

Table 11. General Feeling About Chinatown;
How Are Things Going? (in percent)

	All Users	Residents Users	Non- Residents Users	Asian Users
<u>How are things going</u>				
Going Well	16	12	18	12
Serious Problems	64	77	60	74
Don't Know	20	11	22	13
Total	100	100	100	100
Sample Size	624	131	491	390

Source: Chinatown User Survey, 1987.

MOST SERIOUS PROBLEMS IN CHINATOWN

Garbage, the shortage of housing and crime and safety are the problems considered most serious by users of Chinatown today. See Table 12. Twenty-seven percent think sanitation and garbage are the most serious problems in Chinatown. In a densely populated area containing many restaurants and grocery shops, garbage and trash accumulate continuously, with little room for its proper disposal. Seventeen percent of users cite the shortage of housing as the most serious problem. As the population has grown in this area, production of new housing units has not kept pace with the increase in residents. Finally, crime and safety are considered the most serious problem by 11 percent. Resident users of Chinatown think the most serious problems are the housing shortage, sanitation and garbage, gangs and prostitution. Non-resident users also think that sanitation and garbage are the most serious problems, and many think the housing shortage and crime and safety are serious problems. Asian users cite sanitation and garbage as well as the housing shortage as Chinatown's most serious problems.

Table 12. What Users Think are Most Serious Problems in Chinatown
(in percent)

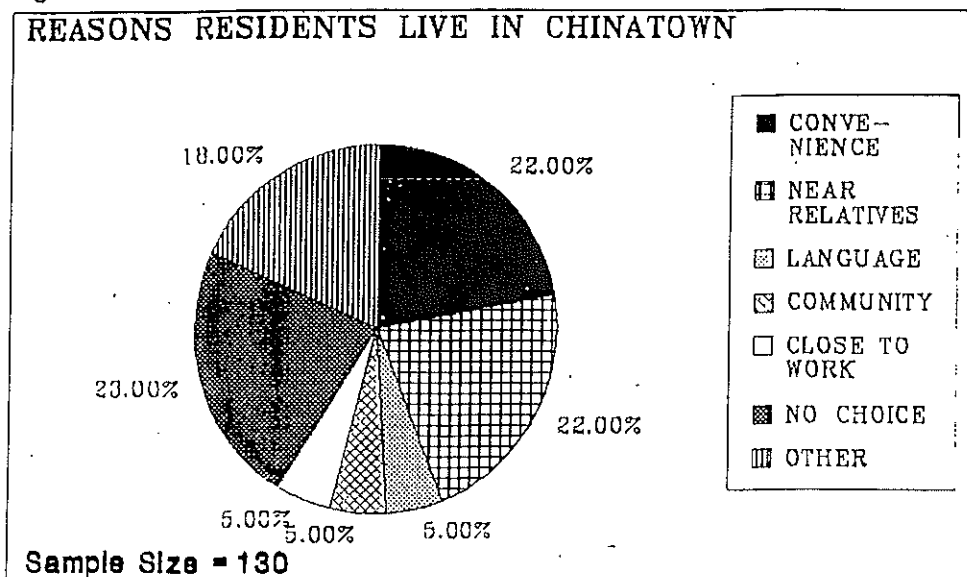
<u>Most Serious Problem</u>	<u>All Users</u>	<u>Resident Users</u>	<u>Non- Resident Users</u>	<u>All Asians</u>
Sanitation/Garbage	27	21	29	29
Overcrowding/Congestion	8	7	9	6
Traffic	6	2	7	7
Parking	4	1	4	3
Housing shortage	17	26	15	22
Housing Safety and Security	1	4	1	2
Crime/Safety	11	8	11	8
Gangs	5	11	4	6
Prostitution	6	9	5	6
Other	8	5	7	6
Don't Know	7	6	7	5
Total	100	100	100	100
Sample Size	616	133	481	392

Source: Chinatown User Survey, 1987.

RESIDENTS' REASONS FOR LIVING IN CHINATOWN

The 21 percent of users who are current residents of Chinatown live in the neighborhood because of a variety of reasons and many have lived in Chinatown for a number of years. Twenty-two percent of resident users live in Chinatown because it is convenient, and 22 percent want to live near their relatives and friends. See Figure 9. The ability to speak Chinese and the desire to live in a Chinese community account for 10 percent wanting to live in this neighborhood. Five percent want to be near work. However, 23 percent say they have no other choice but to live here. It seems as if most people live in Chinatown because it is a strongly defined ethnic neighborhood and a convenience for people who shop and live there.

Figure 9.



LENGTH OF TIME AT PRESENT RESIDENCE

Most of the users of Chinatown, 57 percent, have lived in their present residence five years or less, with nearly one-fifth, 18 percent, living there one year or less. Twenty-one percent have lived in their present residence 6 to 10 years and 22 percent for 10 years or more. Chinatown resident users have lived in their present residence longer than non-Chinatown resident users.

See Table 13. Only 13 percent of resident users have lived in their present

Table 13. Length of Residency in Current Residence (in percent)

<u>Number of Years</u>	<u>All Users</u>	<u>Chinatown Residents</u>	<u>Non-Chinatown Residents</u>
One year or less	18	13	20
2 to 5 years	39	32	41
6 to 10 years	21	26	20
10 or more years	22	29	19
Total	100	100	100
Sample Size	640	133	505

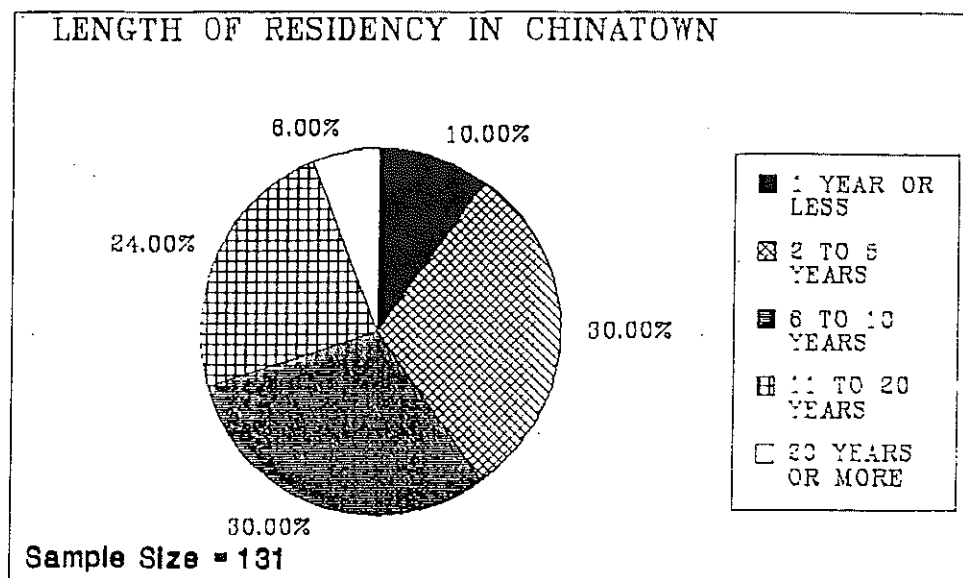
Source: Chinatown User Survey, 1987.

residence in Chinatown one year or less, in contrast to the 20 percent of non-resident users. Yet, 29 percent of Chinatown resident users have lived in their present residence 10 years or more, while only 19 percent of non-residents have done so.

LENGTH OF RESIDENCY IN CHINATOWN AND PREVIOUS PLACE OF RESIDENCE

Current resident users of Chinatown are generally longer term residents than are denizens of other Boston neighborhoods. The median length of residence is seven years. Ten percent have lived in Chinatown for one year or less, 30 percent have lived there two to five years, 30 percent six to ten years, and 24 percent have lived in Chinatown ten years or more. See Figure 10.

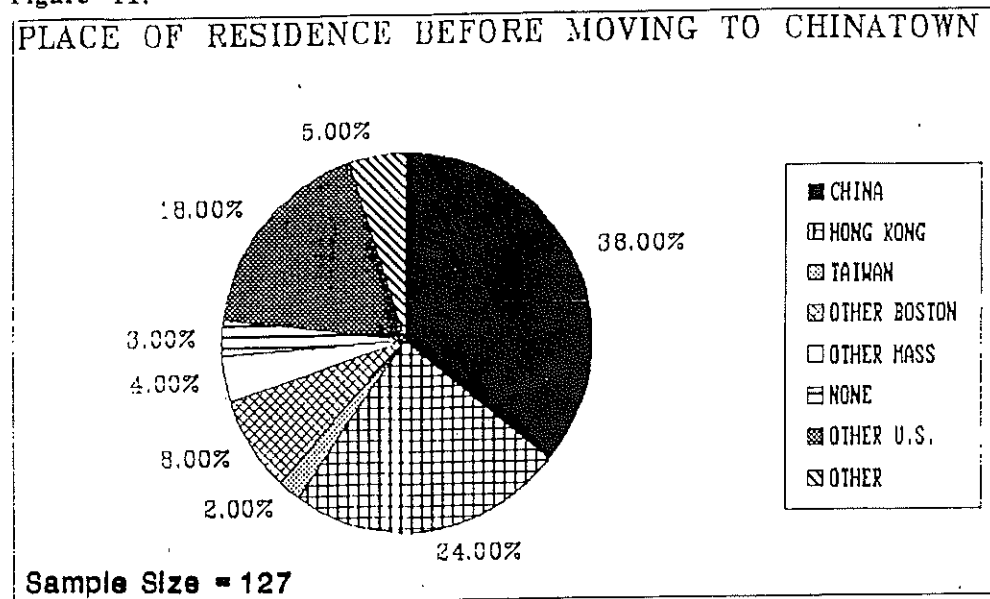
Figure 10.



Nearly two-thirds of current resident users of Chinatown, the majority of whom are Asian, lived outside the United States before moving to Chinatown, with the majority living in China and Hong Kong. See Figure 11. Thirty-six percent came from China, 24 percent from Hong Kong, and 2 percent from Taiwan. Eight percent moved into Chinatown from other Boston neighborhoods, 4 percent

from other parts of Massachusetts, and many, 18 percent, came to Boston's Chinatown neighborhood from other parts of the United States. Three percent have never lived outside Chinatown.

Figure 11.

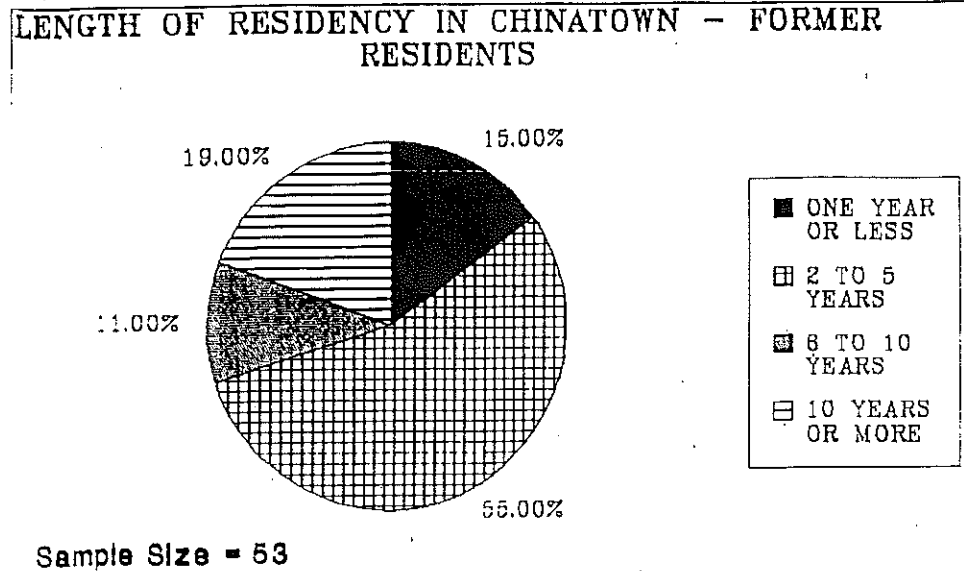


FORMER CHINATOWN RESIDENTS

Nine percent of current Chinatown users are previous residents of this neighborhood. These former residents left Chinatown after an average of four years. Fifteen percent lived in the neighborhood for only one year or less. Fifty-five percent lived there for two to five years, eleven percent lived there for six to ten years, and nearly one-fifth, 19 percent, lived in Chinatown for ten years or more. See Figure 12.

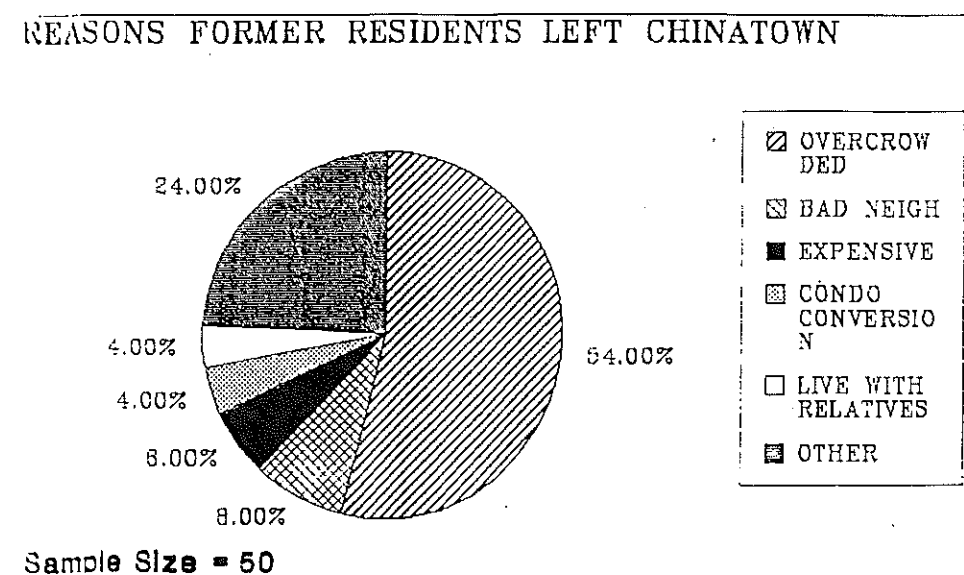
By far the most frequent reason why former Chinatown residents who use Chinatown moved from Chinatown was because of overcrowding. Fifty-four percent of former resident users left because Chinatown was too crowded. Eight percent

Figure 12.



chose to leave because they did not considered Chinatown to be a good neighborhood, while 6 percent thought it was too expensive. Condo conversion forced 4 percent of former residents to leave. Also, 4 percent moved from Chinatown to live with relatives elsewhere. See Figure 13.

Figure 13.

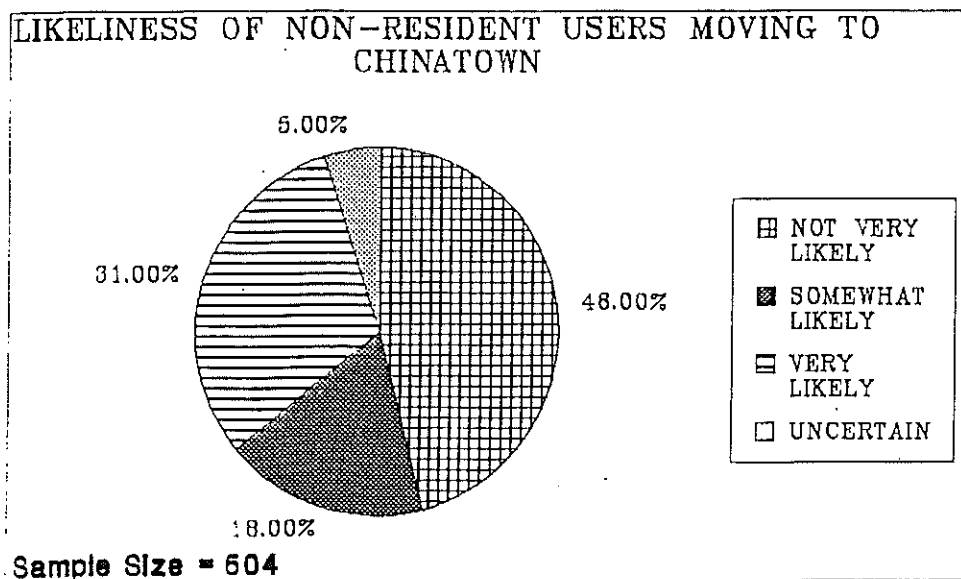


NONRESIDENTS' LIKELIHOOD OF MOVING INTO CHINATOWN

The demand for housing in Chinatown is evident and can be further pointed out by the proportion of families that would be interested in moving to Chinatown if they could find housing comparable in cost to their present housing. To determine what type of housing could be provided for both current residents and those likely to move in, we must assess certain characteristics of the users, such as how much income their families earn and what they are currently spending for housing. Also, the type of tenure, ownership or rental, desired and the cost and size of housing units needed must be determined.

If housing were made available to non-resident users comparable to their current housing in cost, nearly one-third think it is very likely they would move to Chinatown. Almost half, 49 percent, think it is at least somewhat likely they would use this opportunity, while nearly as many, 46 percent, think it is not very likely they would move to Chinatown. See Figure 14. Of non-resident Asians, 13 percent think that it is somewhat likely, and 36 percent very likely, they would move to Chinatown under these conditions.

Figure 14.



Evidently there would be a strong desire on the part of many persons, including non-Asians, to live in Chinatown if housing were available and rates comparable to their present costs.

Of the non-resident users very likely to move into Chinatown under the above conditions, many are from families with low family incomes. Twenty-three percent have total family incomes of less than \$10,000. Sixty percent have family incomes under \$20,000. In 1984, Boston's median family income was \$22,300, indicating that 1987 family incomes of those wishing to live in Chinatown are comparatively low, considering inflation. Family incomes of Asians very likely to move to Chinatown are lower than non-Asians; nearly 80 percent of Asian users very likely to mover have family incomes below \$20,000, while only 39 percent of non-Asian users do, as they have a greater proportion with family incomes above \$30,000. See Table 14.

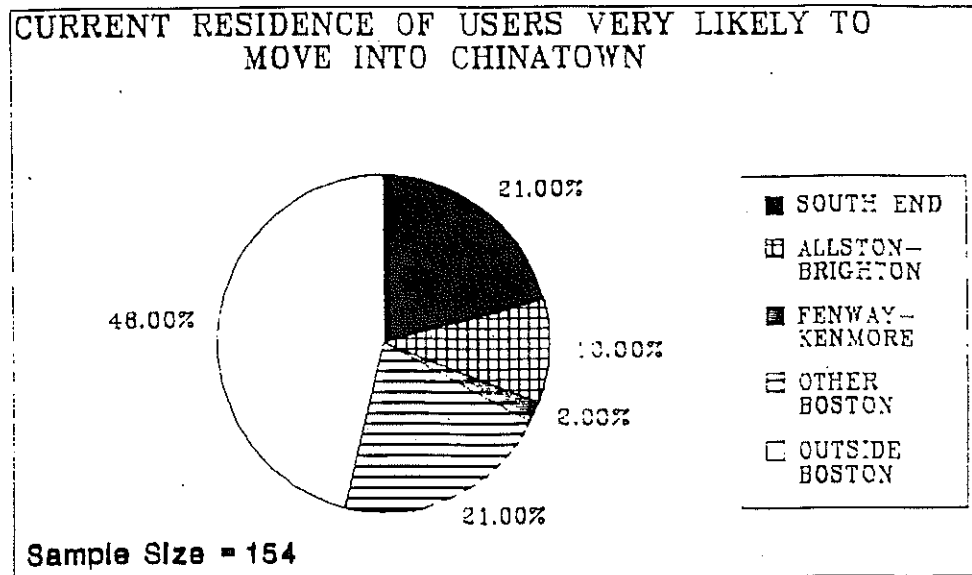
Table 14. Income of Non-Resident Users Very Likely to Move to Chinatown (in percent)

<u>Family Income</u>	<u>All Users</u>	<u>Asian Users</u>	<u>Non-Asian Users</u>
Less than \$10,000	24	26	20
\$10,000-19,999	38	52	19
\$20,000-29,999	16	11	26
\$30,000-39,999	10	4	18
\$40,000 and above	10	7	17
Total	100%	100%	100%
Sample Size	145	88	57

Source: Chinatown User Survey, 1987.

Nearly half, 47 percent, of those users very likely to move into Chinatown would be coming from outside the City of Boston. Twenty-one percent currently live in the South End and 10 percent live in Allston-Brighton. Both of these neighborhoods have a large Asian population. See Figure 15.

Figure 15.



SIZE AND TYPE OF HOUSING NEEDED

Users very likely to move to Chinatown need housing units of varying sizes. Of households that would move into Chinatown if comparable housing were made available, nearly 40 percent would need a unit with three or more bedrooms. Forty-four percent of Asian users very likely to move to Chinatown need 3 or more bedroom units and current Chinatown residents would need large units as well, with over 60 percent needing three or more bedroom units. See Table 15.

A greater proportion of resident users think a rental unit would be more appropriate to their housing needs than Asian and all users likely to move to Chinatown, while the two latter groups are more interested in owning a condominium. See Table 16. Seventy-seven percent of resident users would prefer a rental unit, compared to only 68 percent of the users very likely to

Table 15. Appropriate Size of Housing Needed (in percent)

Number of Bedrooms	Resident <u>Users</u>	Users very	Asian
		Likely to Move to <u>Chinatown</u>	Users very Likely to Move to <u>Users</u>
1	16	21	15
2	22	40	39
3	36	29	32
>3	25	9	12
Other	1	1	*
Total	100	100	100

Sample Size

'*' indicates less than 0.5 percent.

Source: Chinatown User Survey, 1987.

move in and 12 percent of Asians very likely to move into Chinatown. Seventeen percent of all and 18 percent of Asians users very likely to move in would prefer a condominium, whereas only 11 percent of residents would.

Table 16. Type of Housing Needed by Users of Chinatown (in percent)

Type of Housing Needed	Resident <u>Users</u>	Users very	Asian
		Likely to Move to <u>Chinatown</u>	Users very Likely to Move to <u>Chinatown</u>
Rental	77	68	72
Single Family	11	7	8
Condominium	11	17	18
Cooperative	*	5	*
Other	1	3	2
Total	100%	100%	100%

Sample Size

Source: Chinatown User Survey, 1987.

Over 60 percent of current Chinatown residents would like units three or more bedrooms, while 77 percent express preference for rental apartments. Also, 39 percent of Asian users very likely to move in and 44 percent of all users very likely to move in are interested in 3 or more bedroom units, and 72 and 68 percent, respectively, need rental housing. Clearly this reveals a preference of Chinatown residents for large, rental apartments, as well as a lack of understanding of alternative home-ownership. Likewise, users very likely to move in would prefer large rental units. Yet, a greater proportion of users very likely to move in for housing comparable in cost to their current residence are interested in smaller units and ownership opportunities than current residents, although many still need rental units and nearly 40 percent of all users and 44 percent of Asians need 3 or more bedroom units.

Family incomes of Chinatown users are moderate, and the non-residents very likely to move to Chinatown if comparable housing were available, particularly the Asians, have low incomes. Additionally, many of these users need rental housing, especially large units. Whereas the amounts spent on rent and mortgage currently by them are not high, comparable housing for prospective Chinatown residents translates into a need for affordable housing in Chinatown.

Appendix A

METHODOLOGY

The questionnaire was drawn up by the Boston Redevelopment Authority Policy Development and Research Department, reviewed by the Neighborhood Housing and Development Department and the Chinatown/South Cove Neighborhood Council, and completed by Louis DiNatale. Trained bi-lingual surveyors were recruited from the community to canvas Chinatown in October. The survey area covers 28 blocks or about 46 acres in the Downtown Interim Planning Overlay District (IPOD). The intensive field survey does not extend into the South End area where there is a significant concentration of Asian population.

The survey was conducted on the street in ten locations throughout Chinatown not only in the business core area but in peripheral and residential areas. See Map. The survey effort was held on both weekdays and weekends during the morning, afternoon and evening hours. In this way a complete, unbiased picture of the users of Chinatown was developed. In total 644 survey interviews were conducted. The user survey results are accurate to within + or - 2 percent at a 95 percent level of confidence. This means that chances are 95 in 100 that the central value lies within the reported survey value, plus or minus two percent.

The survey questionnaire was designed to gather information on all users, resident users and non-resident users. Certain questions were asked of only resident users, such as why they live in Chinatown, how long they have lived there, and where did they live before moving to chinatown. Similarly, questions were asked only of non-resident users, such as whether they would move to Chinatown if housing, comparable in cost to present housing, were provided, as well as questions about when they visit Chinatown, why they visit and what retail services they use when visiting.

Since certain questions were asked of sub-groups of the total 644 person sample and because analysis of survey results was done for other subgroups of persons the user survey results have varying sample errors. As previously stated, the error for the 644 sample is + or - 2 percent from the reported value at a 95% confidence level. In this report sample size for subgroups is included with tables and charts. To determine sample error, please use the following table checking appropriate row for sample size and column for confidence level. For example, from Table 2 on page 10, family income levels are determined for five sets of users with varying sample sizes. Referring to the following table the standard errors at 95% confidence level for the five subgroups would be: all users + or - 2, resident users + or - 4.5, non-resident users + or - 2, Asian users + or - 2.5, non-Asian users + or - 3.

Sampling Errors by Sample
Size and Approximate Reported Percentage
for the Chinatown User Survey

<u>Sample Size</u>	<u>5 or 95%</u>	<u>10 or 90%</u>	<u>20 or 80%</u>	<u>50%</u>
50	-	-	12	16
75	-	7	10	13
100	-	7	9	11
150	4	5	7	8
175	4	5	7	8
200	3	5	6	8
250	3	4	6	7
300	3	4	5	6
400	2	3	4	6
500	2	3	4	5

Chances are 95 in 100 that the central true value lies within the reported survey value, plus or minus the number of percentage points shown in this table.

Source: Boston Redevelopment Authority Research Department.

Appendix B

ANSWERS TO OPEN ENDED QUESTIONS

Q1. What do you like best about Chinatown?

1. People
2. Chinese community/people
3. Chinese culture
4. Food
5. Restaurants/cafes/bakeries
6. Convenience
7. Shopping/shops (close to shops)
8. Work (job convenience, work here, pick up job)
9. Own community/people
10. Friends
11. Language
12. Atmosphere
13. Movies/entertainment
14. Activity, center of activity
15. Low cost housing
16. Groceries
17. Transportation
18. Other
19. Don't know
20. No answer

Q2. Most serious problem in Chinatown?

1. Sanitation/ garbage
2. Overcrowding/congestion
3. Transportation
4. Traffic
5. Parking
6. Housing - shortage
7. Housing - affordability
8. Housing - safety and security
9. Crime/safety
10. Gangs
11. Prostitution
12. Pollution
13. English illiteracy
14. Day care
15. Other
16. Don't know
17. No answer

Q3. How do you get your information?

1. Newspaper (general)
2. Chinese Newspaper
3. Friends
4. Family
5. People
6. Fellow workers
7. Storefronts/Shops
8. Bulletin/notice boards
9. Community Groups
10. Radio & TV
11. None
12. Don't Know
13. No Answer

Q4. How could services be improved?

1. Housing-Affordable
2. Medical Services
3. Expanded Services
4. Playgrounds/Pool
5. Youth Services
6. Job Services
7. Affordable Services (general)
8. Translation/Bilingual
9. Needs improvement (unspecified)
10. Good Services
11. Better Housing (unspecified)
12. Other
13. Don't know
14. No Answer

Q5. Reason for coming to Chinatown today and Why do you usually come to Chinatown?

1. Work
2. Eat
3. Meet a Friend/Relative
4. Passing through
5. Shopping (general)
6. Job pickup/on business
7. Grocery shopping
8. Transportation
9. Personal appointment
10. Leisure
11. Other
12. Don't know
13. No Answer

Q6. What Retail or Business Services do you use?

1. Restaurant
2. Grocery stores
3. Bakeries
4. Coffee shops
5. Food (general)
6. Fruit stands
7. Banking
8. Travel agency
9. Hair salon
10. Movie theatre
11. Fabric store
12. Drug stores
13. Medical services
14. Stores (general)
15. None
16. All
17. Other
18. Don't know
19. No Answer

Q7. Why do you live in Chinatown?

1. Convenience
2. No choice
3. Relatives live here
4. Friends live here
5. Speak Chinese
6. Near work
7. Chinese community
9. Other
10. Don't know
11. No Answer

Q8. Why did you leave Chinatown?

1. Too crowded
2. Condo conversion
3. Bad neighborhood
4. Expensive
5. Retired
6. Need new setting
7. Moved in with Relative
9. Other
10. Don't know
11. No Answer

Q9. Where did you live before?

1. Hong Kong
2. China
3. Taiwan
4. Other Boston
5. Other Massachusetts
6. Other U.S.
8. No other Place
9. Other
10. Don't know
11. No Answer

