Chinese Community Profile in Boston:
People, Land Use, and Economy

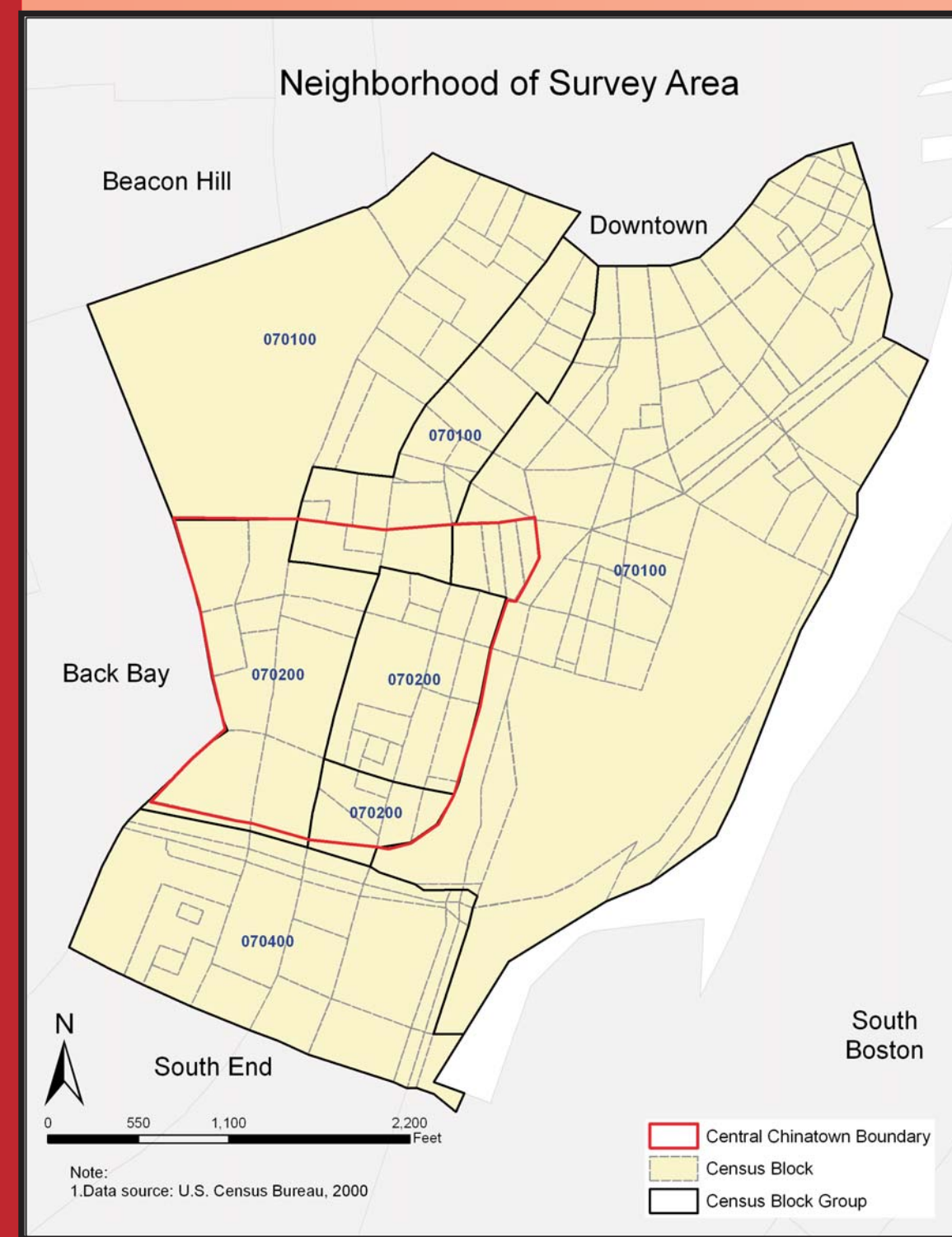Tufts UNIVERSITY School of Arts and Sciences

In urban neighborhoods, change is a constant. New buildings are constructed, older buildings are renovated or reused, structures are demolished or replaced, and businesses can change often. People also come and go. Types of employment change, and so does residents' economic well-being. How can we see and study this dynamic process?

Using demographic data from the 2000 Census, land use data from BRA and business data collected from Reference USA, the community profile can be built. A comprehensive look at who and what is in the neighborhood today will also be provided.
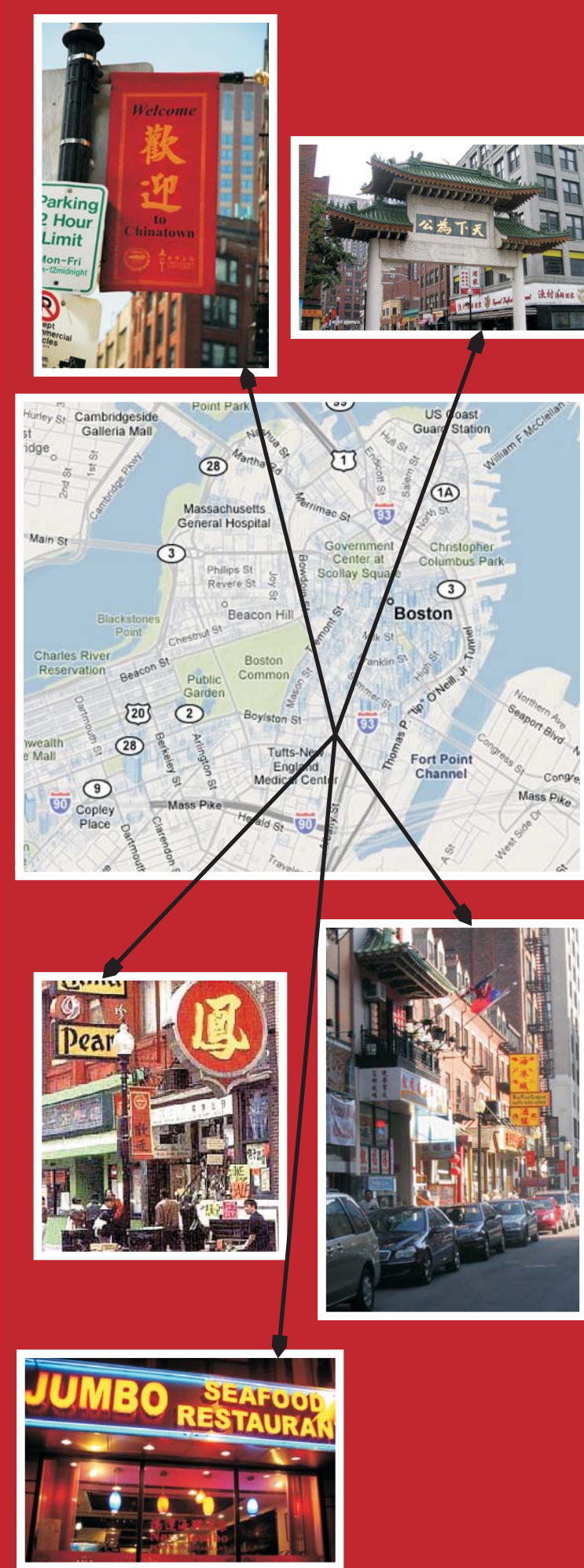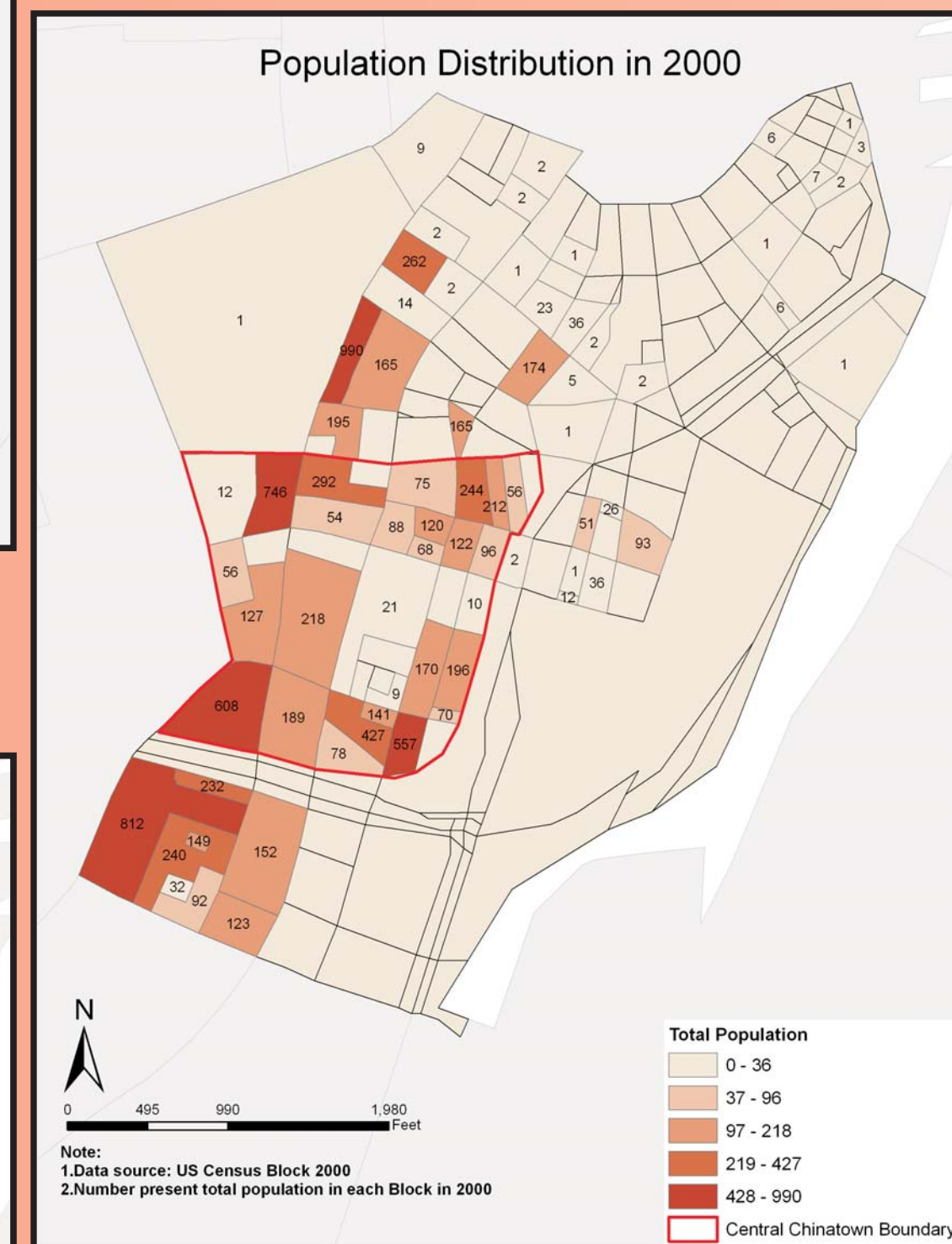
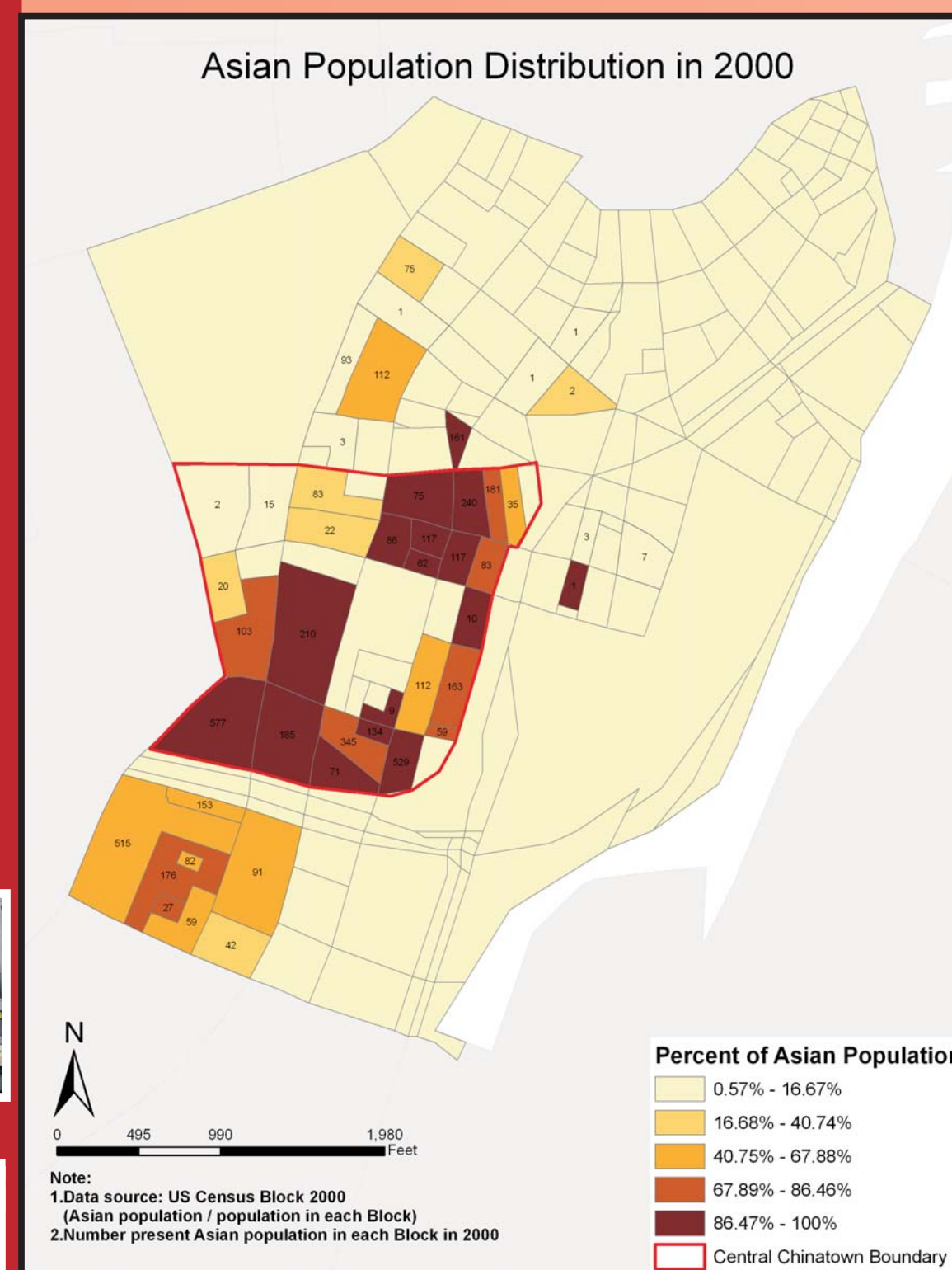*Chia-Hui Shen Urban & Environmental Policy and Planning*

People

Neighborhood of Survey Area

Beacon Hill, Downtown, Back Bay, South End, South Boston

Note:
1.Data source: U.S. Census Bureau, 2000

Central Chinatown Boundary / Census Block / Census Block Group

This map (left) is provided as a reference for the Chinese community neighborhood. The boundaries of Chinatown is hard to define. Through the map, central Chinatown contains three Census Tracts: 702, 704 and part of 701.

Population Distribution in 2000

Total Population: 0 – 36; 37 – 96; 97 – 218; 219 – 427; 428 – 990

Note:
1.Data source: US Census Block 2000
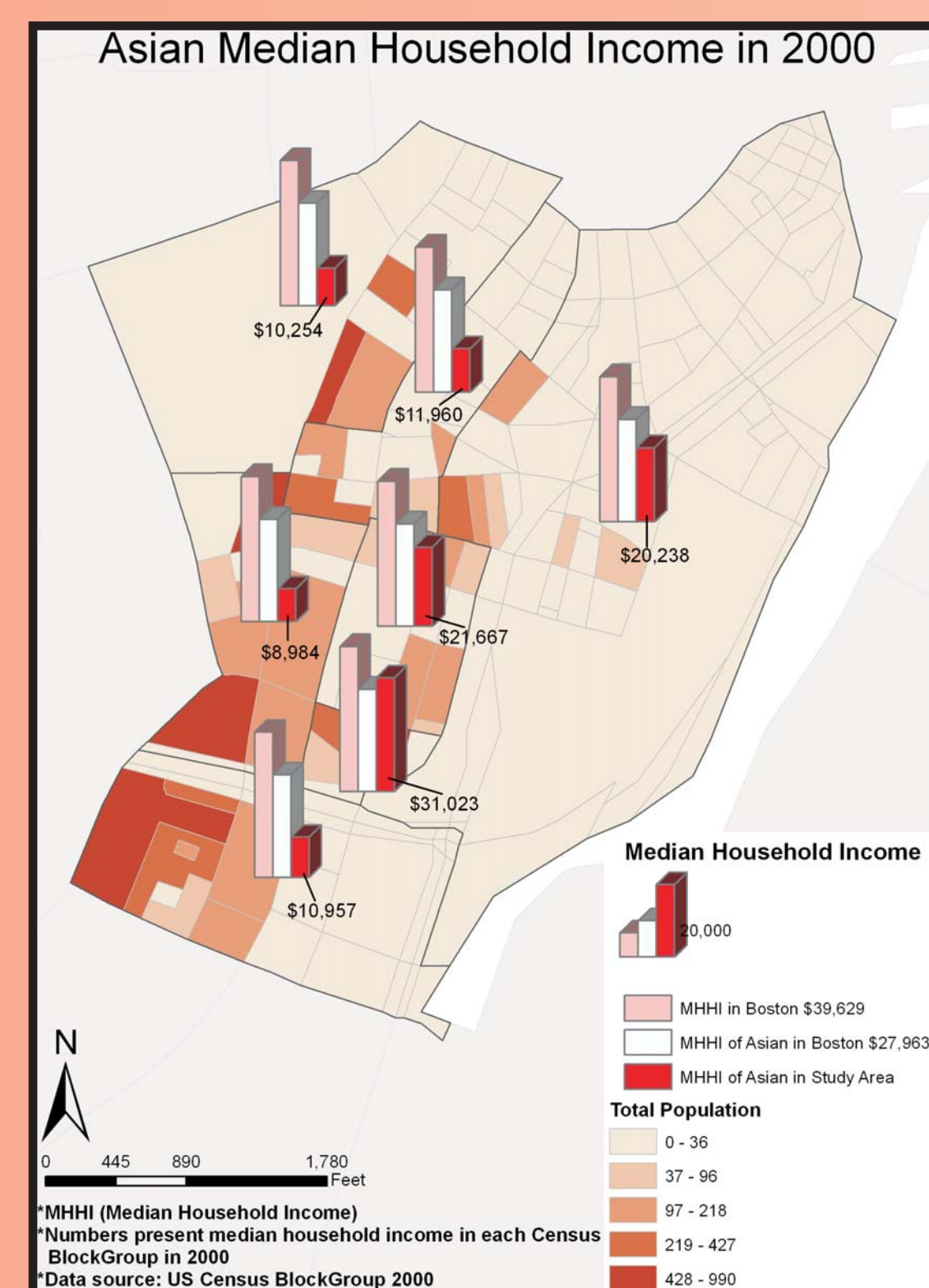2.Number present total population in each Block in 2000

Population distributions are based on the total number of residents for each Census block. The map (above) shows the highest concentrations of people in the west area, mostly in the central Chinatown. It also shows high density in the southwest area which is Castle Square, the subsidized housing.
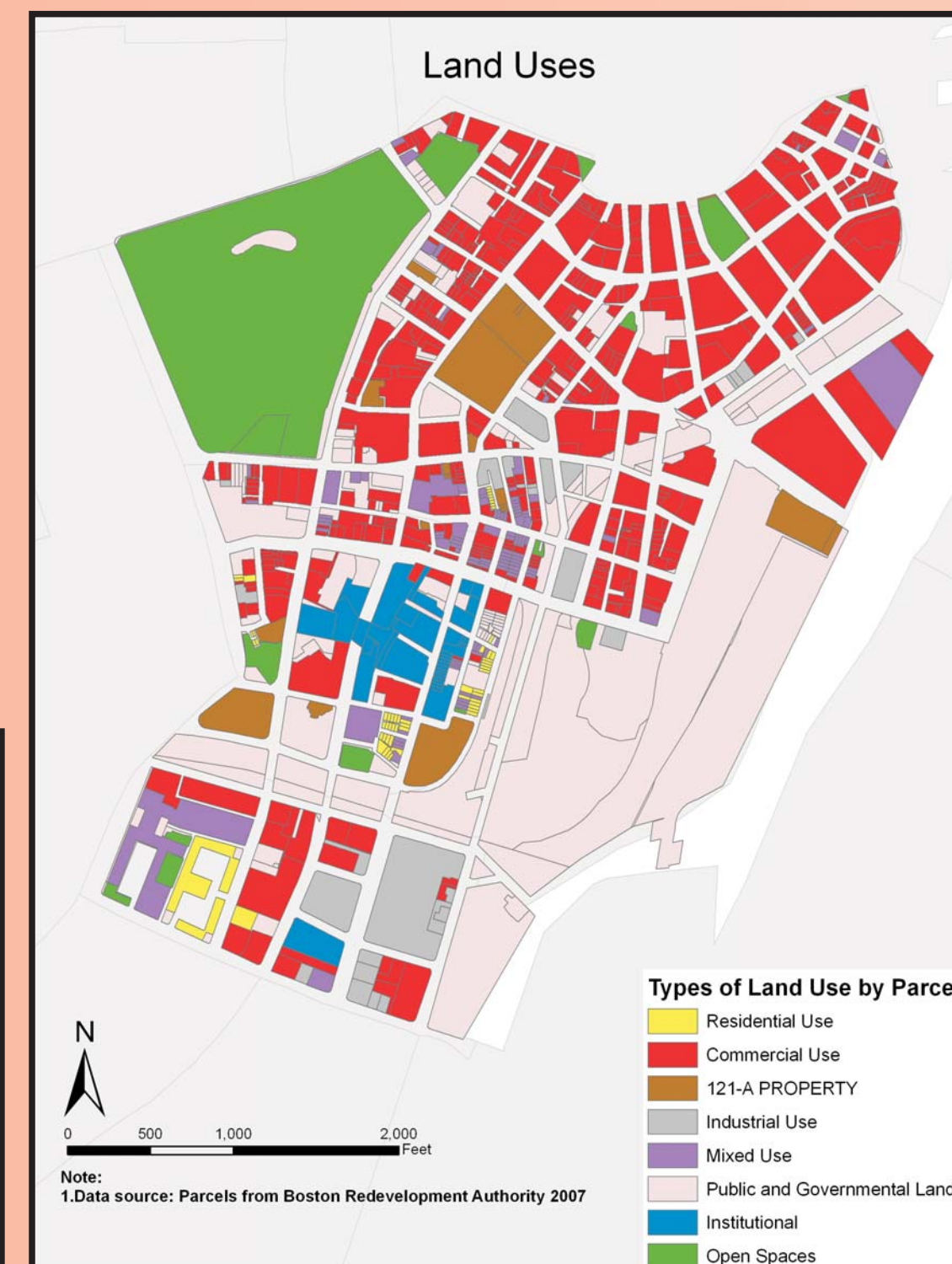
Asian Population Distribution in 2000

Percent of Asian Population: 0.57% – 16.67%; 16.68% – 40.74%; 40.75% – 67.88%; 67.89% – 86.46%; 86.47% – 100%

Note:
1.Data source: US Census Block 2000 (Asian population / population in each Block)
2.Number present Asian population in each Block in 2000

For Asian population, the map (above) shows the greatest concentration in the central Chinatown.

Asian Median Household Income in 2000

$10,254 $11,900 $20,238 $9,984 $21,667 $31,023 $10,957

Median Household Income: MHHI in Boston $39,629; MHHI of Asian in Boston $27,963; MHHI of Asian in Study Area

Total Population: 0 – 36; 37 – 96; 97 – 218; 219 – 427; 428 – 990

*MHHI (Median Household Income)
*Numbers present median household income in each Census BlockGroup in 2000
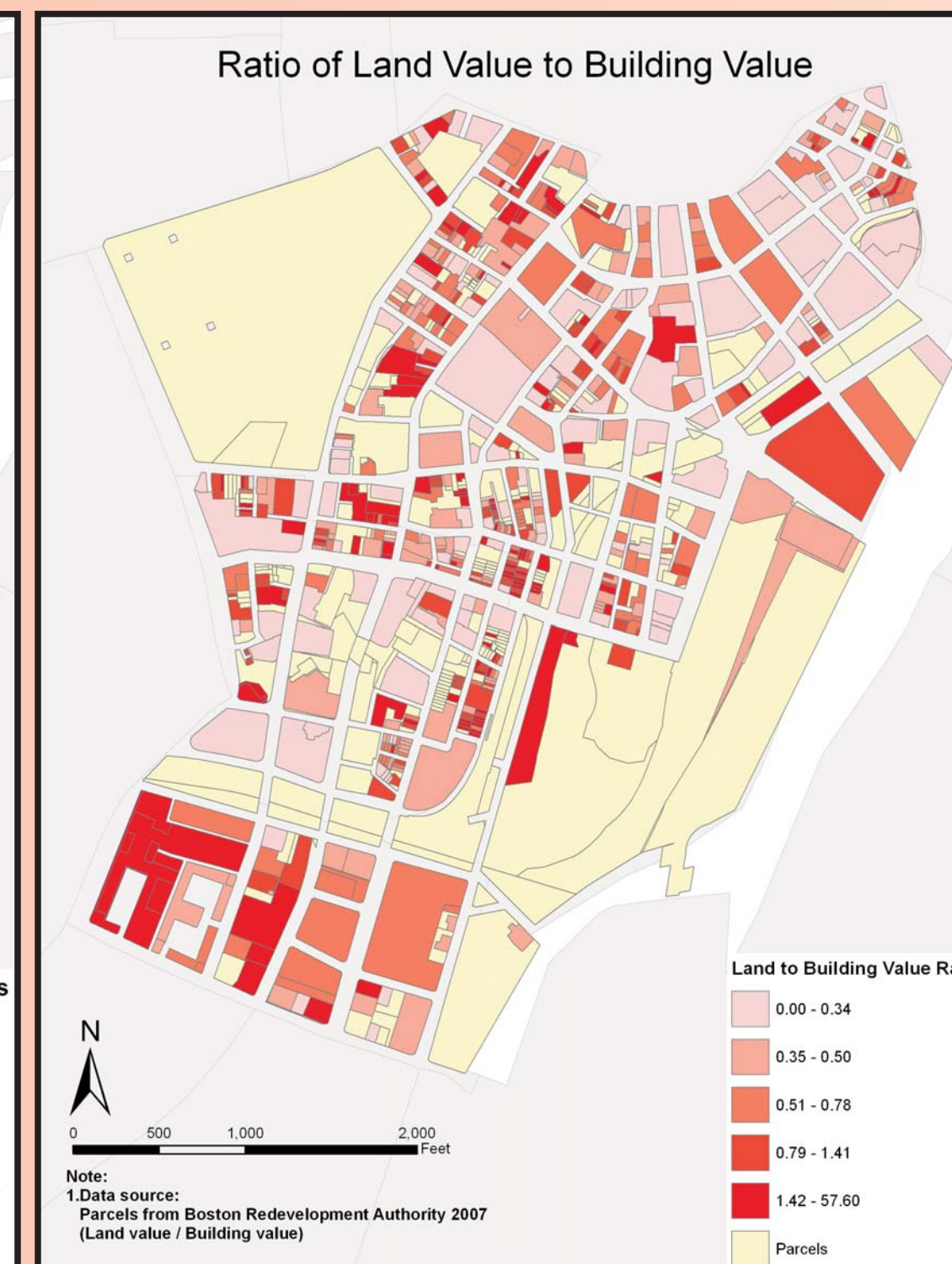*Data source: US Census BlockGroup 2000

Median household income is shown for each Census blockgroup. The map (right) shows that median household income seems much lower than in the citywide which is $39,629. The highest income is in the south of central Chinatown. However, the lowest income is in the west of Chinatown.

Land Use

Land Uses

Types of Land Use by Parcels: Residential Use; Commercial Use; 121-A PROPERTY; Industrial Use; Mixed Use; Public and Governmental Lands; Institutional; Open Spaces

Note:
1.Data source: Parcels from Boston Redevelopment Authority 2007

Ratio of Land Value to Building Value

Land to Building Value Ratio: 0.00 – 0.34; 0.35 – 0.50; 0.51 – 0.78; 0.79 – 1.41; 1.42 – 57.60 / Parcels

Note:
1.Data source: Parcels from Boston Redevelopment Authority 2007 (Land value / Building value)

This map (left) shows the predominant land use type on each parcel in the neighborhood. The most abundant color is red, signifying commercial buildings. There are a few clear patterns on this map-the central part of the neighborhood is a concentrated residential and mixed-use area (purple). It also shows that it lacks of residential buildings in the neighborhood. The right map shows the ratio of land value to building value. Higher ratio indicates the land is much more valuable than the building. However, the map does not show a clear pattern between ratios and types of land use.

Residential Uses

Residential Uses: Residential; Mixed-Use; Subsidized Housing; Residential by BRA Use; Parcels; boundary_parcel

Beach St. / Kneeland St. / Harrison Ave. / Washington St. / Oak St.

Note:
1.Data source:
Parcels from Boston Redevelopment Authority 2007
CPA Team, 07' Field Project
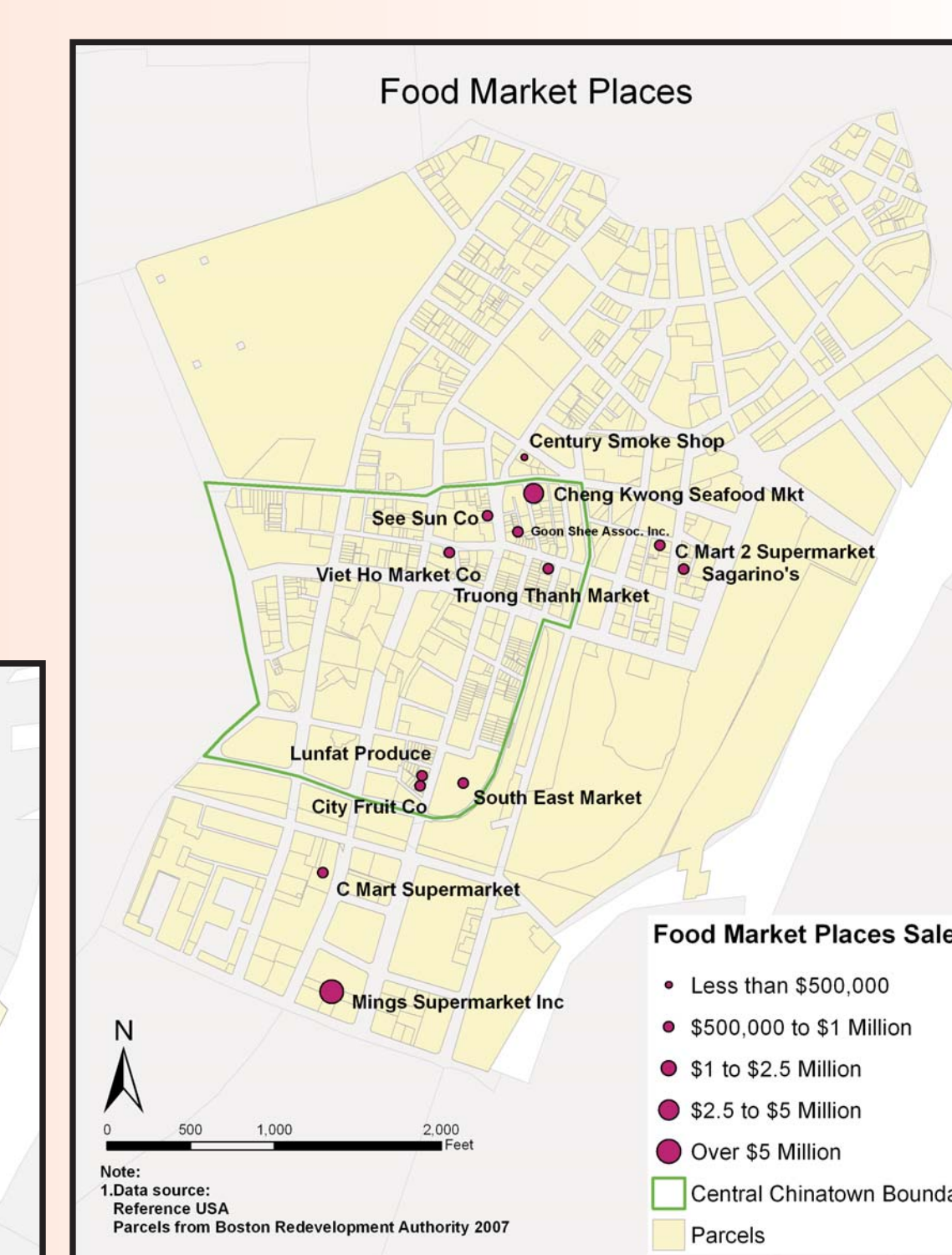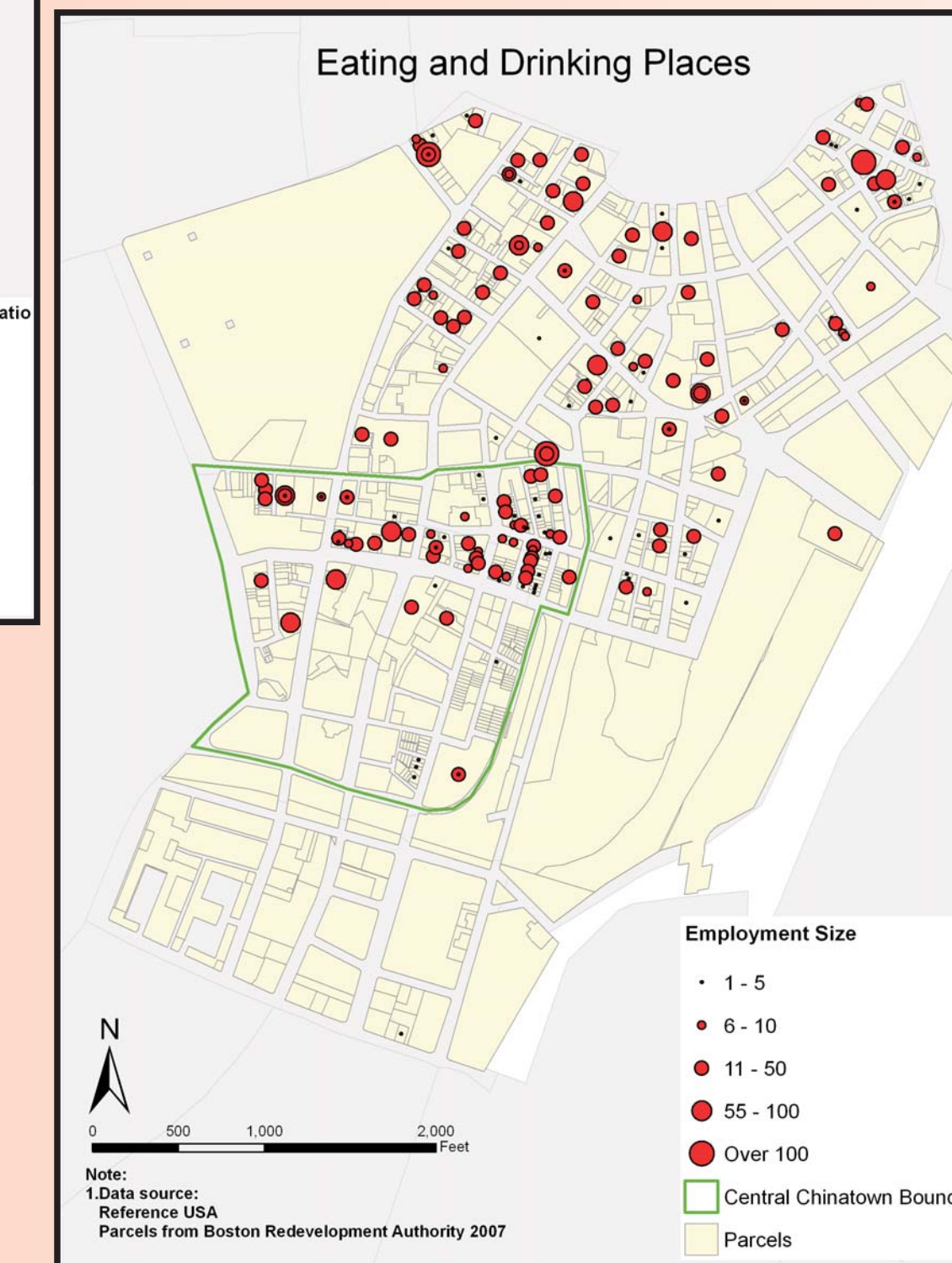(Emily Cohen, Amy Mattiage, Matt Reardon, and Chiahui Shen)

The map shows the residential areas in the neighborhood. Brown colors are the residential or residential/commercial mixed areas from BRA use, and dots show housing locations from CPA team of 07' Field Project. The map also shows that typical buildings in the northeast of Chinatown are mixed-use, which are restaurants on the first floor with residential units on upper floors. In the southeast of Chinatown, it shows residential units are more than mixed-use units.
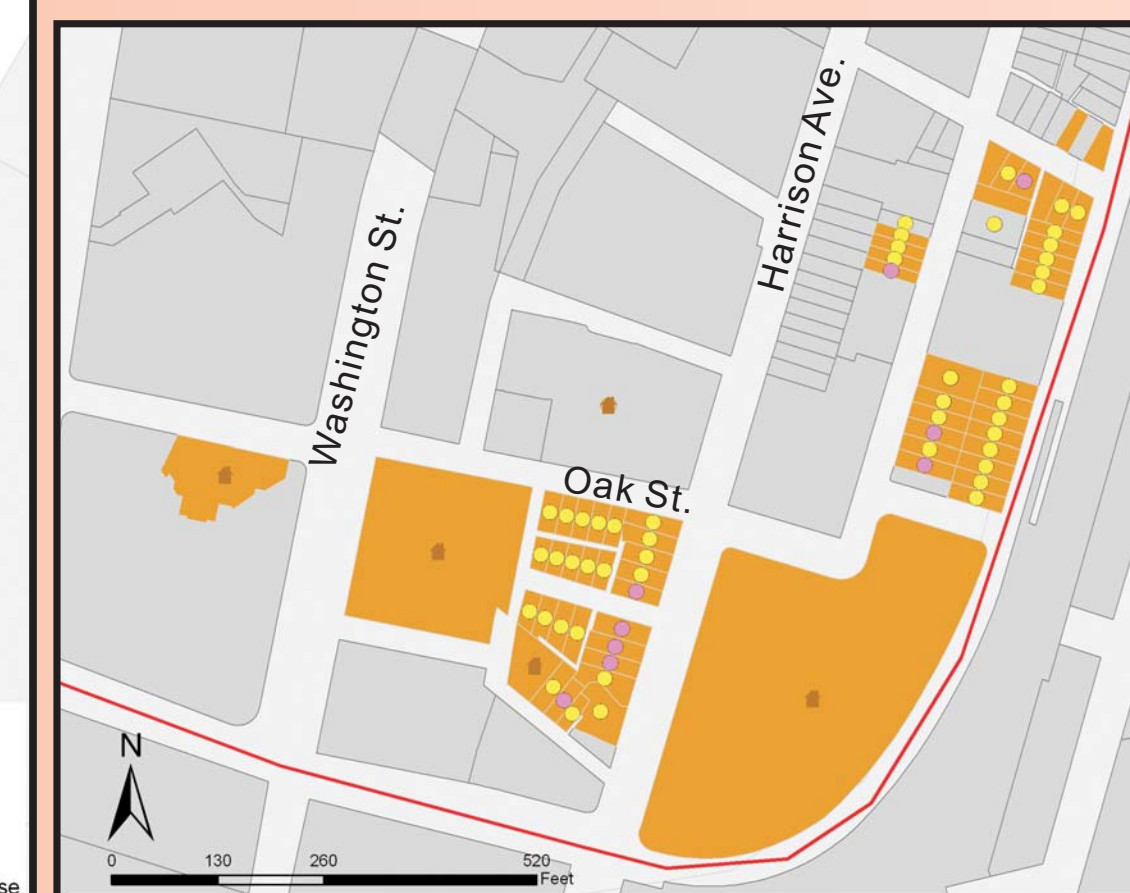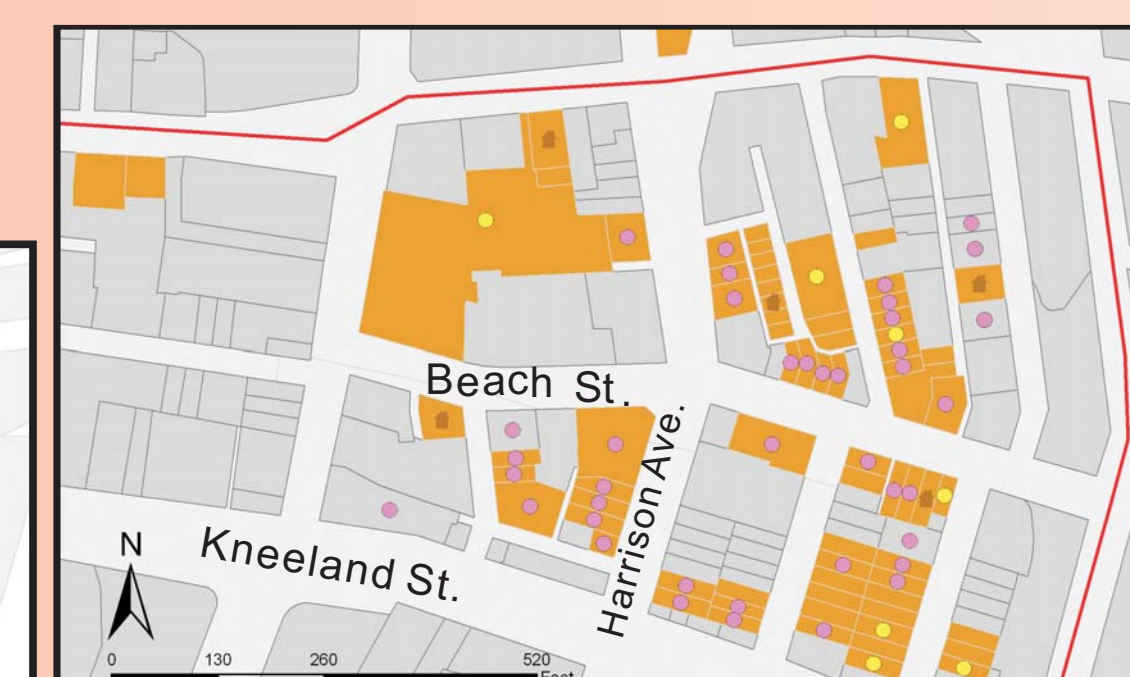
Economy

There are 13 food markets or supermarkets in the neighborhood. The map (right) shows sales in each market. Most of them have sales between $500,000 and $1 million.

Food Market Places

Century Smoke Shop; Cheng Kwong Seafood Mkt; See Sun Co; C Mart 2 Supermarket; Sagarino's; Viet Ho Market Co; Truong Thanh Market; Lunfat Produce; City Fruit Co; South East Market; C Mart Supermarket; Mings Supermarket Inc

Food Market Places Sales: Less than $500,000; $500,000 to $1 Million; $1 to $2.5 Million; $2.5 to $5 Million; Over $5 Million

Central Chinatown Boundary / Parcels

Note:
1.Data source:
Reference USA
Parcels from Boston Redevelopment Authority 2007

Eating and Drinking Places

Employment Size: 1 – 5; 6 – 10; 11 – 50; 55 – 100; Over 100

Central Chinatown Boundary / Parcels

Note:
1.Data source:
Reference USA
Parcels from Boston Redevelopment Authority 2007

Chinese community is known for good restaurants. The map shows employment size of each eating and drinking places. Most of employment size is less than 50. However, many restaurants in Chinatown have less than 10 employees (as shown in the below map).

Tremont St. / Kneeland St. / Beach St. / Harrison Ave.

Legend Employment Size
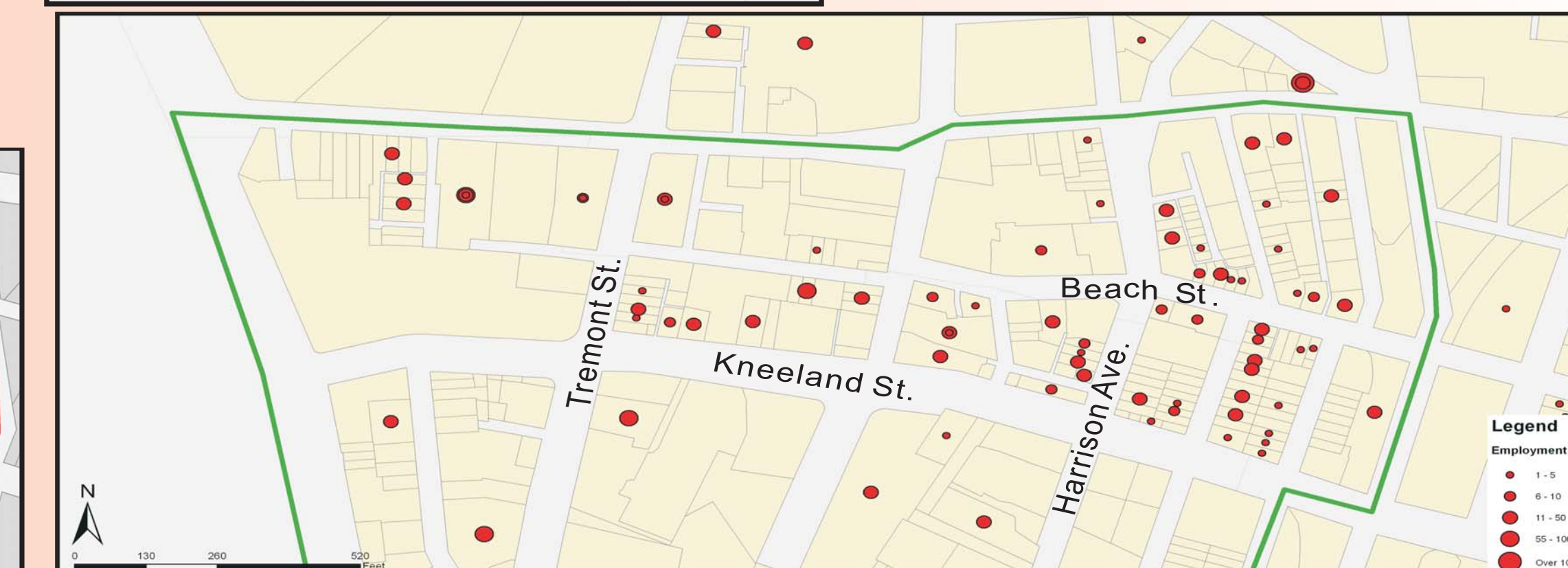
The maps (below) show percent of adult in labor force and employed both are normalized by population over 16. Although in the central of neighborhood has the most population in labor force, the highest employed rate is in the south of central Chinatown.

Adult Labor Force in 2000

764 457 601 884 589 618 555

Percent Adult in Labor Force: 40.39% – 49.49%; 49.9% – 53.24%; 53.25% – 58.51%; 58.52% – 62.55%; 62.56% – 65.61%; 65.62% – 69.26%

Central Chinatown Boundary

Note:
1.Data source:
U.S. Census BlockGroup 2000
(Population in Labor Force / Population Over 16)
2.Number presents population in labor force

Adult Employed in 2000

485 395 481 824 458 679 488

Percent Adult Employed: 33.8%; 33.81% – 35.52%; 35.53% – 46.45%; 46.51% – 50.58%; 50.59% – 53.71%; 53.72% – 58.6%

Central Chinatown Boundary

Note:
1.Data source:
U.S. Census BlockGroup 2000
(Population in Employed / Population Over 16)
2.Number presents population in employed