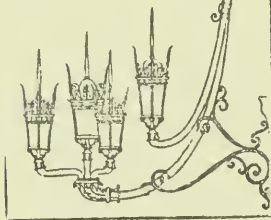


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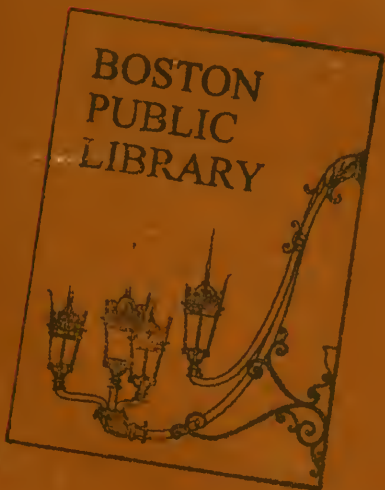
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diagnostic report

of residents to be relocated

SOUTH COVE

urban renewal project



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DIAGNOSTIC REPORT
OF RESIDENTS TO BE RELOCATED
SOUTH COVE URBAN RENEWAL PROJECT

October 1967

Boston Redevelopment Authority
Family Relocation Department

Walter L. Smart

Director of Family Relocation

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TABLE OF CONTENTS

Definition of Terms	3
Introduction	4
Survey Findings	
Household Composition	7
Education, Religious Affiliation, Organizational Membership	10
Income and Employment	12
Health and Welfare Problems	19
Occupancy Patterns and Housing Costs	21
Relocation Preferences	25
Summary	28

Definition of Terms

Several words are used frequently in this report in a rather specific manner. To facilitate readability these are defined below:

Household: one or more persons occupying a single dwelling unit.

- a. Individual: one person occupying a single dwelling unit (or sharing a joint unit with one or more unrelated persons).
- b. Family: two or more persons related by blood, marriage or adoption occupying a single dwelling unit.

Introduction

In both the planning and implementation of urban renewal activities, the renewal agency has a responsibility to minimize hardship for people facing relocation. This responsibility is particularly crucial when some residents of the project area are characterized by poverty as well as by a myriad of problems related to limited education, under-employment, poor health, broken families and socio-psychological isolation. As a first step in dealing with these problems, a comprehensive diagnostic survey of households to be relocated is undertaken within the project area. The survey, which identifies the nature and extent of existing problems, is necessary in setting up a workable system of referral services to place residents in touch with appropriate community agencies and in initiating the organization and funding processes for additional needed services.

South Cove is a small, compact area of downtown Boston distinguished by several communities, among them Bay Village, a quaint, well-kept residential area; Tufts University Medical Center; and a section known as Chinatown. Within the district as a whole, there are areas of serious deterioration. The Boston Redevelopment Authority received final approval to begin urban renewal activities in South Cove in April of 1966. Bounded on the west by Clarendon Street, on the north by Stuart and Kneeland Streets, and on the east and south by the Turnpike Extension, the South Cove Urban Renewal Project Area includes approximately 550 families and individuals who will be displaced over a 3-year period.





RELOCATION SURVEY AREAS

PROJECT BOUNDARY

SOUTH COVE
URBAN RENEWAL PROJECT AREA



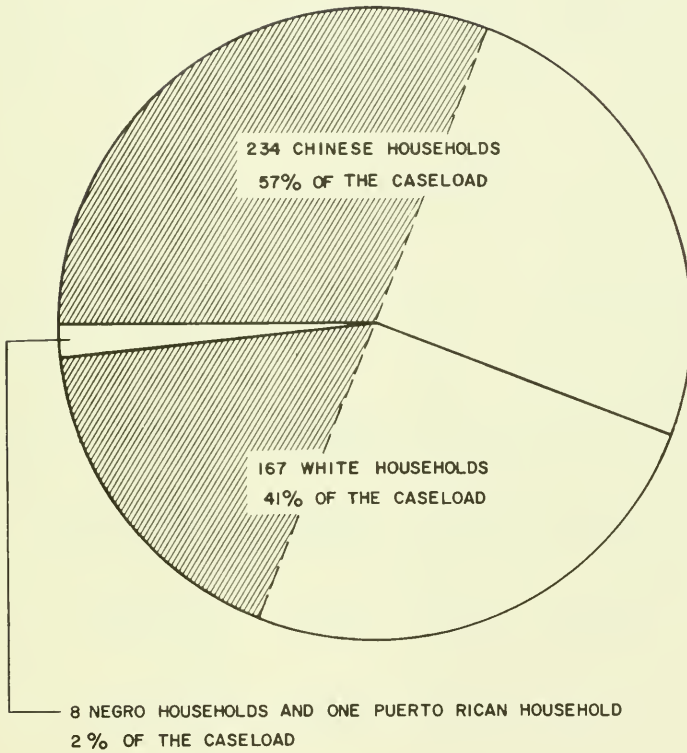
The projected relocation caseload comprises nearly one-third of the occupied dwelling units and furnished rooms in the area.

The Boston Redevelopment Authority conducted the diagnostic survey of families and individuals over a 10-month period beginning in April of 1966. The diagnostic report of social and economic characteristics of this residential population is based on interviews of 410 households that will be relocated. Ninety-eight percent of this population is comprised of two groups: Chinese and white (the latter group including Greek, Italian, Syrian and other nationalities). The survey includes two Negro families, six Negro individuals and one Puerto Rican family who are not shown in most of the chart tabulations.

Chart I shows the proportionate breakdown of the survey population into sub-groups and the ratio of families to individuals in each group. Although the white group accounts for 41% of the households surveyed, the majority of these households are individuals rather than families. The Chinese group, on the other hand, has a greater proportion of families.

SURVEY FINDINGS

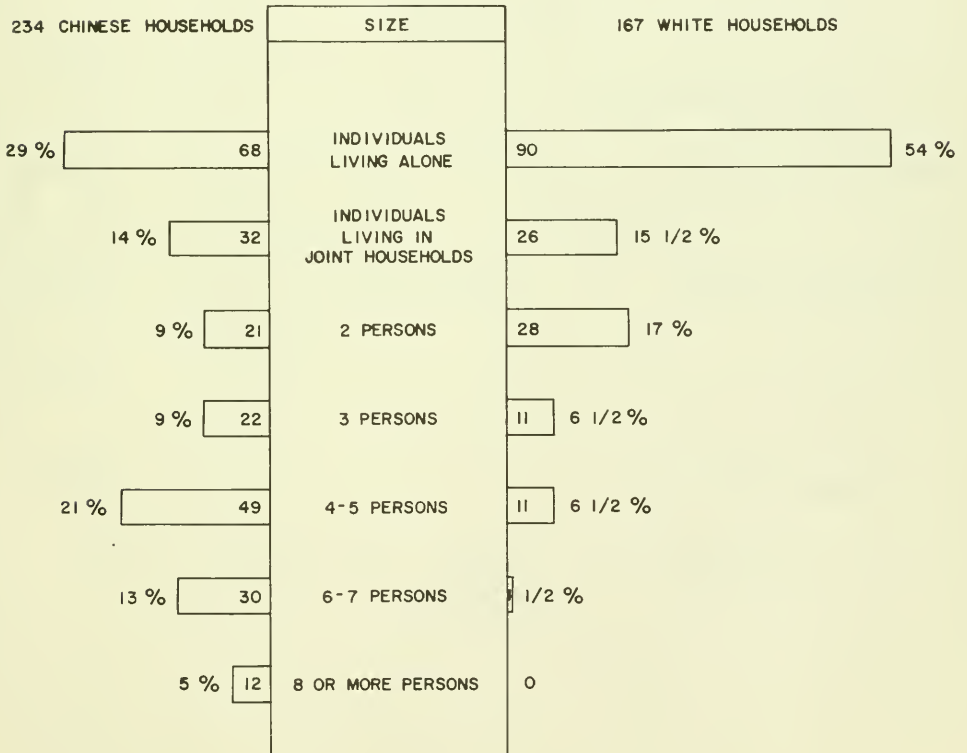
I SURVEY POPULATION



Household Composition

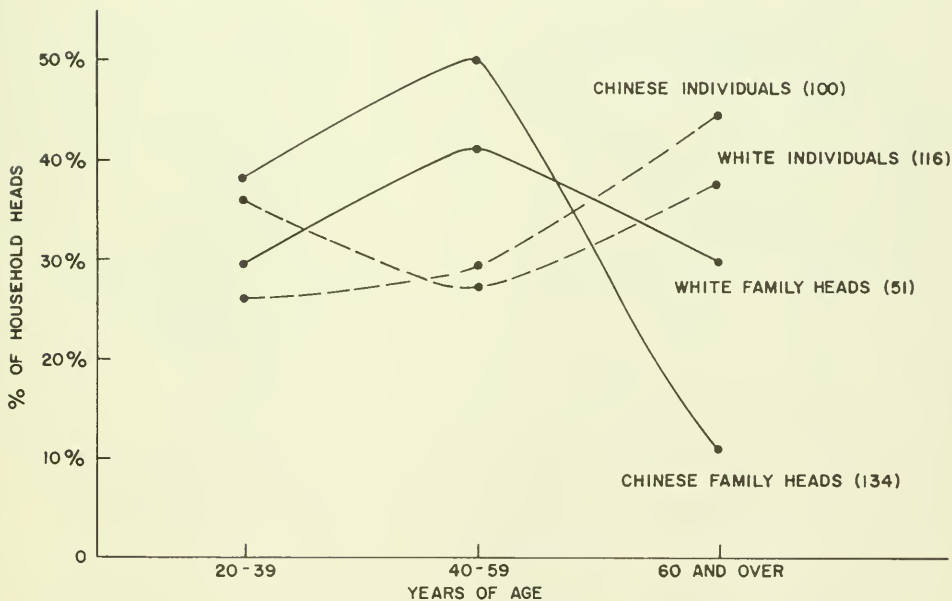
As shown below, a large proportion of residents in the South Cove area of Boston live alone or with only one other person; this results in a high demand for one-bedroom accommodations. There is, however, a number of large households within the Chinese population: 18% of the Chinese compared to $\frac{1}{2}\%$ of the white households have six or more persons.

II HOUSEHOLD SIZE



Age patterns differ significantly between the white and Chinese populations: while 30% of the heads of white families are aged sixty or over, only 12% of the Chinese heads of family are beyond the child-rearing age range. This differential is magnified by the fact that there are over twice as many Chinese as there are white families. Although individuals (living alone or in joint households) tend to be older than family heads, the white population includes a number of graduate students, as indicated by the slight increase of younger white individuals.

III AGE PROFILE



The Chinese population is characterized by a high percentage of male heads of family and male individuals, while females comprise nearly 25% of the individuals and heads of family within the white population. Due to the greater number and relatively younger age of Chinese families, there are far more Chinese families with children (104) than there are white families with children (24). In addition, the Chinese families are considerably larger; the majority of white families have only one or two children. It is notable that within each of the Chinese and white groups, there are only five families where there are children and where there is no father living at home.

IV FAMILY COMPOSITION

HEAD OF HOUSEHOLD	NUMBER OF FAMILIES			
	CHINESE		WHITE	
MALE (WITH CHILDREN)	127 (99)	(95 %) (74 %)	40 (19)	78 % (37 %)
FEMALE (WITH CHILDREN)	7 (5)	5 % 4 %	11 (5)	22 % (10 %)
TOTAL NUMBER OF FAMILIES	134	100 %	51	100 %
FAMILIES HAVING:				
1-2 CHILDREN	47	35%	21	41 %
3-4 CHILDREN	34	26%	3	6 %
5-7 CHILDREN	23	17 %	0	—
TOTAL NUMBER OF FAMILIES WITH CHILDREN	104	78 %	24	47 %

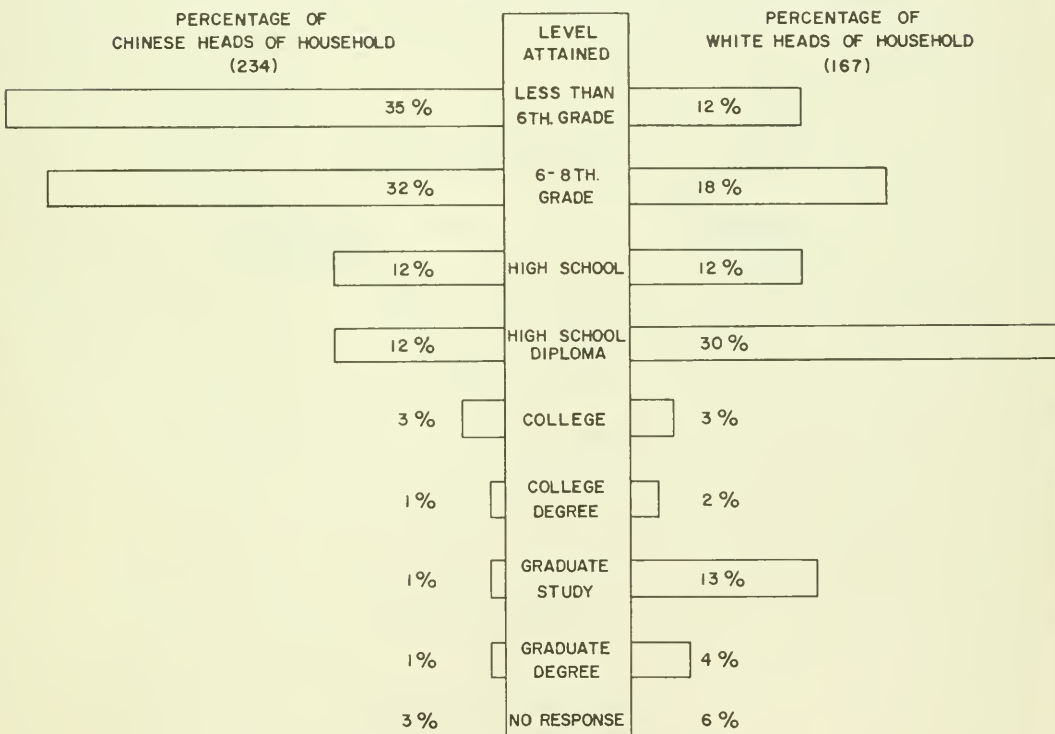
V INDIVIDUALS

	CHINESE		WHITE	
MALE	93	93 %	87	75 %
FEMALE	7	7 %	29	25 %
TOTAL	100	100 %	116	100 %

Education, Religious Affiliation, Organizational Membership

Of the 167 white heads of household, 52% have completed high school or above; 19% have a college degree; and 17% have in the past or are presently following graduate study. The level of education attained by Chinese heads of household is considerably lower: 18% have completed high school or above; 3% have a college degree; and 2% have done graduate study. Chart VI shows the percentage of heads of household according to the highest attained level of education.

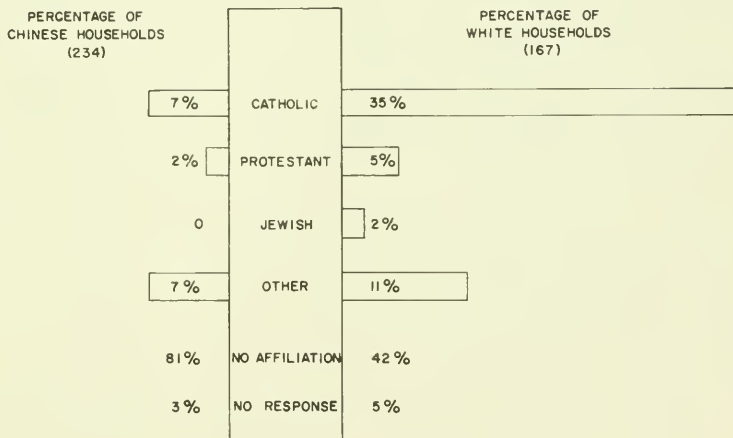
VI ATTAINED LEVEL OF EDUCATION



Of the 167 white households, 35% are Catholic, 5% are Protestant, and 42% have no religious affiliation. It is difficult, however, to speak of the Chinese group in terms of these conventional categories; as shown, 81% gave no affiliation. Religion for the Chinese group is more likely to be practiced as an ancestral worship or cultural philosophy rather than as an institutional affiliation.

Likewise, organizational membership was not acknowledged among the Chinese residents although many are members of their own family clan association or of the Chinese Benevolent Association, a representative body of the Chinese business community. Organizational membership of any kind is infrequent among the white population.

VII RELIGIOUS AFFILIATION



ORGANIZATIONAL MEMBERSHIP

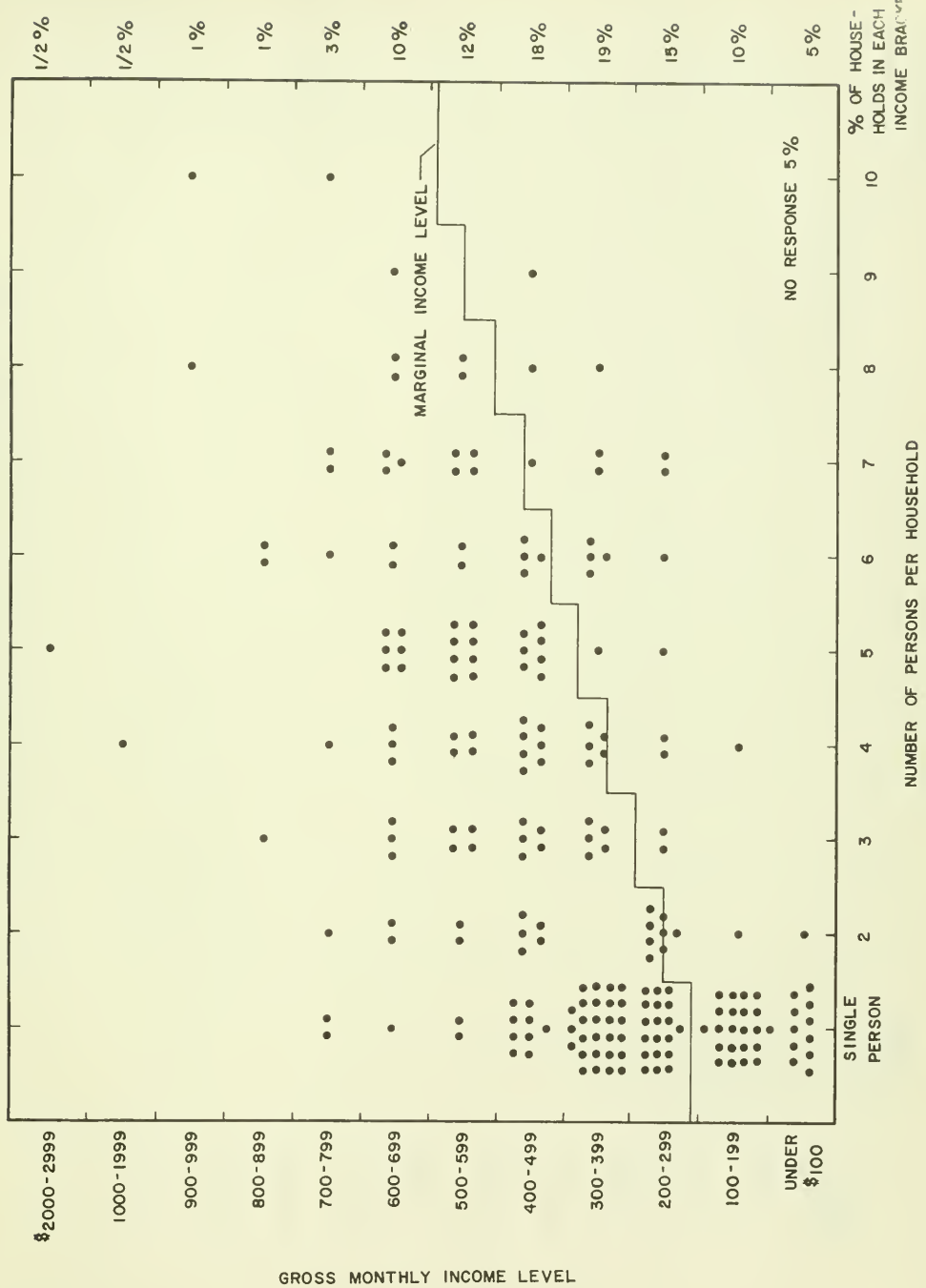


Income and Employment

Charts VIII and IX provide a visual distribution of households according to size and gross monthly income for both the Chinese and white groups. Income levels for many families and individuals are extremely low, and income does not generally increase with increase in family size. Chart VIII shows that 17% of the Chinese families and 33% of the Chinese individuals fall below a marginal income level (defined as \$2,500 annual income for one person with an additional \$500 annually for each additional person in the family). Of the white households, 35% of the families and 34% of the individuals fall below this marginal income level (Chart IX).

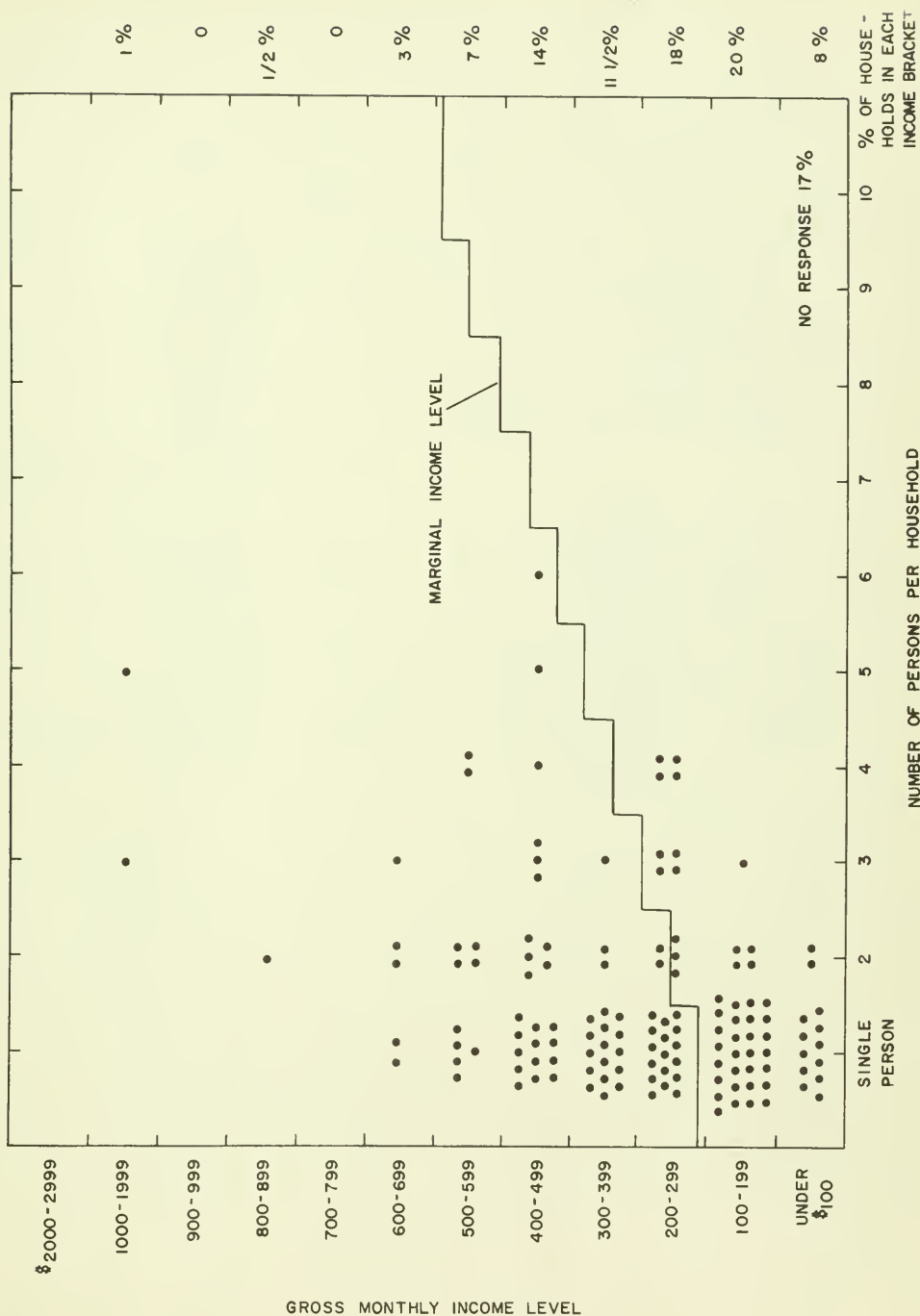
It should be noted that Charts VIII and IX register gross income and not the earning power of these South Cove residents. (The term gross monthly income includes all income, both earned and unearned.) It may also be noted that because of the traditional reticence of the Chinese people, it is possible that some may have understated their income or failed to report savings.

VIII CHINESE HOUSEHOLDS BY SIZE AND GROSS MONTHLY INCOME



GROSS MONTHLY INCOME LEVEL

IX WHITE HOUSEHOLDS BY SIZE AND GROSS MONTHLY INCOME



Employment patterns favor the Chinese population: 91% of the Chinese heads of family and 62% of the individuals are employed on a full-time basis. Notable are the low percentages of unemployment and retirement among the Chinese, particularly for heads of family. The percentage of males employed full-time is markedly lower for the white population; averaging the figures for heads of family and for individuals, nearly 8% of the white males are unemployed, 16% are part-time or seasonally employed, and 17% are retired. There is also a small number (18) of unemployed graduate students. (See Chart X)

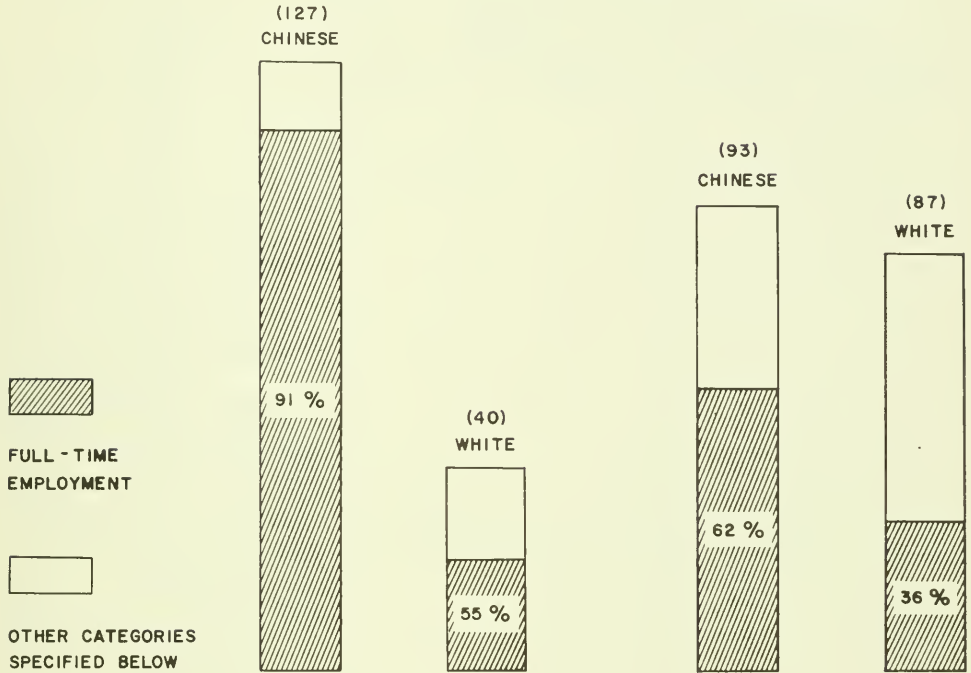
Of the fourteen Chinese female heads of household, nine are employed, four are retired, and one receives insurance payments. Of the forty white female heads of household, twenty-six are employed, three are retired, four are unemployed, three are students and four receive Aid to Families of Dependent Children support. Again, the Chinese group tends to be more self-sustaining.

The majority (85%) of the Chinese male heads of household are employed in service occupations; only 12% have white-collar occupations. The largest proportion (31%) of the white male heads of household are also in service occupations; however, 38% have white-collar occupations, including 17% in the professional category. Chart XI also shows the categories of employment for female heads of household. Percentages are based on the responses of all full-time, part-time and irregularly employed heads of household.

X EMPLOYMENT STATUS OF MALE HOUSEHOLD HEADS

FAMILY HEADS

INDIVIDUALS



PART - TIME EMPLOYMENT	3%	10%	6%	12%
SEASONAL OR IRREGULAR EMPLOYMENT	0	5%	0	5%
RETIRED	4%	17%	24%	18%
DISABLED	.8%	0	2%	3%
UNEMPLOYED	0.8%	8%	2%	7%
STUDENT, UNEMPLOYED	0	5%	1%	15%
NO RESPONSE	0.4%	0	3%	4%

XI OCCUPATIONAL PROFILE

OCCUPATION	NUMBER OF EMPLOYED HOUSEHOLD HEADS			
	CHINESE		WHITE	
	MALES	FEMALES	MALES	FEMALES
DOMESTIC	0	0	1	0
SERVICE	158 (85%)	1	22 (31%)	8
UNION LABORER	0	0	1	0
NON - UNION LABORER	0	0	4	1
UNION OPERATOR	0	0	3	2
NON - UNION OPERATOR	4	6	4	2
UNION CRAFT FOREMAN	1	0	2	0
NON - UNION CRAFT FOREMAN	1	0	8	0
BLUE COLLAR SUB-TOTAL	164 (88%)	7	45 (63%)	13
SALES	1	0	3	4
CLERICAL	2	2	4	3
MANAGERIAL	5	0	2	0
PROPRIETOR	11 (6%)	0	6	0
PROFESSIONAL	3	0	12 (17%)	6
WHITE COLLAR SUB-TOTAL	22 (12%)	2	27 (38%)	13
TOTAL NUMBER OF HOUSEHOLD HEADS RESPONDING	186	9	72	26
PERCENTAGE OF TOTAL NUMBER OF HEADS OF HOUSEHOLD	84%	9/14	57%	26/40

Only a small percentage of households interviewed receive Public Welfare support, which is primarily in the form of Old Age Assistance. It should be noted that the Chinese people are particularly disinclined to accept Welfare support and that special efforts were taken to encourage the few who are receiving OAA to accept this help. There are no Chinese and only four white households receiving Aid to Families of Dependent Children support. A higher percentage of households are receiving some pension, primarily in the form of Social Security.

XII INCOME FROM SOURCES OTHER THAN EMPLOYMENT

Income Source	Number of Households	
	Chinese	White
Aid to Families of Dependent Children	0	4
Old Age Assistance	13	7
Disability Assistance	1	2
Veteran's	3	3
General Relief	0	2
TOTAL WELFARE SUPPORT	17 (7%)	18 (11%)
Social Security	29	27
Retirement	1	5
Veteran's	0	6
TOTAL PENSION SUPPORT	30 (13%)	38 (23%)

Health and Welfare Problems

In contrast to other urban renewal areas, a low percentage of households in South Cove reported incidence of medical problems. Those problems reported came primarily from white households where 14% have a serious illness, 8% have some physical handicap and 4% have an emotional problem. Approximately half of these households reported the problem to be under treatment. Among the 234 Chinese households, only 5% indicated the incidence of any serious medical problems.

A similar differential between Chinese and white households appears in regard to contact with community service agencies. The white households reported more frequent contact with agencies, and, as determined by the interviewer, a higher percentage of white households are in need of referral for services (see Chart XIII). It is possible, however, that the differences between the Chinese and white groups are partly a result of greater hesitance of the Chinese residents to either seek outside help or to speak about personal difficulties.

XIII AGENCY CONTACT

	PERCENTAGE OF HOUSEHOLDS	
	CHINESE	WHITE
CONTACT WITH AT LEAST ONE COMMUNITY AGENCY	9 %	19 %
MEDICAL	2 %	8 %
SOCIAL SERVICE	1/2 %	2 %
PUBLIC WELFARE	7 %	11 %
IN NEED OF REFERRAL FOR SOCIAL SERVICES	14 %	25 %
TOTAL NUMBER OF HOUSEHOLDS	234	167

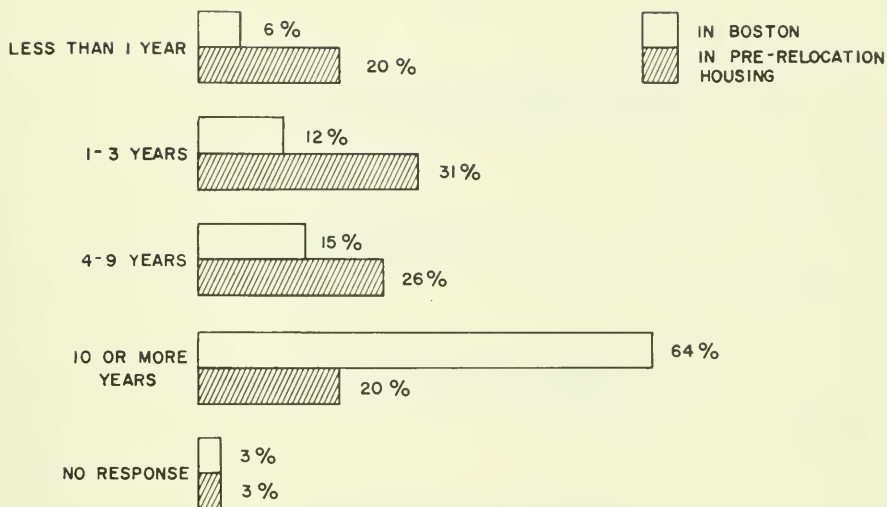
Occupancy Patterns and Housing Costs

The majority of residents interviewed have lived in Boston ten years or more; over half of all residents, however, have changed addresses within the Boston area during the last three years (see Chart XIV). The vast majority are tenants; only 6% are homeowners (Chart XV). There is no significant variation in residence patterns between Chinese and white households.

Chart XVI gives the percentages of Chinese and white tenants according to gross monthly rental costs. Because of the combined and crowded living accommodations of many Chinese individuals, nearly 30% of the Chinese households pay less than \$40 rental per month, including heat and utilities. White individuals are more likely to pay in the range of \$40 - \$59 a month for rent, including heat and utilities. Less than 20% of both the Chinese and white households pay a monthly rental of \$100 or more.

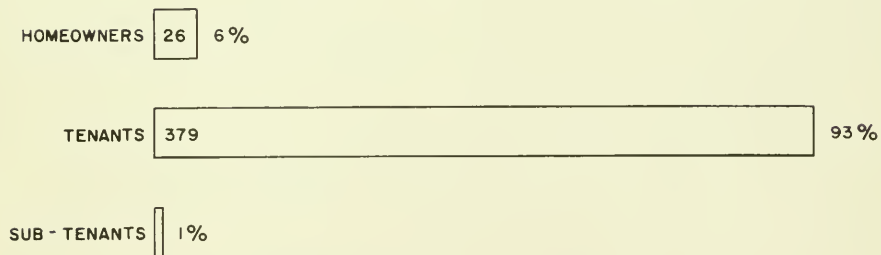
Net housing costs (including payments for principal, interest, taxes, heat and utilities) for the twenty-six homeowners range from 0 to more than \$100 per month, but the majority pay less than \$50 per month. The cost of homeownership in approximately one-third of the instances recorded is partially covered by rental income from tenants.

XIV LENGTH OF RESIDENCY



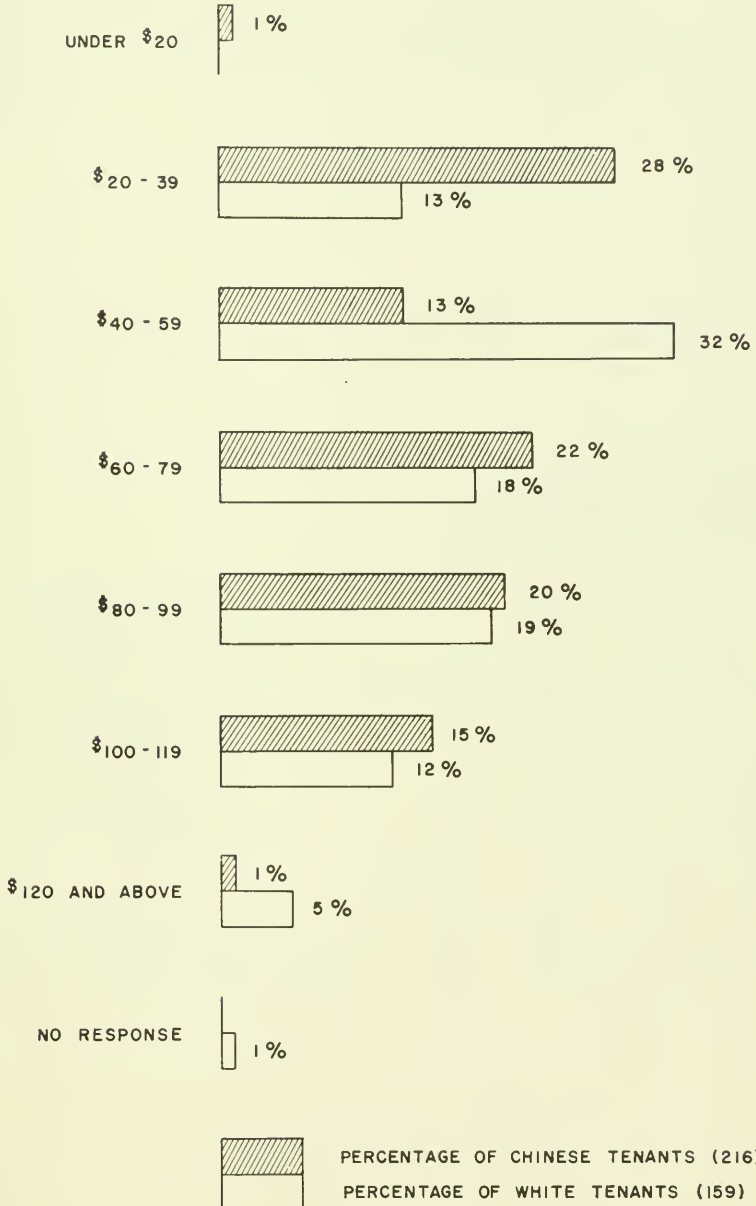
PERCENTAGE OF ALL HOUSEHOLDS (410)

XV HOUSING TENURE



PERCENTAGE OF ALL HOUSEHOLDS (410)

GROSS MONTHLY RENTAL LEVEL



Many of the residents surveyed are living in units having particular liabilities which may or may not place the unit in the substandard category. Such negative features which were observable to the survey interviewers were recorded and the percentages are noted below:

XVII CHARACTERISTICS OF HOUSING PRIOR TO RELOCATION

	Percentage of Households	
	Chinese	White
No central heating	58%	70%
No automatic hot water	42%	30%
Incomplete bathroom facilities	20%	20%
Overcrowded accommodations	23%	5%
Evidence of vermin	8%	17%
Own no furniture	12%	27%
In standard condition	30%	39%
In substandard condition	70%	61%

Relocation Preferences

Less than half of the households surveyed prefer to relocate within the South Cove area; however, the majority of these households are Chinese. There is a sizable number of Chinese as well as white residents who indicated a preference for the South End, many of whom desire accommodations in the Castle Square 221 (d)(3) Housing Development. An additional 48% of the white households would like to move to other parts of Boston, to the suburbs, or beyond.

XVIII PREFERRED LOCATION

	Number of Households		
	Chinese	White	Total Households
South Cove	153 (65%)	40 (24%)	195 (47%)
South End	56 (24%)	46 (28%)	105 (26%)
Other Parts of Boston	7 (3%)	35 (21%)	46 (11%)
Suburbs or Beyond	8 (4%)	29 (17%)	37 (9%)
No Preference	10 (4%)	17 (10%)	27 (7%)
TOTAL NUMBER OF HOUSEHOLDS	234 (100%)	167 (100%)	410 (100%)

Despite the large number of surveyed households eligible for public housing, only 7% desire public housing; the majority prefer private rental apartments or rooms. Only 7% indicated an interest in private sales housing.

XIX PREFERRED ACCOMMODATIONS

	Number of Households		
	Chinese	White	Total Households
Public Housing:			
Family	3 (1%)	7 (4%)	10 (3%)
Elderly	9 (4%)	5 (3%)	16 (4%)
Private Rental:			
Apartment	162 (69%)	108 (65%)	275 (67%)
Room	34 (15%)	26 (15%)	62 (15%)
Private Sales:			
Housing	18 (8%)	13 (8%)	31 (7%)
No Response	8 (3%)	8 (5%)	16 (4%)
Total Number of Households	234 (100%)	167 (100%)	410 (100%)

Sixty-two percent of the households surveyed require one-bedroom accommodations in rehousing. There are, however, at least forty households, all but two of which are Chinese, that will require accommodations of four or more bedrooms.

XX NUMBER OF BEDROOMS REQUIRED IN REHOUSING

Number of Required Bedrooms	Number of Households				
	Chinese	White	Negro	Puerto Rican	TOTAL
One	114 (49%)	133 (80%)	6	0	253 (62%)
Two	34 (15%)	24 (14%)	2	0	60 (15%)
Three	45 (19%)	8 (5%)	0	0	53 (13%)
Four	28 (12%)	1 (1/2%)	0	1	30 (7%)
Five	10 (4%)	0	0	0	10 (2%)
Undetermined	3 (1%)	1 (1/2%)	0	0	4 (1%)
TOTAL HOUSEHOLDS	234 (100%)	167 (100%)	8	1	TOTAL 410 (100%)

Summary

Ninety-eight percent of the 410 households surveyed in South Cove are either Chinese or white, the latter group being comprised of varied nationalities. Both the Chinese and white groups have a large number of unattached individuals living alone or in joint households. The Chinese population, however, includes a higher proportion of families than does the white population, and the Chinese families tend to be younger and to have more children.

In brief, among the Chinese population, few heads of household were educated in this country and most did not go beyond the equivalent of eighth grade; religion is experienced as a cultural philosophy rather than an institutional affiliation; and organizational membership often is implicit rather than formalized in the family clan associations and Chinese Benevolent Association. Ninety-one (91%) percent of the Chinese male heads of family and 62% of the male individuals are employed on a full-time basis, primarily in service occupations. Incomes are moderate to low and only a very low percentage are supplemented by Public Welfare or pension support. Few Chinese households reported any medical problems; however, it is estimated that 14% of the Chinese households are in need of social service referrals.

Heads of white households have attained a higher level of education than have Chinese heads of household; and a number of white individuals are currently following graduate study. While 35% of the white heads of household are Catholic, over 40% have no re-

ligious affiliation, and few are active in a community organization. Only 55% of the white male heads of family and 36% of the white male individuals are employed full-time; many are employed part-time or seasonally, unemployed, or retired. Twenty-three percent of the white households receive Social Security or other pension support, and 11% receive Public Welfare support. Reported incidence of medical problems is higher for the white than for the Chinese households and an estimated 25% of the white households are in need of social service referral.

The vast majority of surveyed residents are tenants living in poor housing for low rental rates. Sixty-five percent of the Chinese compared to 24% of the white households prefer to relocate within the South Cove area; however, many desire accommodations in the Castle Square 221 (d)(3) Housing Development in the South End. Eighty-two percent of the households surveyed prefer private rental accommodations.

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