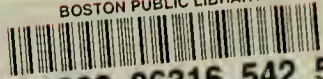


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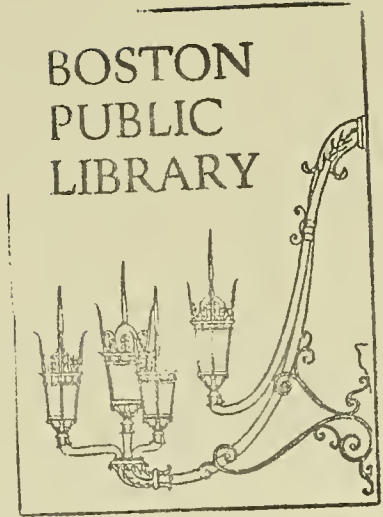
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diagnostic report

residents of the
proposed campus high school
early land acquisition area



Campus High
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BOSTON REDEVELOPMENT AUTHORITY

DIAGNOSTIC REPORT
RESIDENTS
OF THE
PROPOSED CAMPUS HIGH SCHOOL EARLY LAND ACQUISITION AREA

October 1966

Boston Redevelopment Authority
Family Relocation Department

Walter L. Smart
Director of Family Relocation

TABLE OF CONTENTS

Background	1
Definitions	4
Household Composition	5
Religious and Organizational Affiliations	11
Occupancy Patterns	13
Income, Employment, Education	15
Contact with Community Welfare Agencies	25
Relocation Preferences	28
Summary	32
Appendices:	33
List of Tables and Charts	
The Survey Questionnaire	

BACKGROUND

The Campus High School Area encompasses approximately one hundred and thirty acres in the heart of Boston's Negro ghetto. Probably the most deteriorated section in the entire city, much of it was characterized in early 1966 by crumbling and vacant structures and by streets and lots piled with debris and garbage. It had the grotesque air of a bombed-out and half-deserted city.

The Boston Redevelopment Authority, as the planning agency for the City of Boston, recommended that this area be chosen as the location of the new campus-type high school proposed in the 1962 Sargent Report. Subsequently, on February 28, 1966, the School Committee voted to place a new fifteen million dollar Campus High School facility at this location. During the many months of deliberation prior to this decision, the Roxbury community actively sought to have a school of such quality located within its boundaries.

In order to obtain the land necessary for the proposed new school as expeditiously as possible, it was decided that the Boston Redevelopment Authority should take the steps necessary to establish an urban renewal project in the area. Consequently, the Authority conducted a social and demographic survey of the residents living within the acquisition boundaries of the area proposed for the school and other uses (see map). The survey was designed to ascertain what rehousing resources and social services would be necessary, so that an adequate relocation program could be developed, staff could be hired, and coordination with community social service agencies could be effected - all well in advance of actual relocation activities.

The social survey was carried out during March, April, and May of 1966 by a trained group of Boston Redevelopment Authority relocation workers. At least one member in each of 158 households was interviewed; this amounted to 41% of the 384 households living in the area at that time.

The survey confirmed the assumption that the Campus High Area population is predominantly Negro: 108 or 68% of the households interviewed were nonwhite; 50 or 32% were white. In reviewing the data, it became apparent that a sharp and striking dichotomy exists between the social characteristics of the white and nonwhite households. This is true for virtually every social index considered by the survey, including age, family size, religion, income, and education. These distinct differences, which are discussed in detail in the body of this report, must be taken into consideration in the formulation of a realistic family relocation program.

DEFINITIONS

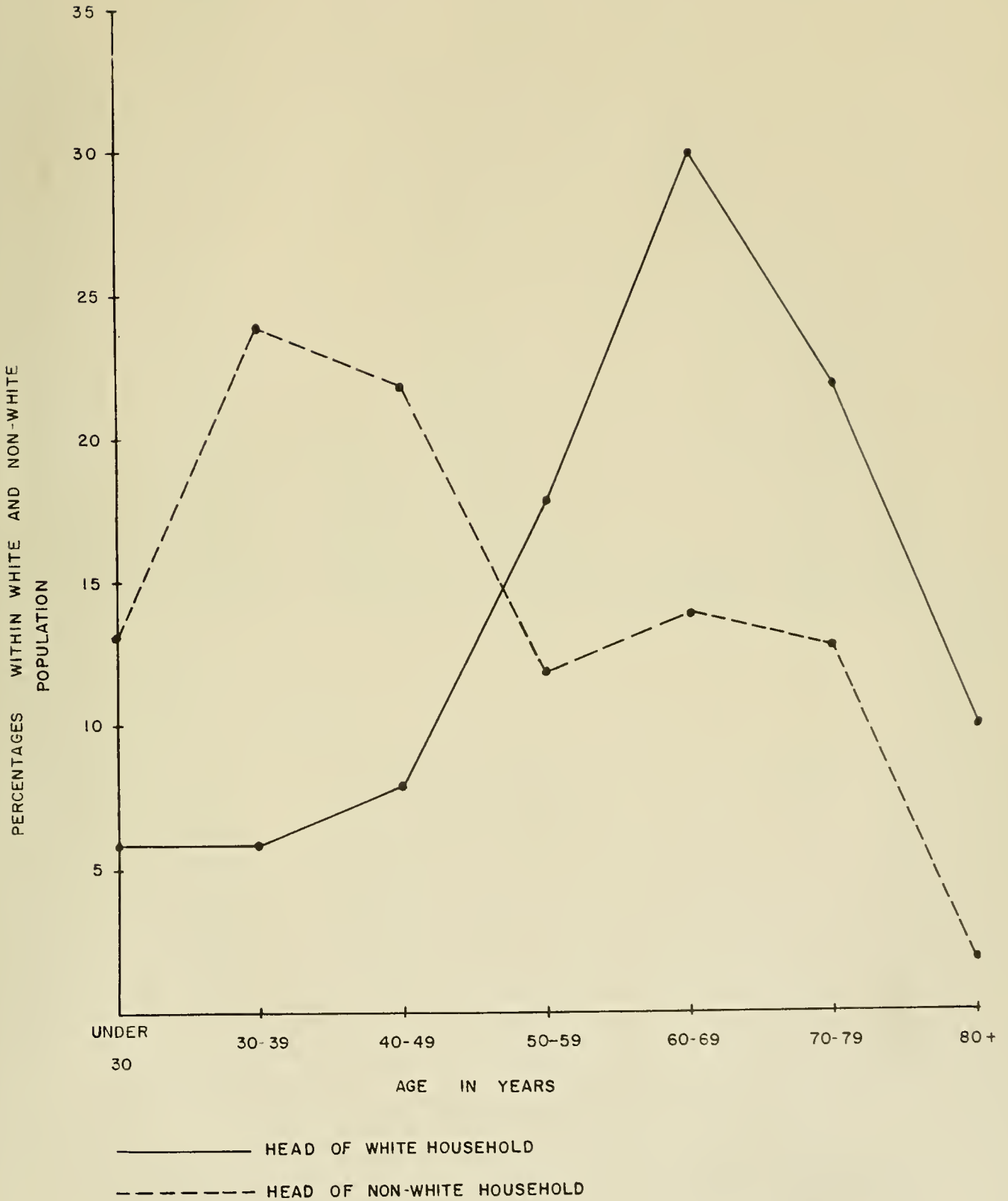
Several terms are used frequently in this report in a rather specific manner. To facilitate readability, they are defined below:

1. Household. One or more persons occupying a single dwelling unit.
2. Individual. One person occupying a single dwelling unit.
3. Family. Two or more persons related by blood or marriage occupying a single dwelling unit.

HOUSEHOLD COMPOSITION

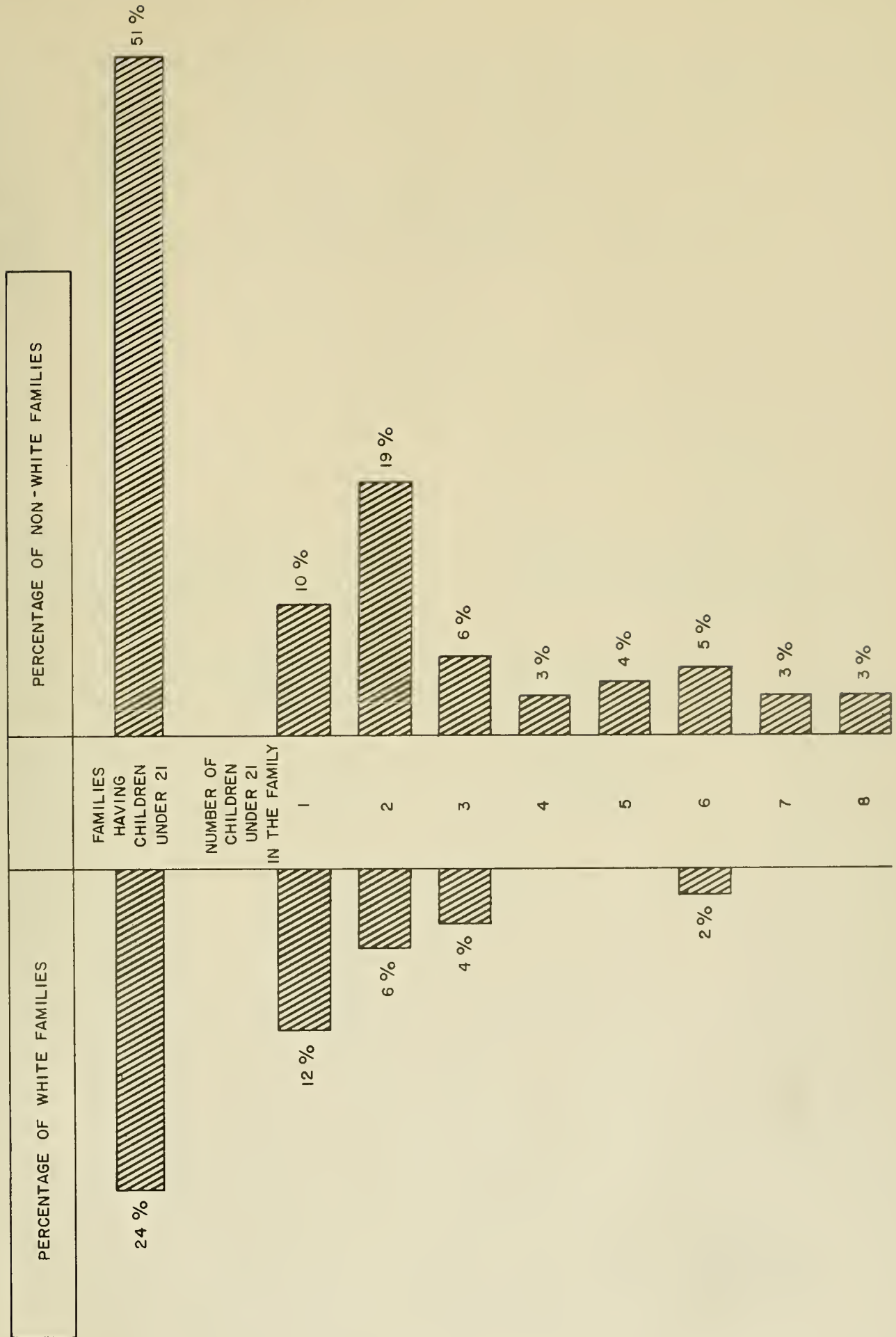
White residents in the Campus High Area tend to be older than nonwhite residents: the average age for the head of a white household is 60.7; the average age for the head of a nonwhite household is 48.0. Sixty-two percent of the heads of white households, as compared with 28% of nonwhite, are over 60 years old. (See Age Profile chart.)

I AGE PROFILE



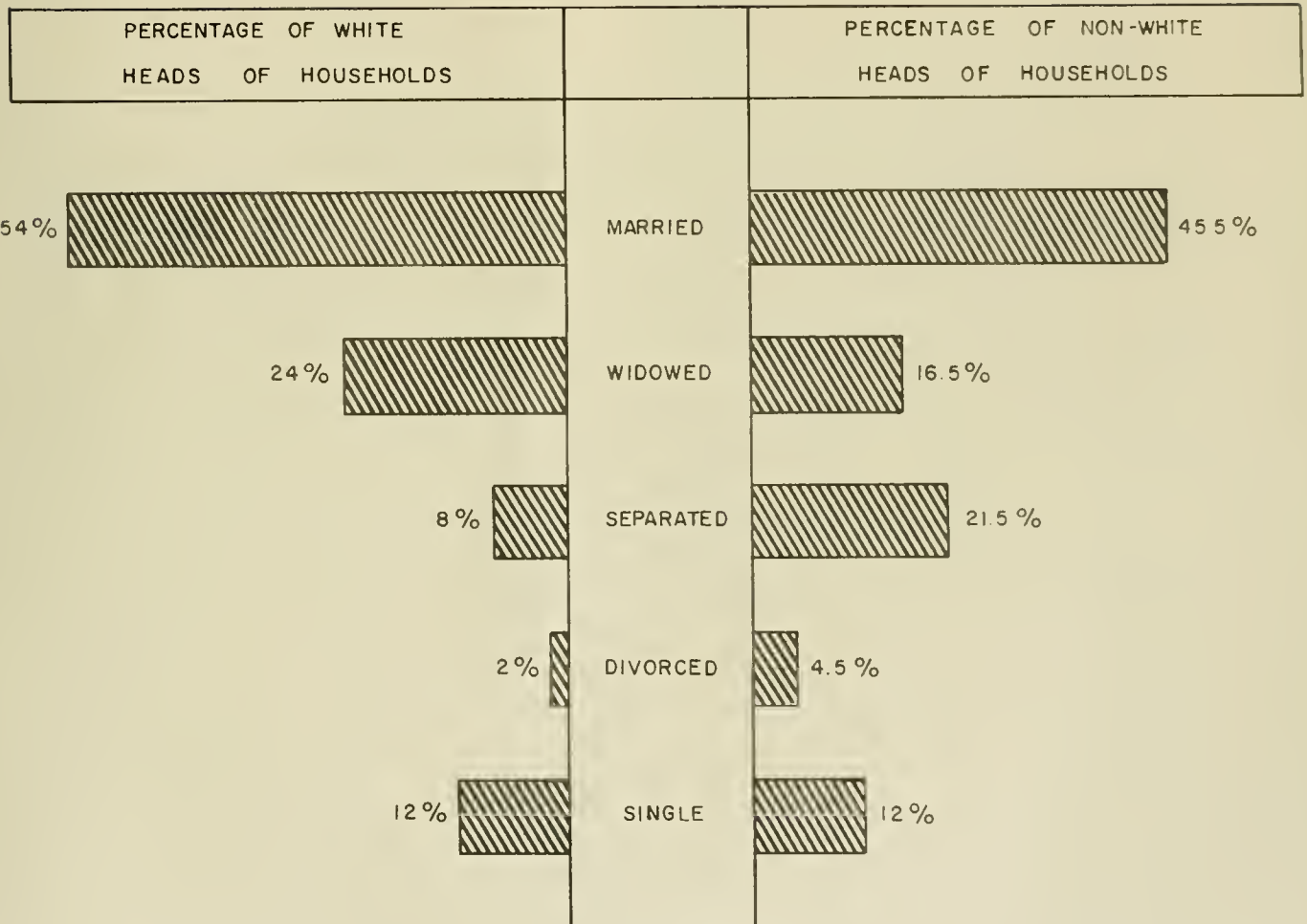
White households tend to be smaller than nonwhite households. The average size of the white households is 2.5, as compared to 3.3 for nonwhite households. Although the proportion of multi-person to single-person households is approximately the same (approximately 4 to 1) for both white and nonwhite households, fewer white families have children under twenty-one years old: 24% as compared to 51% for nonwhite families. The average number of children for a white family with children is 2.0; the average for a nonwhite family with children is 3.2. In accordance with the older average age of white adults, white children tend to be older: 20% of the white families have at least one child who is between eighteen and twenty-one years old; in contrast, only 8.3% of the nonwhite families have at least one child who is between eighteen and twenty-one. (See Family Size chart.)

II FAMILY SIZE



The age differential between white and nonwhite families is also reflected in marital patterns. More white than nonwhite families are incomplete because of the death of either the husband or wife. On the other hand, more nonwhite than white families are incomplete because of separation. (See Marital Profile chart.)

III MARITAL PROFILE



RELIGIOUS AND ORGANIZATIONAL AFFILIATIONS

A high percentage of both white and nonwhite households are affiliated with a church. Almost three-fourths of the white households are affiliated with a Catholic church; in contrast, almost three-fourths of the nonwhite households are affiliated with a Protestant church (most often Baptist). (See Religious Affiliations chart.)

With the exception of church affiliations, very few households are participating in community organization groups: only 14% of the heads of white households and only 12% of the heads of nonwhite households. Further, there is no single type of organization that is consistently chosen by participating residents: several listed masonic groups, a few listed community centers, only one listed a civil rights group. Thus, if there is a sense of community among the residents of this area, it is not evident from the data on organized community activities.

IV RELIGIOUS AFFILIATIONS



* ALMOST 2/3 OF THE NON-WHITE PROTESTANTS ARE BAPTIST .

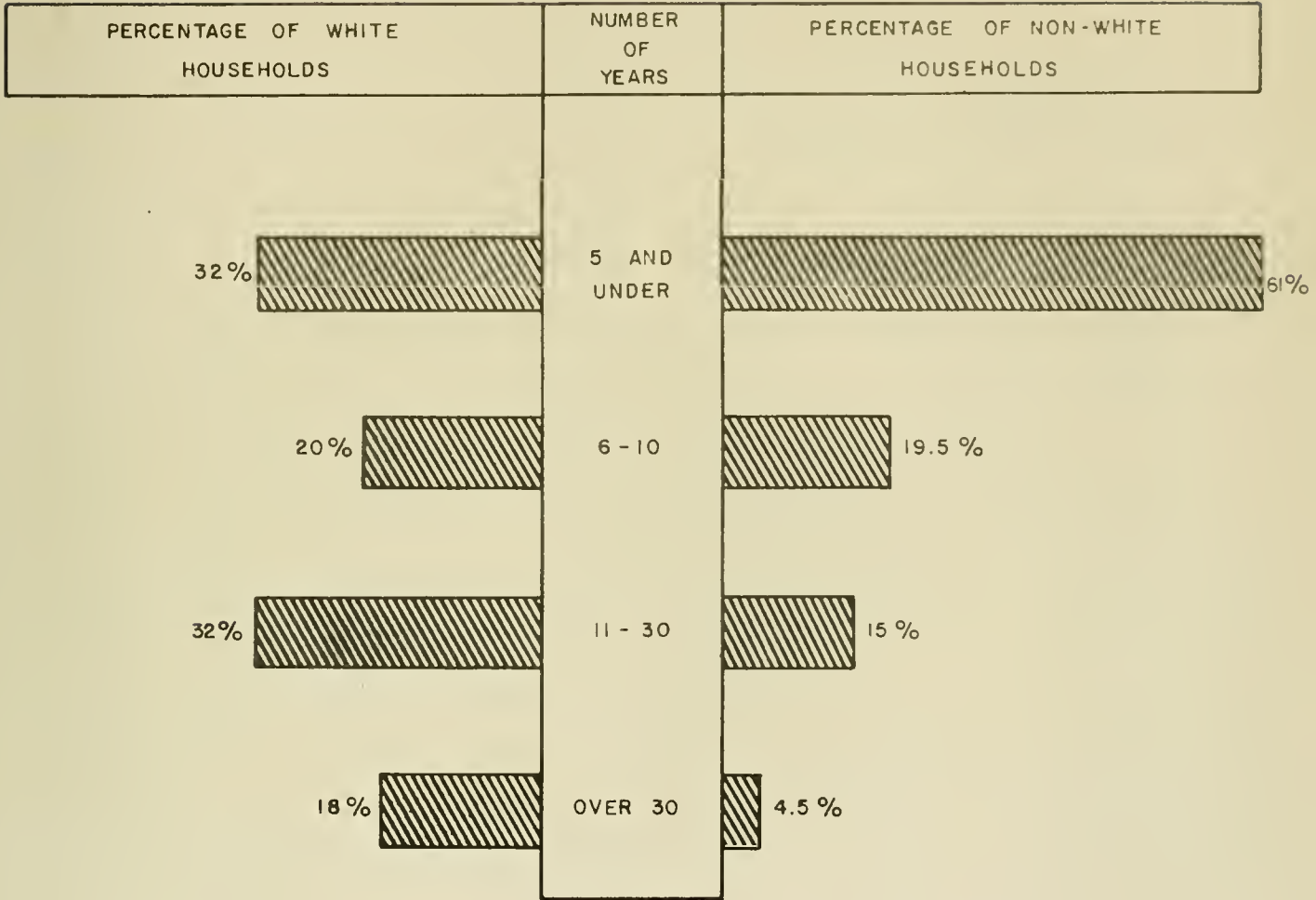
** GREEK ORTHODOX , BUDDHIST

OCCUPANCY PATTERNS

White residents are more likely to be owner-occupants than nonwhite residents: 42% of the former as compared with 13% of the latter. In direct relationship to this ownership pattern, white residents are four times as likely as nonwhite residents to live in single family structures and nonwhite residents are three times as likely as white residents to live in three-family structures.

Nonwhite residents tend to be more recent arrivals to the area than white residents. Almost two-thirds of the nonwhite households had moved to the address where the survey was taken within the previous five years, while only one-third of the white families had moved in within that period. On the other hand, one-half of the white households, and only one-fifth of the nonwhite households had been in the area for longer than ten years. These figures reflect the pattern of Negro influx and white flight that has been characteristic of Roxbury for more than three decades. (See Length of Area Residency chart and also section on Relocation Preferences, page 28.)

V LENGTH OF AREA RESIDENCY



INCOME, EMPLOYMENT, EDUCATION

The average income of white households is \$4779, as compared to \$3620 for nonwhite households. However, the median income of white and nonwhite households is extremely close: \$3307 for white households and \$3180 for nonwhite households.

One reason for these low figures is that a very substantial percentage of the heads of both white and nonwhite families are not working and are receiving a fixed income: 60% of the white households and 44% of the nonwhite. The most frequent reason for unemployment among white residents is age: 44% of the total white households are receiving payments from at least one of the following sources: Old Age Assistance, Social Security, or pension. In contrast, the most frequent reason for unemployment among nonwhite residents is absence of the male parent: almost half of the unemployed nonwhite households are receiving Aid to families with Dependent Children payments.*

(See charts on Sources of Income, Sources of Fixed Income, and Employment Patterns by Age Level.)

*In only two of these cases is the male parent present.

VI SOURCES OF INCOME

SOURCE	PERCENTAGE OF WHITE HOUSEHOLDS	PERCENTAGE OF NON - WHITE HOUSEHOLDS
1 HOUSEHOLDS RECEIVING TOTAL INCOME FROM SALARY OR WAGES		
HUSBAND ONLY WAGE EARNER	20 %	23.1 %
FEMALE HEAD OF HOUSEHOLD IS ONLY WAGE EARNER	0	13.9 %
TWO OR MORE MEMBERS OF HOUSEHOLD ARE WAGE EARNERS	16 %	16.7 %
SUB - TOTAL	36 %	53.7 %
2 HOUSEHOLDS RECEIVING TOTAL INCOME FROM WELFARE OR PENSION PAYMENTS	48 %	38.0 %
3 HOUSEHOLDS WITH ONE OR MORE WAGE EARNERS AND ALSO RECEIVING PARTIAL WELFARE OR PENSION SUPPORT	14 %	7.4 %
4 UNEMPLOYED AND NO WELFARE ASSISTANCE	2 %	0.9 %
TOTAL	100 %	100 %

VII SOURCES OF FIXED INCOME *

SOURCE OF FUNDS	PERCENTAGE OF WHITE HOUSEHOLDS	PERCENTAGE OF NON-WHITE HOUSEHOLDS
AID TO FAMILIES OF DEPENDENT CHILDREN	8 %	20%
OLD AGE ASSISTANCE	12 %	9 3 %
DISABILITY ASSISTANCE	10 %	7 4%
GENERAL RELIEF	0	2.8 %
VETERAN'S ADMINISTRATION	10 %	0 9%
SOCIAL SECURITY	32 %	12 %
PENSION	10 %	2.8 %
RENT	8 %	4.6 %

* HOUSEHOLDS MAY FALL INTO MORE THAN ONE OF THE ABOVE CATEGORIES.

VIII EMPLOYMENT PATTERNS BY AGE LEVEL

AGE OF HEAD OF HOUSEHOLD	WHITE HOUSEHOLDS				NON-WHITE HOUSEHOLDS			
	SEX	EMPLOYED	UN-EMPLOYED	TOTAL	SEX	EMPLOYED	UN-EMPLOYED	TOTAL
18 - 29	MALE	2	0	2	MALE	7	0	7
	FEMALE	0	1	1	FEMALE	1	6	7
30 - 45	MALE	3	1	4	MALE	23	1	24
	FEMALE	0	1	1	FEMALE	9	9	18
46 - 59	MALE	6	2	8	MALE	8	3	11
	FEMALE	1	2	3	FEMALE	3	6	9
60 Or Over	MALE	7	13	20	MALE	5	14	19
	FEMALE	1	10	11	FEMALE	5	8	13
TOTALS		20	30	50		61	47	108

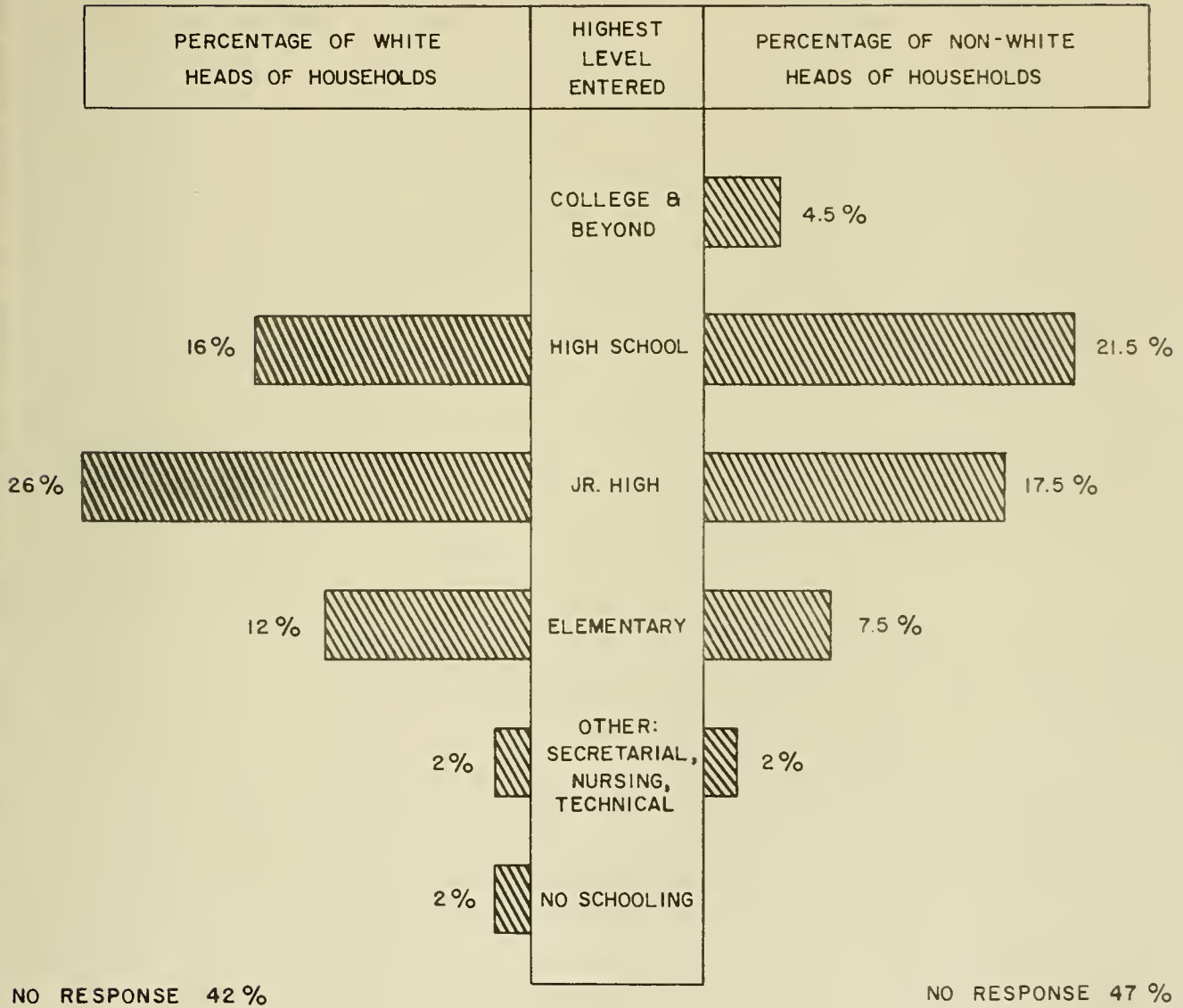
Of the 40% of white and 56% of nonwhite household heads who are employed, the great majority are blue collar workers. In both the white and nonwhite households, only a scattering of heads hold professional, managerial, clerical, or sales jobs. (See Occupation Profile table.)

IX OCCUPATIONAL PROFILE
EMPLOYED HEADS OF HOUSEHOLDS

	NUMBER OF WHITE EMPLOYED HEADS		NUMBER OF NON - WHITE EMPLOYED HEADS	
	MALE	FEMALE	MALE	FEMALE
<u>SERVICE WORKERS, EXCLUDING PRIVATE HOUSEHOLD WORKERS.</u> In the survey area this category includes policeman, custodian, headwaiter, nurse's aid, laundress, matron, foster mother, cook, butcher, Y. M. C. A. worker, cafeteria worker.	3	2	13	5
<u>OPERATIVES AND KINDRED WORKERS</u> Machinist, pressman, assembler, packer, stitcher, brewery worker, cleaner, metal sorter, coat assembler, taxi driver, truck driver, MTA operator, metal stripper.	7	-	12	4
<u>CRAFTSMAN, FOREMAN, AND KINDRED WORKERS</u> Blacksmith, welder, printer, technical repairman, TV repairman, seamstress, electrician, mechanic.	2	-	8	-
<u>LABORERS AND KINDRED WORKERS</u> Shipper, construction worker, landscape worker, packer.	2	-	6	-
<u>PRIVATE HOUSEHOLD WORKERS</u> Domestic, babysitter.	-	-	-	6
BLUE COLLAR SUB-TOTALS	14	2	38	15
<u>PROFESSIONAL AND TECHNICAL WORKERS</u> Teacher, optician, engineer, research asst.	2	-	2	2
<u>MANAGERIAL AND KINDRED WORKERS</u> Storekeeper, contractor.	2	-	1	-
<u>CLERICAL AND KINDRED WORKERS</u> Clerk	1	-	1	-
<u>SALES AND KINDRED WORKERS</u> Store clerk, book salesman.	-	-	1	1
WHITE COLLAR SUB-TOTALS	4	2	5	3
TOTAL EMPLOYED	18	2	43	18

Despite the fact that the white households can command a higher income than the nonwhite, the heads of nonwhite families tend to have had more formal education than those of white. A higher proportion of the heads of nonwhite households went on to high school or college; a higher proportion of the heads of white households did not go beyond junior high school. (See Education Profile chart.)

X EDUCATION PROFILE



Perhaps these white-nonwhite differences in educational and income levels can be explained by the differences between the two groups in average age and family composition. Because of recent changes in American educational patterns, older people, such as the white population in the area, tend to have had fewer years of schooling than younger people. Also, the average income of women is lower than that of men: and more nonwhite than white households have a female head.

However, when the data is computed in a manner which equalizes these age and sex factors, the average income for the head of white households still is higher than that of nonwhite households. This is true even though nonwhite heads who are working tend to hold similar jobs and have had more education than white heads.

(See Average Annual Income of Employed Heads of Households table.)

XI AVERAGE ANNUAL INCOME OF EMPLOYED HEADS OF HOUSEHOLDS

AGE	WHITE HEADS OF HOUSEHOLDS				NON-WHITE HEADS OF HOUSEHOLDS			
	MALE	# OF CASES	FEMALE	# OF CASES	MALE	# OF CASES	FEMALE	# OF CASES
18 - 39	\$4,536	3	-	-	\$4,044	21	\$2,640	1
40 - 59	\$5,124	8	\$3,084	1	\$4,284	16	\$2,424	12
60 & Over	\$3,744	7	\$2,796	1	\$3,300	6	\$2,520	5

CONTACT WITH COMMUNITY WELFARE AGENCIES

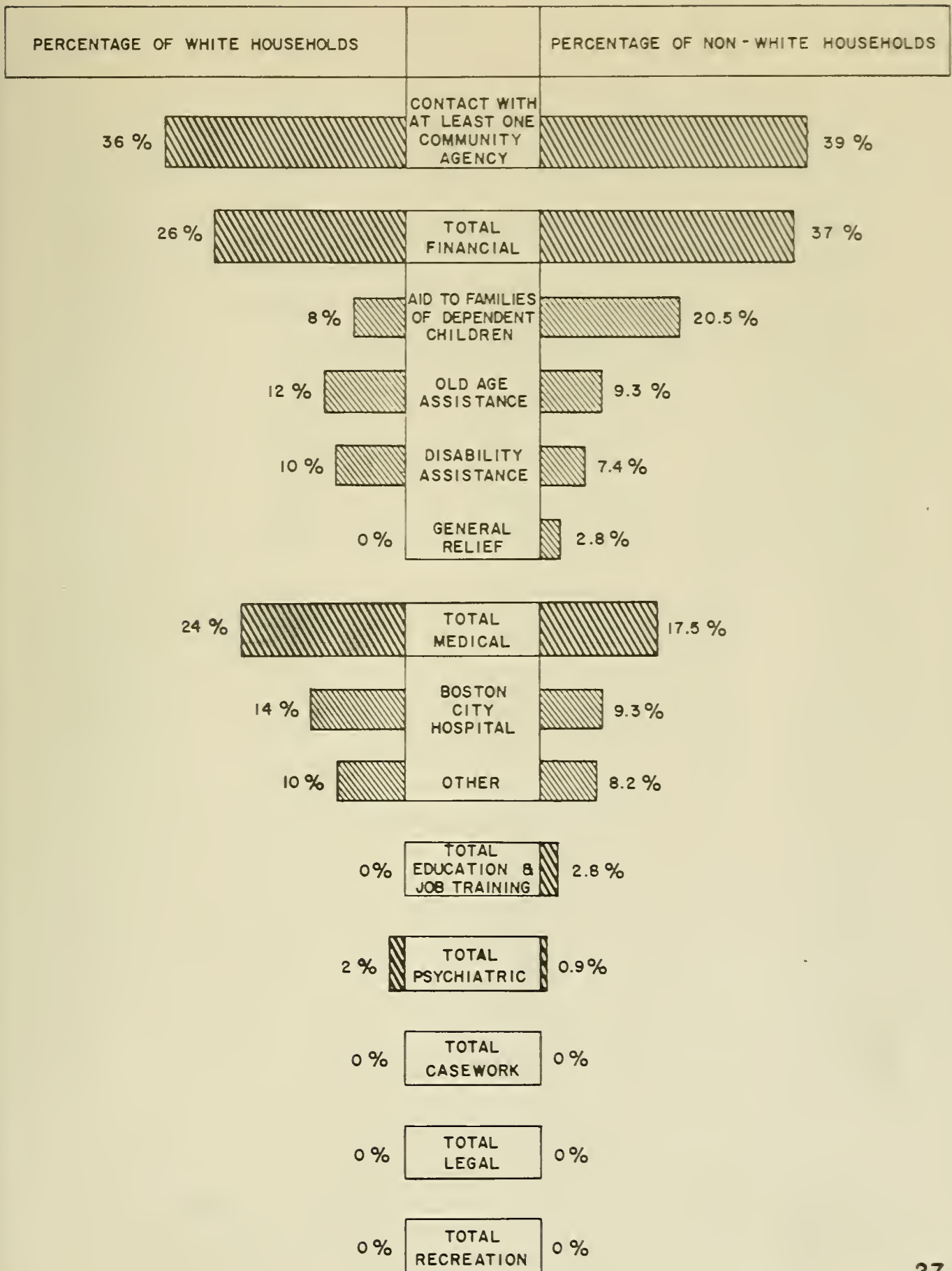
Thirty-nine percent of nonwhite and 36% of white households are in contact with at least one community welfare agency. Because of the high incidence of unemployment in the survey population, the agency most commonly offering support is the Boston Department of Public Welfare: 26% of white and 36% of nonwhite families receive financial assistance from this source.

After financial assistance, the community resource most frequently sought by area residents is medical assistance: 25% of white and 17% of nonwhite households are receiving some form of medical service.

The data indicate virtually no contact by area residents with service agencies other than the Welfare Department or hospitals and clinics. It should be noted that financial and medical aid is most often sought in response to a crisis situation, rather than because of a long-term involvement in a problem solving process. Significantly, a similar pattern of crisis aid was reflected in the early surveys of the Washington Park renewal area. However, a very different pattern of agency referrals emerged in the course of the Washington Park relocation program (see Washington Park Relocation Story, published by the Boston Redevelopment Authority in September 1966). It is likely that Campus High Area residents also could benefit from services offered by a wider range of community agencies, including those that offer assistance in growth towards social competency. This probability should be considered in the formulation of a relocation program for this area. It seems apparent that if

community resources are to meet the needs of these residents, additional programs in home management, day care for children, and job training, among others, will have to be provided. (See Contact with Community Welfare Agencies chart.)

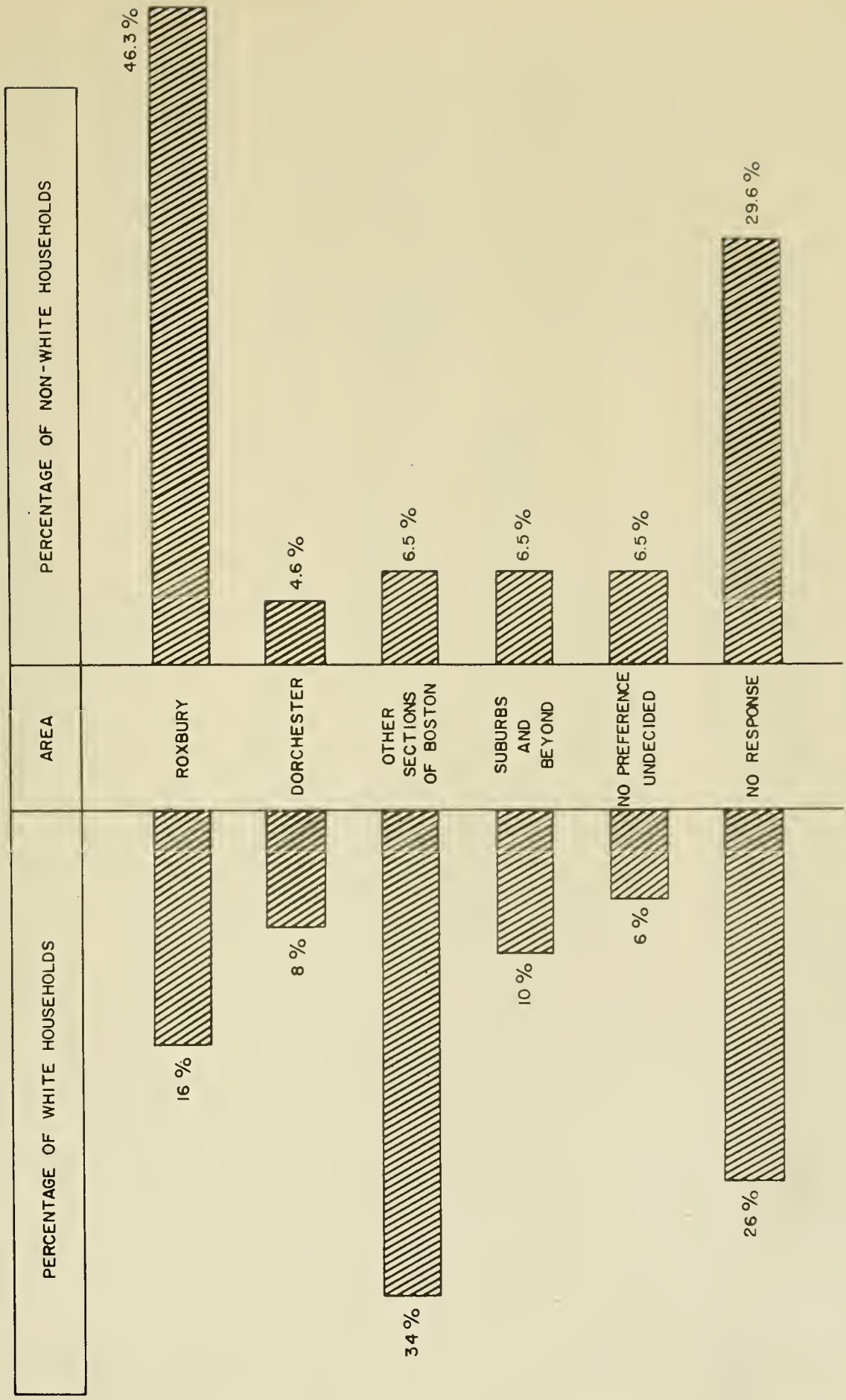
XII CONTACT WITH COMMUNITY WELFARE AGENCIES



RELOCATION PREFERENCES

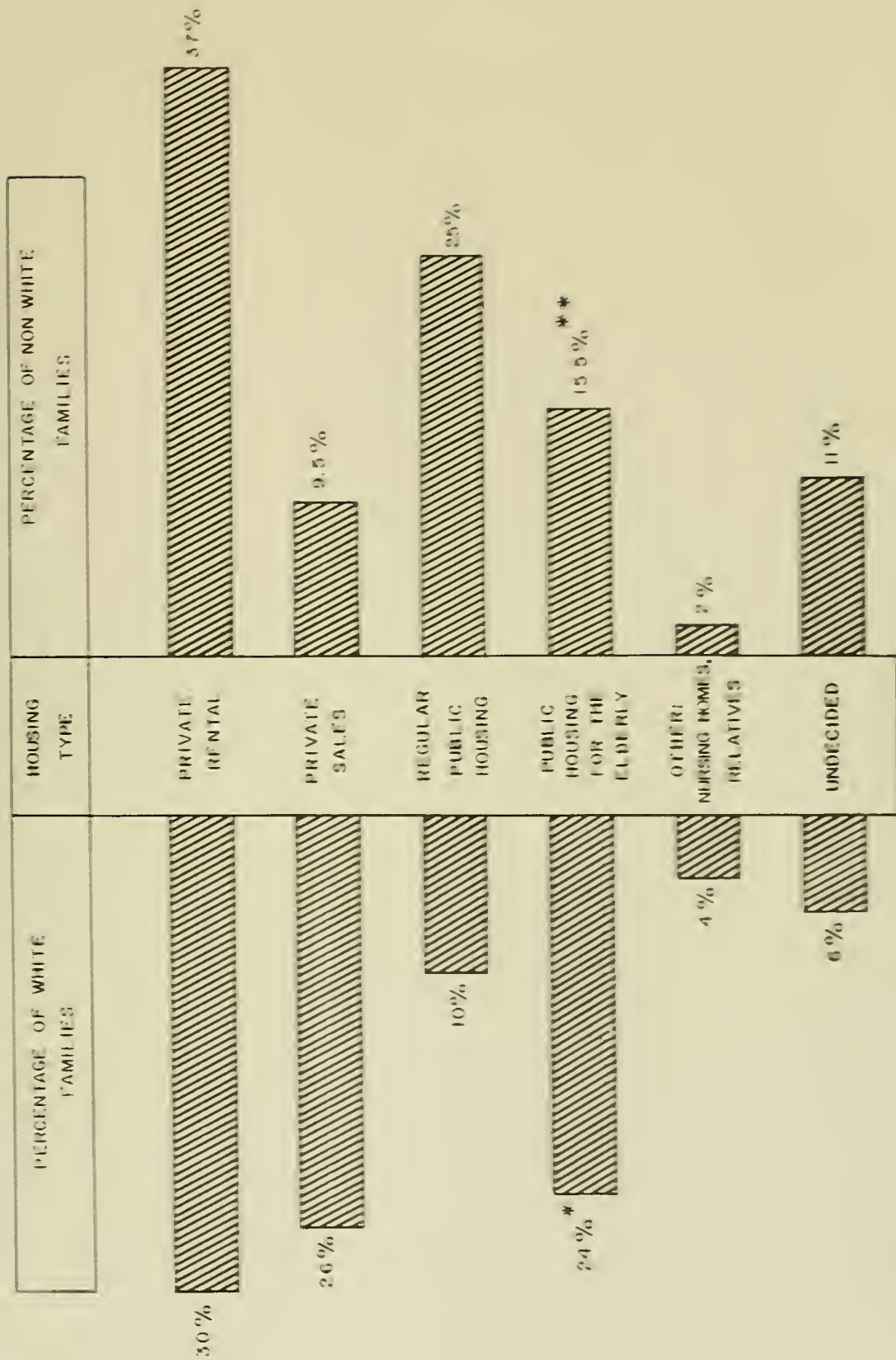
The majority of nonwhite residents wish to remain in the Campus High vicinity, while the majority of white residents wish to move out: more than one half of the nonwhite households, as compared with less than one fourth of the white households, stated they wanted to remain in Roxbury or Dorchester. This differential in locational preferences may influence the integration pattern within the metropolitan area. (See Rehousing Area Preferences chart.)

XIII REHOUSING AREA PREFERENCES



Preferential differences also appear in the type of rehousing sought by white and nonwhite households. Although both groups indicated a frequent preference for private rental housing, more white than nonwhite households stated a preference for buying their own homes and more nonwhite than white households stated a preference for public housing. (See Rehousing Type Preferences chart.)

XIV REHOUSING TYPE PREFERENCES



* THIS FIGURE REPRESENTS ALMOST 2/3 OF THOSE WHITE HOUSEHOLDS WHOSE HEAD IS 60 OR OVER

** THIS FIGURE REPRESENTS MORE THAN 1/2 OF THOSE NON-WHITE HOUSEHOLDS WHOSE HEAD IS 60 OR OVER

SUMMARY

In capsule form, the nonwhite residents of the Campus High survey area tend to be younger and to have younger and larger families than the white households. If they have a religious affiliation, it is most likely to be Protestant. They tend to be less well paid, although more fully educated, than the whites. If they are receiving financial assistance, it is most likely to be Aid to Families with Dependent Children payments. They are more likely than the white households to be tenants and to foresee rehousing in either private or public housing -- home ownership is less likely to be undertaken. They are likely to have moved to the area relatively recently and to indicate a desire to remain in its immediate vicinity.

In contrast, the white residents tend to be older and to have fewer and older children than the nonwhite residents. If they have a religious affiliation, it is most likely to be Catholic. They tend to be better paid, although more poorly educated, than the nonwhites. Because of their higher average age, they are less likely to be employed than the nonwhites. If they are receiving financial assistance, it is most likely to be Social Security or Old Age Assistance. They are more likely than the nonwhite households to own their own home and to prefer ownership to tenancy. They are likely to be long time residents of the area, but state a preference to move out.

APPENDICES

LIST OF TABLES AND CHARTS

- I Age Profile
- II Family Size
- III Marital Profile
- IV Religious Affiliations
- V Length of Area Residency
- VI Sources of Income
- VII Sources of Fixed Income
- VIII Employment Patterns by Age Level
- IX Occupation Profile
- X Education Profile
- XI Average Annual Income of Employed Heads of Households
- XII Contact with Community Welfare Agencies
- XIII Rehousing Area Preferences
- XIV Rehousing Type Preferences

SITE OCCUPANT RECORD

___ F am. ___ Ind. Code ___ 1 ___ 2 ___
 PUBLIC HOUSING:
 Apparently Eligible? Yes ___ No ___
 TENURE: ___ Owner ___ Tenant ___ Submt.

PHONE NO. _____
 ADDRESS _____
 APT. NO. _____
 NO. ROOMS _____
 NO. BED-ROOMS _____
 FLOOR _____
 TENANT: Mo. Rent Pymt. _____
 Includes: Gas ___ Heat ___ Elec. ___
 Addl. Cost of Gas ___ Heat ___ Elec. ___
 Gross Mo. Rent _____
 OWNER: Mo. Mort. Pymt. _____
 Bal. of Mort. _____
 Mo. Cost of Gas ___ Heat ___
 Elec. ___ Taxes _____
 Mo. Housing Cost _____

FAMILY COMPOSITION - SCHOOL RECORD AND EMPLOYMENT

AGES & RELATIONSHIPS (first names) (relationship to head of household)	AGE	NAME OF SCHOOL	Present Grade or Last Grade Attended	EMPLOYMENT OF WORKING MEMBERS		(indicate amt. after taxes, if possible)			
				Name & Address of Employer	Type of Work		Nature of Employment	Week	Month
1.									
2.									
3.									
4.									
5.									
6.									
7.									
8.									
9.									
10.									
11.									
12.									
							Total		

LENGTH OF RESIDENCE
 Cars on Site _____
 Cars in City _____
 Date of Move-In _____
MARITAL STATUS
 M. ___ Div. ___ Sep. ___ Wid. ___ Single ___
HD. HOUSEHOLD OR SPOUSE
 Veteran Yes ___ No ___
 Citizen Yes ___ No ___
 Svc. Man Yes ___ No ___
WELFARE ASST.?
 Part ___ Full ___
 Type _____
 Amt. per Mo. _____
 Mo. Rent. Allow. _____
OTHER INCOME?
 Type: Soc. Sec. _____
 Svgs. _____ Ret. _____
 Total amount per mo. _____
TOTAL MONTHLY INCOME, ALL SOURCES _____

MONTHLY INDEBTEDNESS
 Car Loan \$ _____
 Credit Union \$ _____
 Finance Co. \$ _____
 Dept. Store \$ _____
 Other \$ _____
INSURANCE YES () NO ()
 Type _____
 Company _____
 Amount Paid: week ___ bi-wkly ___ mo. ___ other ___
 \$ _____

Date of Initial Interview _____ Family Interview By: _____
 Name _____
 Address _____
 Relationship to Hhd. Hsld. _____
 Phone No. _____
 Date of Initial Interview _____ Family Interview By: _____

RELOCATION PLAN

Type of housing preferred
 Public _____ Private Rental _____ Sales _____
 Apt. _____
 Lt. hskpg. _____
 Furn. Rm. _____

No. of Rooms _____ No. of Bedrooms _____
 Max. gross mo. rent \$ _____ Htd. () Unhtd. ()
 Max. sales price \$ _____ Max. mo. pymt. \$ _____

Location desired (1) _____
 (2) _____

Resources desired close to home: _____

Family owns car Yes () No ()

AGENCY CONTACT: Presently in contact with any agency? Yes _____ No _____

If yes, name of agency _____
 Number of agencies _____ None _____ One _____ Two or more _____
 Any previous contact with agencies? Yes _____ No _____
 If yes, name of agency _____

Number of agencies _____ None _____ One _____ Two or more _____
 Was this service helpful? Yes _____ No _____

CHURCH AFFILIATION: 1 2 3 4 5 6 7 8
 Name: _____ Address: _____

ORGANIZATION AFFILIATIONS:
 Husband _____ None _____ One _____ Two or more _____
 Wife _____ None _____ One _____ Two or more _____
 Children _____

PROBLEMS — COMMENTS

	Yes	No
HOME-MAKING		
1. Poor housekeeping	()	()
2. Inadequate furnishings	()	()
3. Poor money management	()	()
4. Poor nutritional practices	()	()
UNEMPLOYMENT		
1. Unskilled	()	()
2. Laid off	()	()
3. Seasonal	()	()
4. Other	()	()
HOUSING		
1. Lacks three piece bath	()	()
2. Space heaters	()	()
3. Overcrowding (too few bedrooms)	()	()
4. Rats, vermin	()	()
5. Broken windows, ceilings, walls, etc.	()	()
OTHER		
1. Health	()	()
2. Marital problems	()	()
3. Child neglect	()	()
4.		
5.		

SOCIAL SERVICE REFERRAL NEEDED

YES _____ NO _____

CAMPUS HIGH
B 65 R
D

AUTHOR

Boston Redev. Authority

TITLE

Diagnostic Report

DATE
LOANED

BORROWER'S NAME

The preparation of this report was financed in part through a Federal loan and grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the provisions of Title I of the Housing Act of 1949, as amended.

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