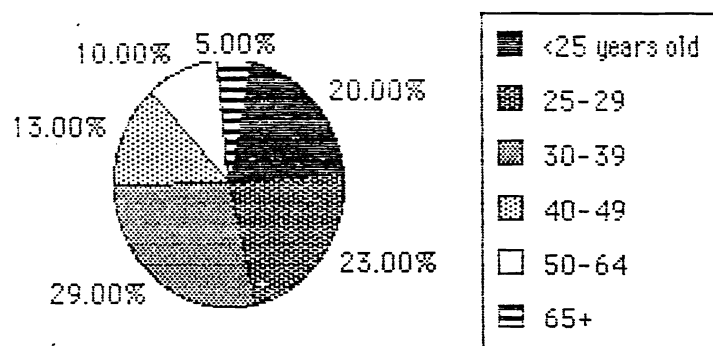
The Chinatown User Survey found that 77% of Chinatown residents use services in Chinatown. 61% of Asian users use the services.

Medical services are the most frequently used. Of the retail services, restaurants and groceries are the most often used.

Only 1/5 of those who use Chinatown reside in the neighborhood. Of the users, 57% are male, 43% female. 63% are Asian. For a breakdown of users, see chart below.

Race/Ethnicity	All Users	Resident Users	Non-resident Users
Chinese	55%	90%	46%
Chinese/Vietnam.	4	4	5
Vietnamese	3	2	3
Cambodian	1	<.5	1
White	24	1	30
Black	8	2	9
Hispanic	2	<.5	3
Other	3	1	3
Sample size	642	134	506

Chinatown users tend to be rather young. The distribution of ages is seen below:



Sample size=639

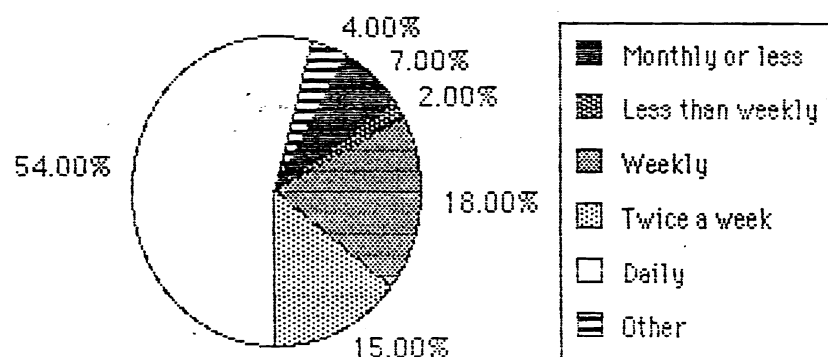
The median family income for all Chinatown users, as of 1987, was \$22,500. In contrast, the median family income for all residents was about \$15,000. 13% of all users had an income over \$40,000/year in 1987. See the comparisons listed in the following chart.

Family Income	All Users	Resid. Users	Non-res. Users	Asian Users	Non-Asian Users
<10,000	15%	24%	13%	19%	9%
10,000-19,999	29	41	26	37	17
20,000-29,999	27	26	27	25	29
30,000-39,999	15	7	17	11	21
40,000+	14	2	17	7	24
Sample	575	118	455	350	224

The household size differs slightly among the different types of users, as seen in the next chart.

# of Persons	All Users	Resid. Users	Non-res. Users	Asian Users	Non-Asian Users
1	10%	8%	10%	6%	6%
2	21	18	22	18	16
3	14	8	16	9	15
4	23	27	22	28	24
5+	32	38	30	39	39
Avg. hhd. size	3.7	4.0	3.6	4.1	4.1
Sample	638	133	503	127	273

How often do non-resident users visit Chinatown? The chart below explains.



Of the Chinatown resident users who work, 36% work in Chinatown (note that the Chinatown Business Survey finds that 20% of Chinatown residents (not necessarily users) work in Chinatown. 25% of these

resident users work in another Boston neighborhood, and 39% are employed outside of Boston.

Services Used In Chinatown:

Service used	All Users	Resident Users	Non-Resident Users	Asian Users
None	54%	23%	62%	39%
Medical	34	56	28	44
Immigration	2	5	1	3
Translation	1	1	2	2
Job	2	2	1	2
Day Care	1	5	4	2
Housing	1	3	1	2
Other	5	5	4	6
Sample	615	130	483	386

The users surveyed also were asked how the services could be improved. Below are the results. Expansion of services was cited most often as a way services could be improved.

How Services Can Be Improved	All Users	Asian Users
Expand services	36%	40%
Provide good services	12	12
More medical services	8	9
More affordable services	4	4
Translation/bi-lingual services	4	4
General improvement	4	4
Better housing	4	4
Don't know	16	12
Other	12	11
Sample	354	278

Chinatown users find out about the various services by numerous different ways. See the following chart.

Sources of info.	All Users	Resid. Users	Non-res. Users	Asian Users
Newspaper	26	24	26	20
Chinese newspaper	15	20	13	22
Friends	23	26	23	23
Family	4	8	3	5
People	5	4	5	6
Fellow workers	2	1	2	2
Storefronts/shops	3	2	3	3
Bulletin boards	3	5	2	3
Community groups	2	2	2	2
Radio, t.v.	1	1	1	1
None	11	4	13	8
Don't know	1	2	2	2
Other	4	2	5	3
Sample	583	129	754	381

Of those persons citing that they use no sources, many are probably familiar enough with the community to know about the services.

Who uses social services (employment, ESL, refugee, immigrant services):

According to Job Expectations and Opportunities of Asian American Clients, 99% of the Asian Americans who used the social services included in the survey, within the years 1984-87, were born outside of the United States. Almost 50% of these Asians arrived within 1984 to 1987. Almost 30% of them arrived over 5 years ago but are still in search of aid.

In response to the question, "Which program have you used in Chinatown?" respondents in the Job Expectations report answered in the following manner:

Job training alone	20.3%
English class alone	53.2%
Refugee service alone	1.9%
New immigrant service alone	1.9%
Job training & English class	17.7%
English class & new immigrant service	1.9%
All of these programs	.6%
Sample= 158	

People found out about the programs in a variety of ways, most often through friends or staff at one of the social service agencies.

From people who went to the program	9.2%
From relatives	14.5%
From friends	25.4%
From agency staff	26.6%
From other social service agency	11.6%
From newspaper	11.0%
Other	1.7%

Sample=173

Of those respondents who received or were currently receiving service, only 32.6% felt they would be able to get a job in the near future. The reasons respondents cited for having doubts about their ability to land jobs were as follows:

1. Job planned is not what I want	43.5%
2. Program content doesn't meet my expectations	18.5%
3. Staff doesn't meet my expectations	3.3%
4. Takes too long to finish program	8.7%
5. Don't know what is needed in job market	7.6%
6. Too many unknown factors	3.3%
7. The problem is mine	5.4%
8. Program too demanding	2.2%
9. 2 and 3	1.2%
10. Other	6.5%

Sample=92

The most popular facet of Chinatown for users, residents and non-residents alike, is food. The second most liked part of Chinatown for residents is the convenience. Non-residents like the Chinese community and the people, as well as the eating establishments.

Problems:

Most Chinatown users, particularly the residents, feel that Chinatown has serious problems. See the tables below.

How are things in Chinatown?	All Users	Resid. Users	Non-Resid. Users	Asian Users
Going well	16%	12%	18%	12%
Serious problems	64%	77%	60%	74%
Don't know	20%	11%	22%	13%
Sample	624	131	491	390

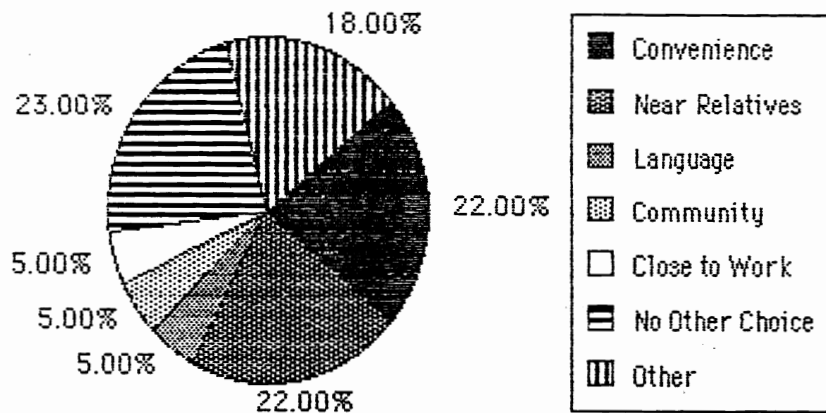
According to the survey, the problem most often cited as the most serious problem in Chinatown regarded the sanitation/ garbage situation. Lack of housing in the area was also frequently cited.

Most serious Problem	All Users	Resid. Users	Non-Resid. Users	Asian Users
Sanitation/garbage	27%	21%	29%	29%
Overcrowding	8	7	9	6
Traffic	6	2	7	7
Parking	4	1	4	3
Housing shortage	17	26	15	22
Housing safety, security	1	4	1	2
Crime/safety	11	8	11	8
Gangs	5	11	4	6
Prostitution	6	9	5	6
Other	8	5	7	6
Don't know	7	6	7	5
Sample	616	133	481	392

Reasons for Living in Chinatown:

Despite the problems, Chinatown resident users have a number of reasons for living in Chinatown. See below:

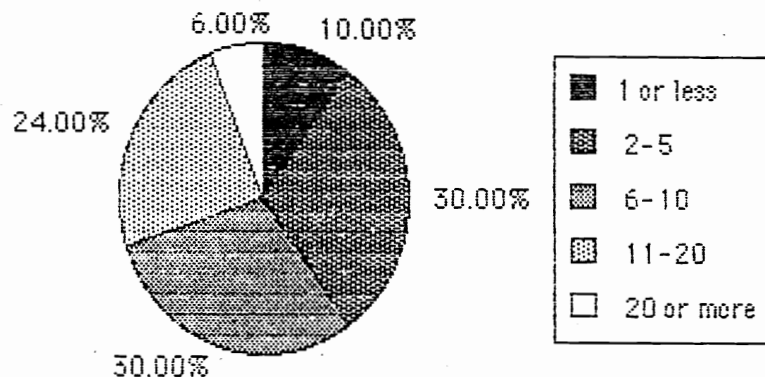
Reasons Residents Live in Chinatown:



Residence:

The majority of the resident users have been living in Chinatown for only ten years or fewer. And 40% have been residing in Chinatown for just 5 years or fewer.

Length of Residency in Chinatown in Years



While 91% of Chinatown is Chinese, not everyone has arrived in Chinatown from China. The chart below explains.

Place of Residence Before Chinatown

China	38%
Taiwan	2%
Hong Kong	24%
Other Boston	8%
Other Mass.	4%
Other U.S.	18%
Other	5%
None	3%

SERVICES PROVIDED:

Citizenship Assistance:

CACA runs a tuition-based program to help immigrants seeking U.S. citizenship, providing preparation in history and government. CACA also assists temporary residents wishing to become Permanent Residents, providing ESL and history/ government instruction.

Cultural Activities:

The Chinese Culture Institute offers a variety of cultural programs and events to the general public, not just Chinatown. In addition to displaying six art exhibits annually, the CCI offers a series of China-related lectures, a performing group for Chinatown events or fundraising activities, and an education outreach program which takes cultural programs to local public schools. Half the staff is Chinese, including the director and curator, Doris Chu.

Department of Public Welfare:

In the AFDC (Aid for Families with Dependent Children) program, 6 months ago, there were 543 "Asian or other" cases in Boston, and 994 "Asian or other" recipients (a case is a household, whereas a recipient is an individual). The four categories the Dept. uses are white, Black, Hispanic, and Asian or other. The Department also runs a Refugee Program, which is similar to the AFDC Program. However, in the Refugee Program, the family can be intact, and for the first 12 months there is no deprivation level at which the family must be. In Boston, there were 728 Asian cases and 1560 recipients. The Refugee Program is mostly Asian, especially Southeast Asian. In the General Relief program, which offers short-term assistance, there were 523 Asian cases in Boston, 628 recipients. And in the Refugee General Relief program, there were 582 cases for Boston, with 1164 recipients.

Department of Social Services:

According to the MA Dept. of Social Services' Jan. 16, 1990 report, 34 of its clients in the Boston/ Brookline area declared their preferred language was Chinese. 101 declared Vietnamese, 91 declared Cambodian, and 4 declared Laotian. For the state, 66 declared Chinese as their preferred language, 220 declared Vietnamese, 350 Cambodian, and 20 Laotian.

English as a Second Language:

According to the Department of Education 1988-89 statistics for Boston, 2370 students in grades K-12 declared Chinese as their first language. 1169 of these students had limited English skills and were enrolled in a bilingual education program, while 188 with limited English skills were not in bilingual education. In 1988-89, 429 students were in their first year of transitional bilingual education, 289 were in their second, and 197 were in their third. While three years is usually sufficient bilingual education for the student, a number of students were in their fourth through eighth year of bilingual ed., for a variety of reasons. Refer to chart below:

4th Year: Number of Students Enrolled and Why

7	a) Is in Special Education
67	b) Lacks sufficient English skills
25	c) Has academic deficiencies which will make it hard for student in an all English class
0	d) Has attendance problems
5	e) Other

<u>5th</u> a) 6	<u>6th</u> a) 7	<u>7th</u> a) 2	<u>8th</u> a) 0
b) 59	b) 20	b) 5	b) 0
c) 20	c) 4	c) 0	c) 1
d) 1	d) 1	d) 0	d) 0
e) 0	e) 4	e) 1	e) 0

CACA, through its Education Center, provides a daytime, tuition-based Adult ESL Program which teaches basic survival skills and elementary ESL to recent immigrants. CACA also offers an afternoon ESL program for youths ages 16-21 and ESL programs incorporated into vocational training programs.

The Chinese Economic Development Council, a federally funded organization, also offers several ESL classes to the community.

The Chinese Progressive Association is another source of ESL instruction, offering several levels of English instruction.

Health and Nutrition:

CACA distributes food four times annually to eligible low income Chinatown residents.

The WIC Program, which is run through the South End and South Cove Community Health Centers, provides nutritional counseling for women and infants; vouchers for such food as milk, eggs, and cheese; and formula for infants. Recipients are residents of Chinatown, South Cove, and South End. 946 Asians use the two health centers' WIC Programs, with 659 using the South End WIC.

Few Asians use the medical facilities of the South End Community Health Center, however.

According to the 1988 Chinatown User Survey, the most frequently used service in Chinatown is medical service.

Immigration and Amnesty Counseling:

CACA offers the only community immigration service in Chinatown, providing change of status and initial entry information and also assistance with application procedure for citizenship.

Job Training:

The COTC maintains several occupational training programs for refugees, immigrants, welfare recipients, etc. The 24-week office skill program can accommodate about 23 students at a time, while the 18-week data entry program takes 15 students at a time. The Electronic Assembly Training Program teaches basic electronics assembly skills. Applicants for the programs must take a written test, and the COTC then chooses the best applicants. For all programs there is a waiting list. With the assistance of job referral service, most students find work in the Boston area, in high tech firms, banks, hospitals, and insurance companies.

CACA's Refugee Education and Employment Program offers career guidance, job counseling and placement for refugees, and the counseling staff is multi-lingual.

CACA also offers prevocational skills programs to unemployed and under-employed adults and also Asians ages 16-21. Adults can upgrade their math, reading, oral communication, and writing skills. They also receive job-specific ESL training and placement assistance. Youths participate in workshops and field trips and also receive visits by guest speakers.

A number of vocational training programs are run by CACA: the Office Skills Training Program, Machine Tool Training Program, and the Franklin Community Collaborative. The first provides ESL training in basic office practices as well as placement in jobs to low income Bostonians. The second offers ESL instruction in machine tool set-up and operation in a nine month program. The third program allows high school graduates to attend the Franklin Institute of Boston and pursue a technical Associate Degree and concurrently receive intensive training in English language skills.

For workers who have lost jobs due to factory shut-downs, CACA runs the Dislocated Garment Worker Program and the Computer Numerical Control Program. Both offer ESL and job skills training. The Computer program is run in cooperation with the Wentworth Institute of Technology.

Moreover, CACA organizes four Workplace ESL Programs, which offer ESL instruction on the job at various Boston locations.

Finally, CACA's Multi-Service Center provides Job Counseling and Placement Service for Asian clients, including youth. The Center also offers assessment, counseling, and referral to clients interested in the construction industry.

Statistics from Fiscal Year 1988-89 for CACA:

<u>Program</u>	<u>Number of Participants</u>
Adult Education	894
Refugee Program	231
ESSAY (Youth Program)	43
Office Skills Training	30
Machine Tools Training	49
Franklin Collaborative	54
Garment Worker Project	34
Wentworth Project	12
Prevocational Program	58
Workplace Programs:	
Quality Inn	39
Advanced Electronics	156
Bay State Health Care	56
South Manor	89
Multi-Service Center:	
Employment	3208

Low Income Housing:

South Cove Manor Nursing Home, a subsidized home, houses 60-65 Chinese residents, 100 residents in total. Most of the Chinese residents speak Chinese only, but a few also speak English. The vast majority of residents have low incomes and are on Medicare. There is always a long waiting list to get into the home, and the home tries to maintain the 60:40 (Chinese to white) ratio.

Tai Tung Village provides 214 residential units to persons with low or moderate incomes. The village is 95% Chinese, and residents are of all ages. There is an 8-year waiting list to get a unit at Tai Tung.

CACA provides Housing Counseling Service, which assists clients in locating housing for low income families and elderly persons. In addition, the service provides help in the areas of housing code enforcement, tenant-landlord relations, and home buying and renovating.

Social Security and Tax Assistance:

CACA provides bilingual counselors to help clients prepare their tax forms. CACA also provides a Social Security Administration claim representative to aid clients with retirement, disability, and other related questions.

Translation:

CACA has Chinese, Vietnamese, and Cambodian translators and interpreters available to clients for a fee.

FUTURE:**Employment:**

According to Boston Housing 1988, by the year 2000, 127,000 more jobs will exist in Boston.

The U.S. Dept. Of Commerce, Bureau of Economic Analysis, Regional Economic Analysis Division predicted in 1988 that in 1990, employment in service industries as a share of total Boston employment would be 41.7%. In the year 2000, the percentage would be 43.2%.

Service industries will account for 50% of all new jobs in MA by 1995, states Job Expectations and Opportunities.

The Division of Employment Security has a number of predictions about available jobs in MA by 1995:

<u>Job Field</u>	<u>Number of New Jobs</u>	<u>% Growth from 1984</u>
Restaurants	51,700	31
Janitorial, cleaning	17,670	23.4
Guards, doorkeepers	9590	43.7
Nurse aides, orderlies	9200	25.4
Home health aides	1750	37.2
Child care workers	1440	30
Electronics, electric equipment	39,900	unknown
Machinery industry	22,400	unknown

Housing:

According to the Chinatown Housing Improvement Program's 1986 Request for Proposals, CHIP is expected to create 500 units of housing: 1/3 of the 500 affordable to low income families, 1/3 for moderate income families, and 1/3 would be available at market rate.

Affordable rents are defined as rents (including utilities) less than or equal to 30% of one's adjusted gross income. Affordable purchasing prices are defined as mortgage prices less than or equal to 30% of one's adjusted gross income.

The Boston Housing 1988 report predicts that as the year 2000 approaches, Boston will face an annual demand for 3300 new units of housing. Household size, however, will decrease.

Industries:

From 1985 to 1987, the Massachusetts manufacturing rate shrunk by over 11%, states Chinatown 2000.

The BRA predicts that the most growth over the next decade will be in Boston's service sector, with up to 92,000 new jobs overall by 1995. Most gains will be in finance, communications, and medical research. There will be 10,000 new jobs in eating and drinking establishments.

Population:

According to Boston Housing 1988: An Informational Report, the Boston population will increase by 100,000 by the year 2000.

SUMMARY:

Chinatown and its residents have a wide variety of needs that have only been partially addressed. Adequate and affordable housing continues to be one of the most pressing issues that demands attention. The current overcrowding crisis and the years-long waiting lists to get a subsidized housing unit clearly indicate that the neighborhood urgently needs to create many more subsidized housing facilities. Another need related to land use is that of parking facilities for residents and for visitors to the area. The traffic congestion and rampant double-parking throughout Chinatown is not only dangerous and unappealing, it also discourages visitors and hampers delivery vehicles.

For the residents, expansion of Chinatown services would be of great value, particularly such services as ESL. With waiting lists of up to 1000 people for ESL classes, obviously the community strongly desires such expansion. English is crucial to success in this society, and the Chinatown residents realize that. They are eager to participate in ESL, but currently the enrollment spaces are too limited and people must wait years for an opening. Increasing the number of ESL classes, and providing them at various times to fit into people's diverse schedules, will allow more residents an opportunity to learn English, a skill that will undoubtedly help them excel in the Boston environment.

Given the very low median income in Chinatown, expansion of job training and placement services would also provide many benefits to the residents. Particularly with the decline in the garment industry, Chinatown workers and residents should be taught skills that will land them stable jobs with reasonable wages. They should also be educated about and exposed to job opportunities they may never have considered. Linked to job assistance is the need for child care. When both parents work full-time in order to earn enough to feed the family, often the younger children require day care. Affordable yet quality day care must remain attainable for the Chinatown community.

The fact remains that all of the state and community agencies and organizations are confined by the amount of funding they receive. With the current Massachusetts economy and with such proposed legislation as English Only, funding for Chinatown services is especially liable to be cut or completely eliminated. Therefore, the conditions of Chinatown residents must be very well publicized and researched in order to attract more resources to further the development of the community.