

Chinatown 2017: Continuity and Change

【華埠影像】：社區的延續和轉變



San Francisco Chinatown is arguably the oldest and most successful immigrant based ethnic community in North America. It has survived fires, earthquakes, political attacks, economic threats, and racism for over 160 years.

三藩市華埠可以說是北美洲最歷史悠久和最成功的移民地。160年以來，華埠經歷過火災、地震、政治攻擊、經濟威脅和種族歧視。



Between 1983 and 2009, students in an Asian American Studies course I taught at San Francisco State University made periodic photo maps and photo essays of San Francisco Chinatown. (M. Collier 1990) 1983年至2009年期間，三藩市州立大學美國亞裔研究系的學生製造華埠照片地圖和文章。

I used the student's photographs, my own photographs and images from Chinatown CDC archives and other sources to examine continuity and change in Chinatown during the past thirty-five years. That examination is the basis for this exhibit. 我收集的照片來自學生、本人和華協中心檔案室等等。這些照片記錄了過去35年來華埠的延續和變化，此正正是展覽的基礎。



This exhibit is dedicated to Philip P. Choy (1926–2017) the preeminent historian of San Francisco Chinatown. (M. Collier 2007)
此展覽特別致獻Philip R. Choy (1926年至2017年)，一位傑出的三藩市華埠史學家

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In this exhibition the term Chinese American includes all people with Chinese origins, both immigrant and American born, living in the United States. 在這個展覽中，美籍華人一詞包括所有在美國居住並擁有中國血統的人，如移民和在美國出生的華人。

Viewers are invited to post comments and questions. These may be placed on the comment wire/line below the display panels or at the end of the exhibit. 歡迎參觀者發表意見和提出問題。這些意見和問題可以放在展覽版下的意見線上或放在展覽最後的「留言版」中。

Photo credits are in parenthesis. 括號內是照片來源。

- 1) Photos credited "AAS308" are from archived photo maps and photo essays made by students in AAS 308 "Photographic Exploration of Asian America." These were usually team efforts, so individual credits have not been assigned and a list of all team members is presented at the end of the exhibit. 照片來源 "AAS308" 是由AAS308 「美國亞裔美術攝影探索課程」學生的存檔照片地圖和文章而來的。這些全屬團隊努力，因此恕不逐一列出個別名字，但在展覽的「鳴謝」部分將會列出所有團員名字。
- 2) Photos by Malcolm Collier are credited "M. Collier." Malcolm Collier提供的照片來源會是 "M. Collier"
- 3) Photos from Chinatown CDC archives credited "CCDC" 華協中心提供的存檔照片來源會是 "CCDC photo".

What are photo maps?



1201 Stockton Street (at Pacific) was a bar in 1968, with adjacent small grocery. (Irene Dea Collier)

Stockton Street, west side between Pacific and Broadway: Images from 1968 to 2016.

Photo maps are continuous photographic records of streets with additional associated detailed images. This panel presents examples of photo maps from one block on Stockton Street.



1201 Stockton was a bank in 1985. (AAS308)

1985 photo map, with associated detail images. (AAS308)



1201 was a grocery store in 1990 (AAS308)

Photo maps and associated detailed images provide an opportunity to make comparisons of locations through time, as for example 1201 and 1230 Stockton Street on this panel.



1201 was still a grocery store in 2008. (M. Collier)

2008 photo map without detail shots. (M. Collier)



1201 Stockton, 2016, has become a dried food store. (M. Collier)

Photomaps were used in this research to locate, identify, and count the different types of businesses and compare this information for different years.

East side Stockton Street between Broadway and Pacific: Images from 1979 to 2016.

1230 Stockton, 1979, still an Italian American furniture store. (CCDC photo) By 1985 (map below) it was a grocery store. (AAS308)



1200 Stockton Street, below, was also a furniture store for many years but became a meat market in the 1960s and is now a grocery/produce store.



1985 photo map with linked detail images. (AAS308)



1262 Stockton, 1989 (M. Collier)



1230 Stockton, 1996. (AAS308)



1200 Stockton and adjacent buildings, 1996. (AAS308)



2008 photo map without detail shots (M. Collier)



Same corner in 2016 (M. Collier)



1230 Stockton 2016. Still a grocery. (M. Collier)



1200 Stockton 2016 (M. Collier)

Stockton Street 士德頓街



Stockton Street in 1985 and in 2013, looking much the same, except for change in signage styles. (M. Collier) 除了店的招牌外，1985年和2013年的士德頓街都沒有很大分別。

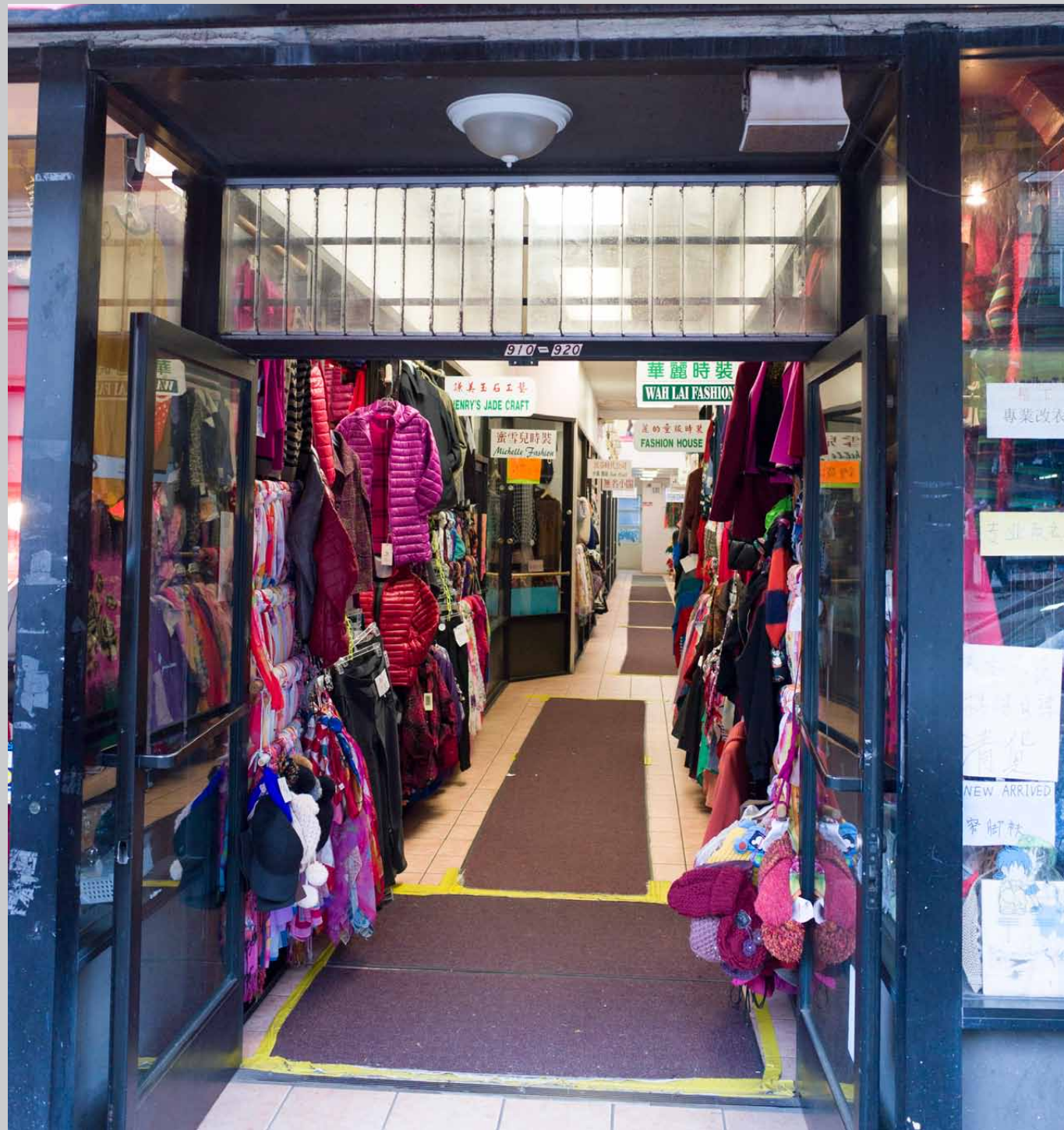


Stockton Street is known for crowds, but less so today than in 1983, above. (AAS308) 人山人海的士德頓街。相比1983年 (上) 如今已少了很多。

Still the community commercial core of Chinatown 士德頓街依然是華埠的貿易中心

Right: 1996, below: 2014. Food sales continue to be the foundation of commercial activity on Stockton Street.
(Right, AAS308 1996, below M. Collier 2014)
右:1996，下:2014。食物銷量還是士德頓街的貿易基礎。

Below, left: 1996, right, 2017. Stores selling house wares, clothing, and other items for community members are also still numerous. (Left AAS308, right M. Collier)
下左:1996，右2017。華埠依然有很多商店銷售家居用品，衣服等等。



Stockton Street 士德頓街



1988 (left) and 2016 (right). St. Mary Catholic School moved in the 1990s. The building now houses multiple retail spaces. (M. Collier) 左: 1988年，右: 2016年。1990年聖瑪莉天主教學校搬遷，如今這座大廈內有多間零售店鋪。



1412 Stockton in 1990 and in 2008. Chinatown businesses continued to expand north of Broadway after 1990. (AAS308, M. Collier) 1990年和2008年的士德頓街1412號。1990年後，華埠商業繼續往百老匯街北面擴展。



These new stores blur the distinction between herb and dried foods store. (M. Collier 2016) 這些新店鋪難以定奪是藥材行或是參茸海味鋪。

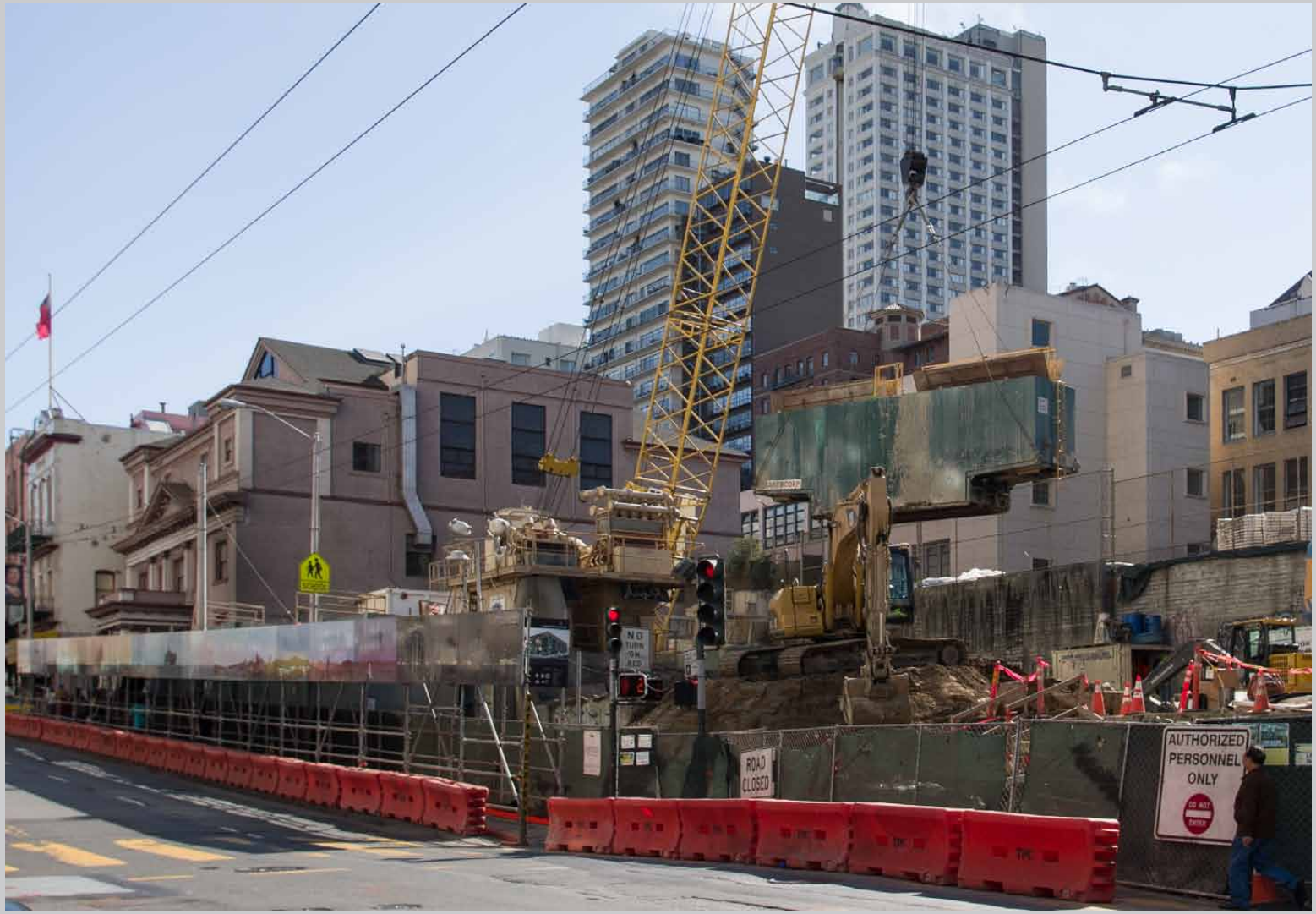
There are more businesses operating on Stockton than thirty years ago, with most still serving a Chinese immigrant clientele, largely local. Even as Chinatown businesses have increased in number, some merchants appear to be shifting to business models that require fewer employees and less rapid turnover of goods.

相比起30年前，如今士德頓街有更多商業貿易活動，而且仍一如既往地為本地華人服務。雖然華埠的商業活動增加了，可是有些店主已將他們的商業模式轉移為發展人手需求少的生意和售賣長久的貨品。



Newspaper and magazine vendors have declined dramatically in number since this photo was made in 1996. (AAS308) 自1996年後，報紙和雜誌供應商的數量都大大減少了。

Same store in 1990 (left) and 2016 (right), one of several grocery stores that have abandoned selling fresh produce and sell only canned and dried foods. (AAS308 left, M. Collier photo right) 1990年(左)和2016年(右)的同一商店。昔日的蔬菜商店已不再售賣新鮮蔬菜，而轉為售賣罐頭食物及乾貨。



Hogan & Vest Building was demolished for the new subway station. How will the Central Subway impact Stockton Street and Chinatown? (M. Collier 2008 and 2014) Hogan & Vest大廈被清拆以興建新地鐵站。中央地鐵將會為士德頓街和華埠帶來甚麼影響呢?

revise below/ image/text

Grant Avenue 都板街



1100 Grant in 1984 and 2015: First opened in 1914, Dupont Market is long gone. (AAS308 1984, 2014 M. Collier) 1984 年和2015年的都板街1100號: 於1914年開業的都板孖結早已不在了。



Empress of China restaurant with its large banquet hall is now closed and the building has a new owner. (2016 M. Collier) 皇后酒樓已結業。那座大廈亦有新業主。



Above: 1984 and 2016. Italian Market was still a Chinese deli in 1984, by 1990 it was a T-shirt shop, which it still is today. (AAS308 1984, 2016 by M. Collier) 上: 1984 年和2016年。1984年，意大利孖結是一間中國三文治店。1990年至今，它已轉型賣T恤。

Below: The venerable Gin Wah hardware store became a gift shop following a generational change in the family that had operated the store. (M. Collier 2010 and 2014) 下: 老字號正和銅鐵五金舖在世世代代繼承下現今已轉型為禮品店。



Below: 921 Grant was a produce store in 1984. By 1990 it was a T-shirt store. today it is a gift shop. Only one produce store remains on Grant today. (AAS308) 下: 1984年，都板街921號還是一間蔬菜店，直至1990年轉型為T恤店。如今都板街只有一間蔬菜店。



Grant Avenue 都板街



Left: Typical mid-range Chinatown tourist store display in 1984. Traditional Chinatown import tourist stores have declined in number. (AAS308) 左: 1984年華埠常見的中檔手信店擺設。傳統華埠手信店已逐漸減少了。 Above: More generic gift shops selling T-shirts and other generic tourist items increased in number after 1985. This one replaced a community serving food store. (M. Collier 2017) 上: 1985年後，普遍賣T恤的手信店數量大幅增加。這間手信店以前是一間蔬菜店。

What is the future of Grant Avenue tourism?
未來都板街的旅遊行業會是如何？



There are more commercial vacancies on Grant than thirty years ago. Some locations are vacant a long time. (M. Collier 2016) 相比30年前，如今多了很多舖。有些店舖已空置多年。



Above: 590 Grant in 2016 and in 2017. After multiple vacancies, the current new store has nothing to do with Chinatown. (M. Collier) 上: 2016年和2017年的都板街590號。經過多番轉手後，新的店舖不再照顧華埠社區和居民的需要。

656 Grant in 1984 and in 1990. A traditional China import store replaced by a camera store and more generic jewelry store. (Left AAS308, right M.Collier) 1984年和1990年的都板街656號。傳統的中國進口貨商店被相機店和首飾店取替。



Some businesses have been in operation for a very long time. Canton Bazaar c1979 and 2017. A business with this name has been at this location since the 1930s. (CCDC 1970, M. Collier 2017) 有些店舖已經營多年了。上:1979年和2017年的廣東商場。自1930年起，“廣東商場”都一直在都板街。

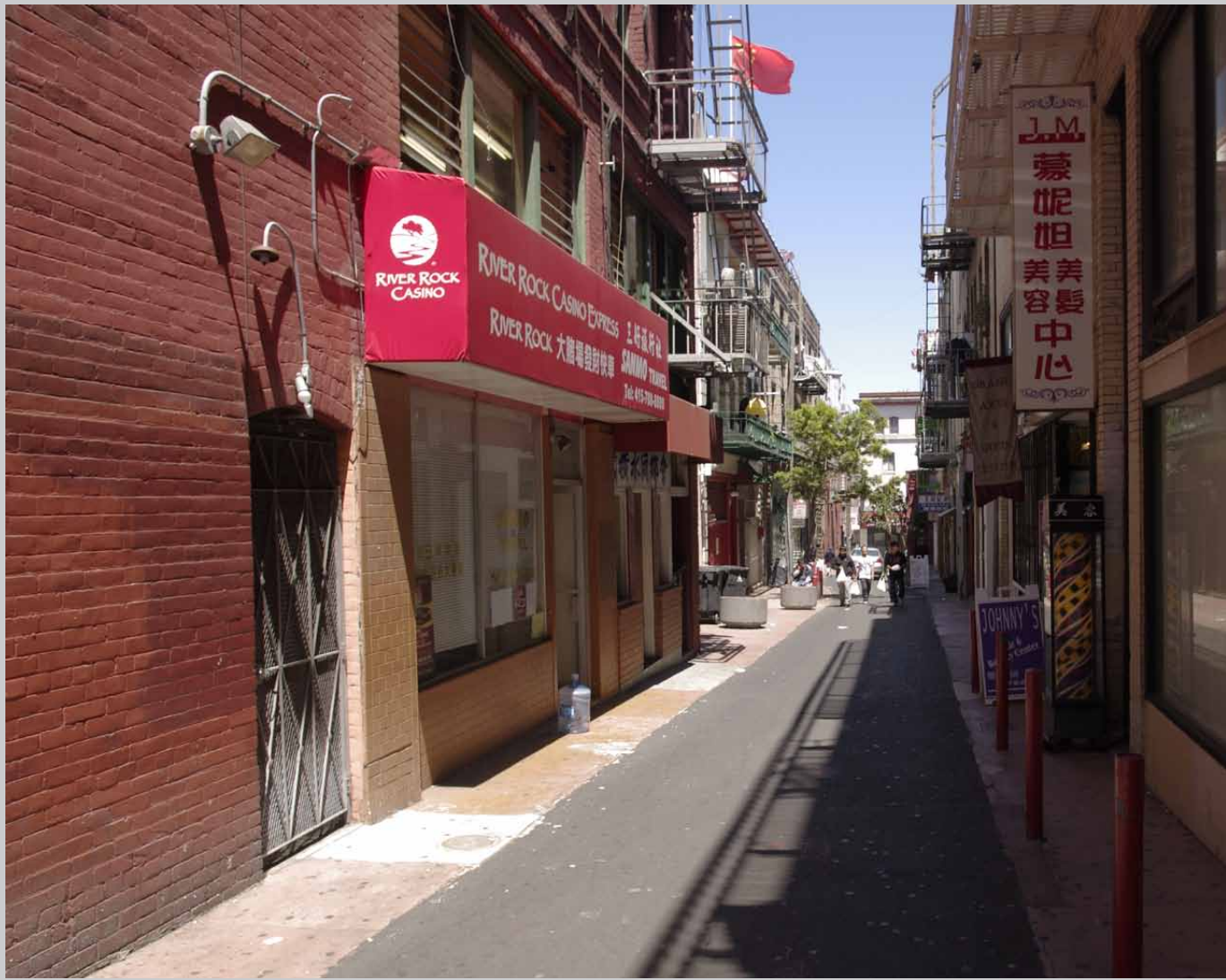
East/West Streets and Alleys 東/西街和巷里



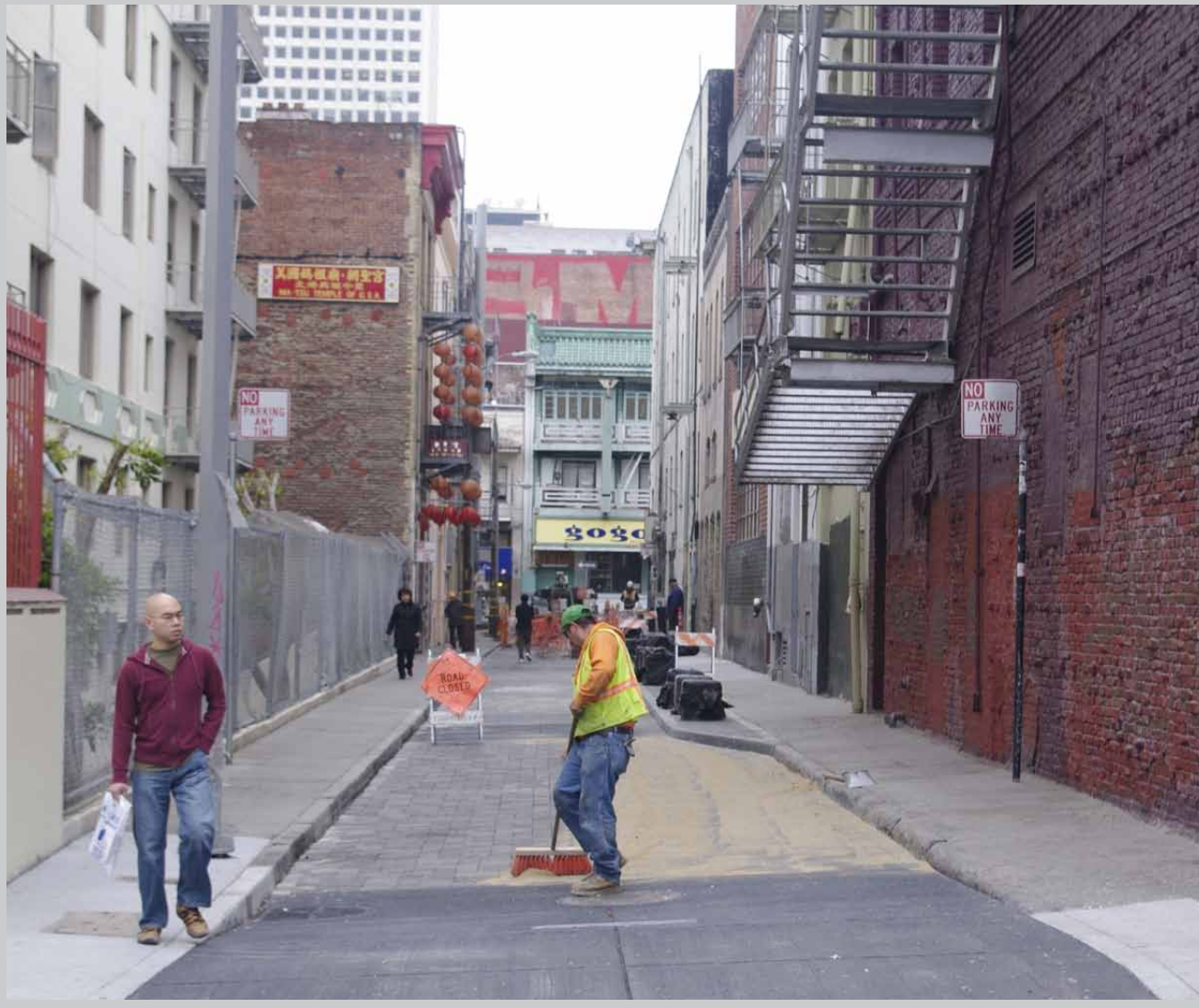
Above: Jackson Street scenes in 2016 and 1984. Businesses and institutions continue to serve primarily a local clientele. What will happen if that population continues to decline? (AAS308)



上: 2016年和1984年的積臣街景色。華埠商業和社區機構繼續為本地居民提供服務。如果華埠本地居民人口持續下降的話，將來會是如何呢？



Many alleys have been physically improved but others still need attention. (M. Collier) 很多華埠巷里已美化和改善了，可是是仍有很多巷里需要我們關注。



742 Jackson, 2016: Some storefronts have been vacant a very long time. (M. Collier)
2016年的積臣街742號: 有些鋪面已空置多年。
A new business has opened in Oct. 2017.



Washington Street, 2016. Traditional jewelry stores have declined in number, what will happen as tastes change and the current generation of jewelers retire? (M. Collier) 2016 年的華盛頓街。傳統的首飾店數量逐漸減少。首飾潮流的轉變和這一代首飾商戶退休後會如何影響華埠的未來呢？



Jackson Street, 2014: Restaurants have closed and new ones opened as business owners experiment with new directions. (M. Collier)
2014年的積臣街: 隨著商業潮流的方向，很多餐館也經過多番轉手。

835 Pacific in 1986 and 2016: Two large tea houses on Pacific have become medical offices. (AAS308, M. Collier)
1986年和2016年的柏思域街: 兩間位於柏思域街的茶樓已改為醫療機構的辦公室。



The transition to large buildings on lower Clay Street marks the boundary of Chinatown zoning controls adopted in the 1980s. (M. Collier 2013) 企李街下面的高樓大廈清楚地畫出華埠1980年的規劃管理。



Abrupt transition between Financial District high rises and older buildings mark the boundary of Chinatown . (M. Collier 2013) 華埠歷史悠久的樓宇與金融區的高樓大廈清楚地劃出地區邊界。



The mix of small businesses and large residential hotels on Kearny is much the same today as in 1990s. (M. Collier 2017) 目前的乾尼街與1990年時樣，有大型的散房大廈和小商業。



Earthquake damage at Kearney and Jackson in 1989. After purchase by Hung On Tong, the building was demolished and a new association building constructed. (M. Collier 1989 and 2010) 1989年大地震後的積臣街和乾尼街。被順德行安善堂收購後，樓宇就被拆除並興建一座新的公所大廈。



Below, left: Looking north in 1984, Manilatown block is empty and Bella Union Theater is still open. (AAS 308 photo) Below, right: Same view in 2017. (M. Collier 2017) 左下: 1984年，馬尼拉城街空蕩蕩，但是華都戲院仍開門營業。右下: 2017年時的同樣情況。



Below: Old I-Hotel 1979, demolished in 1981. (CCDC) Right: New I-Hotel and St. Mary's School buildings were completed in 2005. SF Community College Chinatown campus was added in 2012. (M. Collier 2013) 下: 1979年的舊國際大廈。它在1981年被清拆。右: 新國際大廈和聖馬利學校於2005年興建。2012年亦增建了三藩市市立學校華埠分部。



Broadway Below Stockton 士德頓街下的百老匯街



The north side of Broadway below Stockton looked much the same in 2009 (lower photo) as in 1990 (top) and the same mix remains today. (AAS308 1990, M. Collier 2009) 士德頓街對下的百老匯街北邊於2009年(下圖) 和1990年 (上圖) 的樣貌沒有分別。

Retail food and small restaurants have continued to operate on the south side of Broadway with little change since 1990. (AAS308 2009 and 1990) 自1990年至今，食物零售店和餐館一如以往在百老匯街南邊營業，沒有太大變化。



Above, 1986: National Dollar and World Theater are long gone but most stores still serve a Chinatown clientele, above right, 2009. (AAS308) However, China Live, right and new in 2017, hopes to reach a more upscale population. (M.Collier 2017) 上，1986年: 中興百貨公司和世界戲院早已不在，但仍有很多商店為華埠居民服務 (右上，2009年)。可惜明店(右，2017年開門營業) 的目標顧客是一班中產人士。



Further down Broadway, Chinatown CDC recently opened two new low-income housing buildings. This one opened in 2015. (M. Collier) 向百老匯街往下走，華協中心興建了兩座新的低收入房屋。這座大廈於2015年完成。

Sam Wong Hotel added a floor after 1990, an example of expansion within the terms of Chinatown zoning. (M. Collier 2016) 黃襟海酒店於1990年加建多一層樓。這是其中一個能於華埠規劃範圍內擴展的例子。



The Northwest Border Above Stockton 士德頓街的西北邊界



Above: Self Help for the Elderly's new center and Chinatown CDC's Bayside Elderly housing project both opened in the early 1990s. Left: Woh Hei Yuen Park, opened in 1993, the first new open space for Chinatown in many years. (M. Collier) 上: 新的安老自助處中心和華協中心灣景區的老人房屋於1990年初開幕。左: 和喜園於1993年開幕。它是華埠多年來的首個開放空間項目。



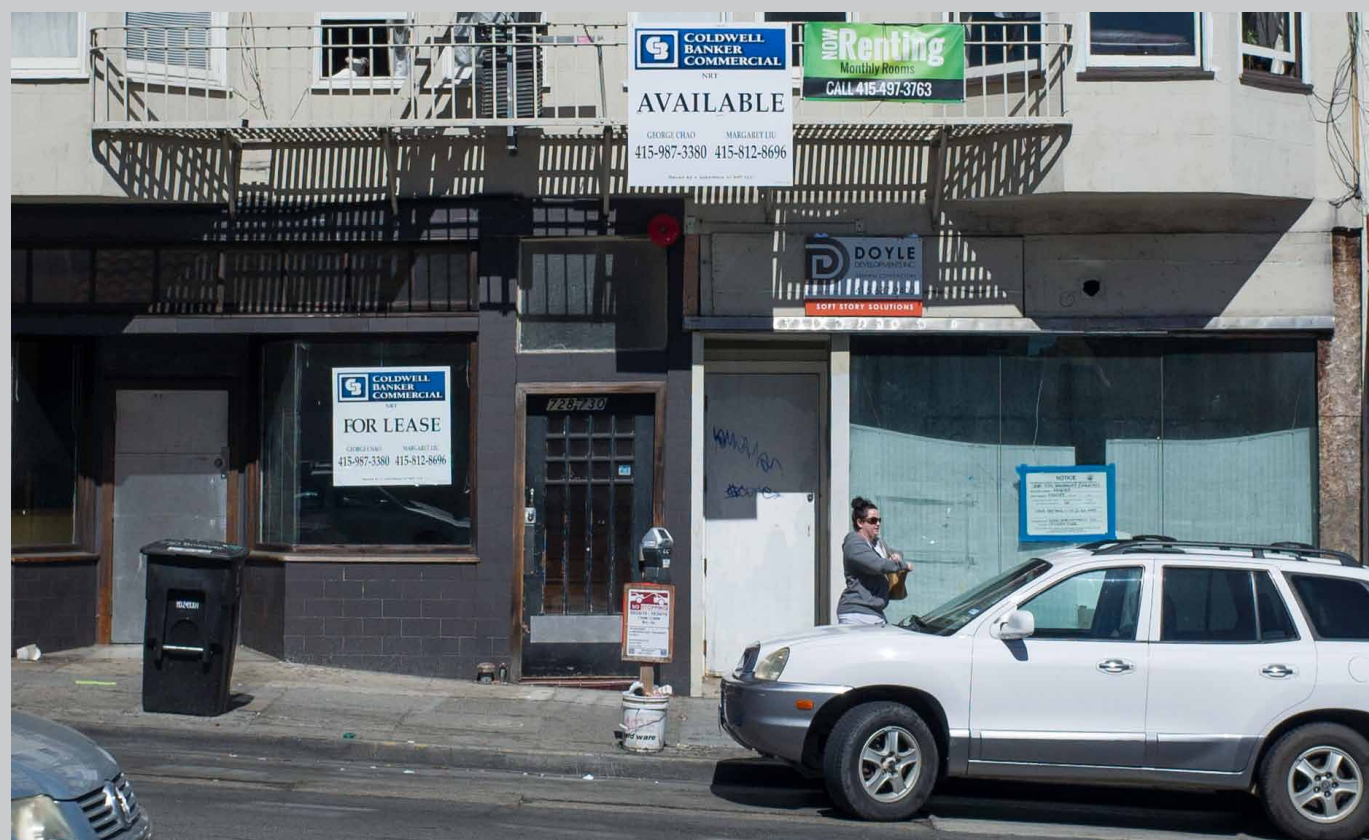
上:1985年的跑華街。華埠商業於1970年至2000年期間在跑華街擴展。2014年隨著華人逐漸搬離俄羅斯山和北岸區，跑華街的商戶開始有經濟壓力。(左下) 有些商店減少售賣新鮮蔬菜，甚至完全停售蔬菜 (右下)。

Above, top: Powell Street in 1985, Chinatown businesses expanded along Powell from 1970s through 2000. (AAS308) But by 2014 there were signs of economic stress as the Chinese American population in North Beach and Russian Hill declines. Some stores have reduced fresh produce sales (lower left) or have ceased to sell produce at all (lower right). (M. Collier)



Above left, Possibly one of the very first Chinatown businesses north of Broadway and still operating in 2017. (左上) 這可能是百老匯街北邊最早期的華埠商業，它仍營業至今。

Below left: Gentrification 1234 Powell Street, 2015. This co-work space advertised its location as near to Nob Hill, North Beach, etc with no mention of Chinatown. (M. Collier) (左下) 2015年的跑華街1234號，它在經歷貴族化。這高科技共用辦公室宣傳時提及它們鄰近那柏山和北岸區等，但沒有提及華埠。



Right: Chinatown businesses opened along the north side of Broadway through 2009. But by 2015 (below) there were many vacancies, including the two storefronts seen in the 2009 photograph. (M. Collier) 右: 2009年華埠商業往百老匯街北邊擴展，可是到2015年時 (下) 已出現很多吉鋪，包括右圖中的兩間商店。



Institutions and Open Space 社區機構和開放空間



Community associations and religious institutions have a strong physical and social presence in Chinatown. (M. Collier) 社區公所和宗教機構在華埠有堅固的社會地位。



Chinese Hospital has been rebuilt and expanded. (M. Collier 2010 and 2016) 中華醫院重建和擴展了。



Non-profits, including but not limited to Chinatown CDC (above) have become a more important presence in Chinatown. (M. Collier) 非牟利機構，包括但不限於華協中心 (上)，在華埠建立了重要的社區地位。



Chinatown residents have become more effective and sophisticated advocates for their own interests over the past thirty years. (CCDC) 在過去30年，華埠居民愈來愈積極去爭取權利。



Right: Portsmouth Square in 1982 and Chinese Playground in 2010. Below: A new park (seen in 2010) opened on Powell Street in 1993, the product of sustained community pressure. (AAS308 1982, M. Collier 2010) 右: 1982年的花園角和2010年黃顯護遊樂場。下: 新公園 (2010年)於1993年在跑華街開幕。這是社區堅持的成果。



Gone to History 已成了歷史



Sun Sing theater was open in 1984 (above) but closed in soon after, become a mini mall, and is now vacant (left). The building has been sold recently and its future is unknown. (AAS308 1984, 2017 M. Collier 2017) 新聲戲院於1984年開幕(上)，可是不久就結業了。結業之後就轉型為一個小商場，但如今它是空置的。不過，最近大廈已賣了，未來發展仍是未知之數。

The Bella Union still operated in 1984. It closed later in the 1980s. (AAS308) Above right: It is now a ginseng store. (M. Collier 2013) 華都戲院於1984年仍營業。它於80年代後期結業的。右上: 如今是一間人參商店。

As late as 1970s there were seven active theaters in or near Chinatown. All but one showed Chinese language films and some also stage productions. With the partial exception of Great Star Theater, all are gone now. 1970年代華埠有7間戲院。其中有六間都播放中文電影，有些更有舞台製作。如今除了大明星戲院一部分外，其餘戲院早已不在了。

Great Star Theater on Jackson in 1984 (top) and in 2016 (bottom) is the only remaining theater but has not scheduled Chinese films for many years and caters to a non Chinatown clientele. Its future is uncertain. (AAS308 1984, M. Collier 2016) 位於積臣街的大明星戲院於1984年(上) 和2016年 (下)是華埠唯一剩下的戲院，可是它已多年不播放中文電影，亦甚少服務華埠居民。它的將來仍是未知之數。



Grandview Theater on Jackson was still open in 1984 but by 1992 was a Chinatown clothing outlet. Today it is a gift shop. (AAS308) 位於積臣街的大觀戲院在1984年仍營業，但在1992年轉型為時裝店，如今它是一間禮品店。



Gone to History 已成了歷史



National Dollar Store, an early Chinese American discount chain founded in 1901, with stores throughout the West, closed in the 1990s. (AAS308) 中興百貨公司是一間於1901年由華人創辦的連鎖折扣店。它在美國西部各處都有分店。它在1990 年結束營業。



In the early 1980s there were still many sewing shops. The shops that provided employment (low paid) and social connections to generations since the 19th century are gone. (AAS308 1986 and 1984) 1980年初還有很多裁縫店。從19世紀開始這些商店已為幾代人提供就業(低薪)和社交聯繫，可是這些店已不在了。

Other historically common or important businesses and institutions have also disappeared.

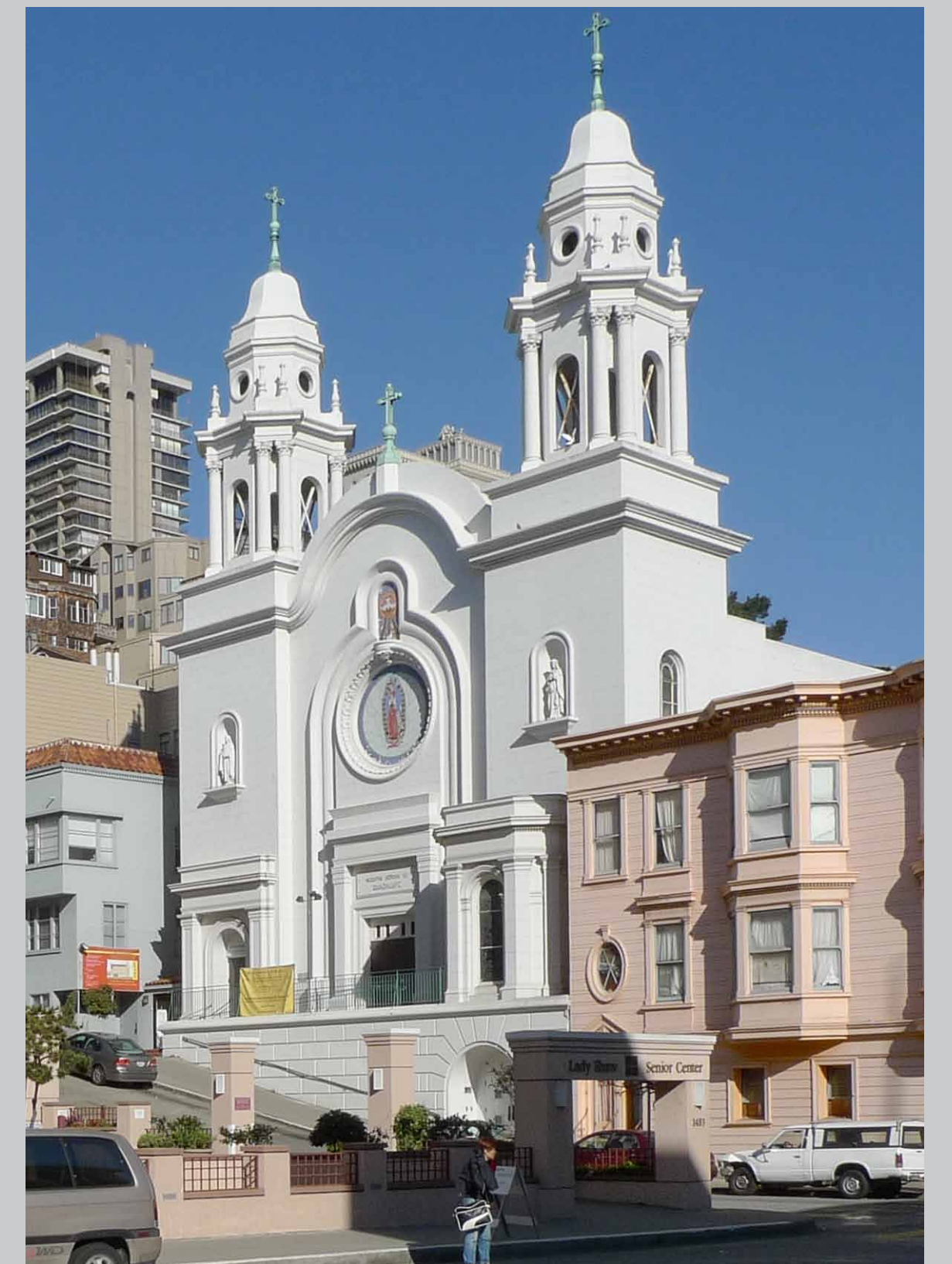
其他類似或重要的商業和社區機構亦消失了



Stockton, Broadway, and Powell once were the location of many Basque boarding houses and restaurants. The Obrero Hotel was one of the last to close. (Top left M. Collier 2008, rest AAS308 1996) 士德頓街，百老匯街和跑華街以前有很多巴斯克旅館和餐館。Obrero 酒店是其中最後一間結業的。



Right: 910 Broadway. The Nuestra Señora de Guadalupe Church, a reminder that Broadway was once the center of Mexican American population in San Francisco, was sold into private hands in 2011 and now belongs to a tech company. (M. Collier) 右: 百老匯街910號。百老匯街曾經是美國西班牙裔在三藩市的聚腳點。Nuestra Señora de Guadalupe 教會於2011年轉手。如今它是由一間高科技公司擁有。



Right: 1123 Powell Street in 1985 and 2010. The historic Korean United Methodist Church on Powell Street moved in the 1990s and the building is now the Quong Ming Jade Emperor Place, a Buddhist/Taoist temple. (AAS308 1985. M. Collier 2010) 右: 1985年和2010年的跑華街1123號。在跑華街歷史悠久的韓國基督教會在90年代搬遷。如今那棟樓是光明道玄玉帝宮殿(一間佛廟)。



Population Shift 人口變化趨勢



The character of Chinatown as a community is, ultimately, defined by people. As they change, so does Chinatown. (M. Collier) 華埠居民塑造華埠的社區面貌。因此，居民的轉變亦會改變華埠。

Table 1: Increase/decrease in White and Asian American population in the Chinatown/North Beach region from 1990 to 2010. 圖表#1: 從1990年至2010年亞裔和西裔在華埠及北岸區的人口變化。

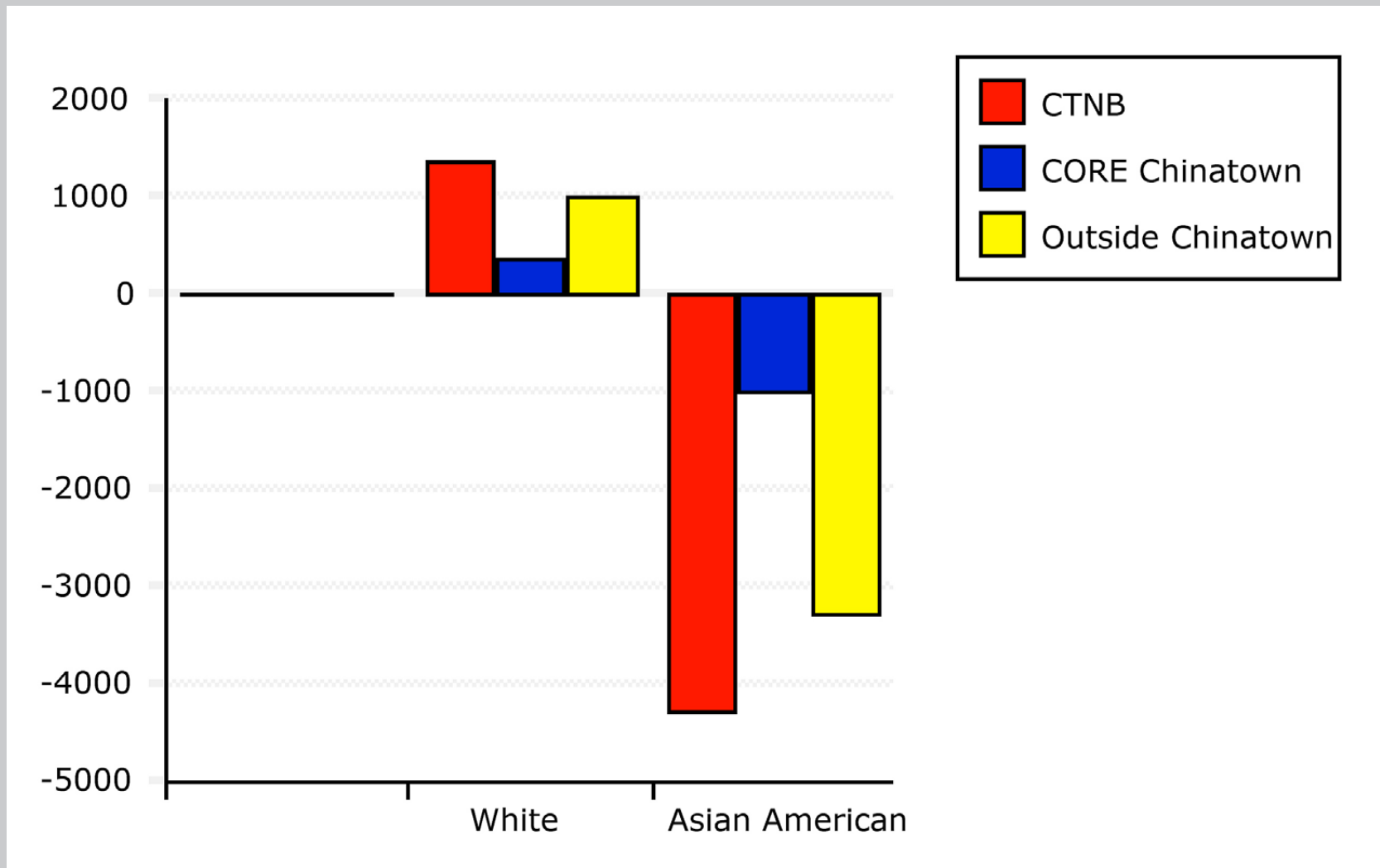
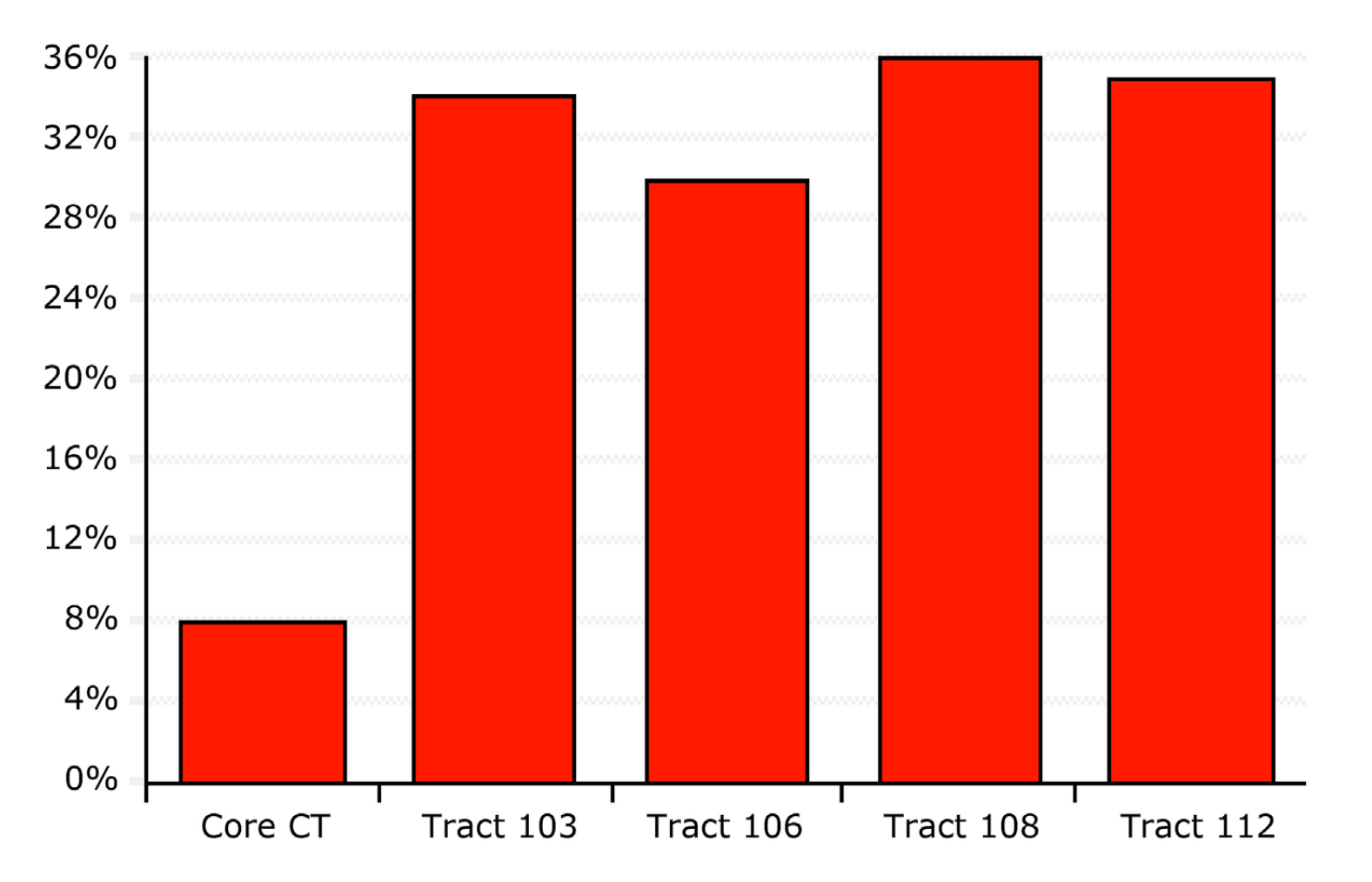
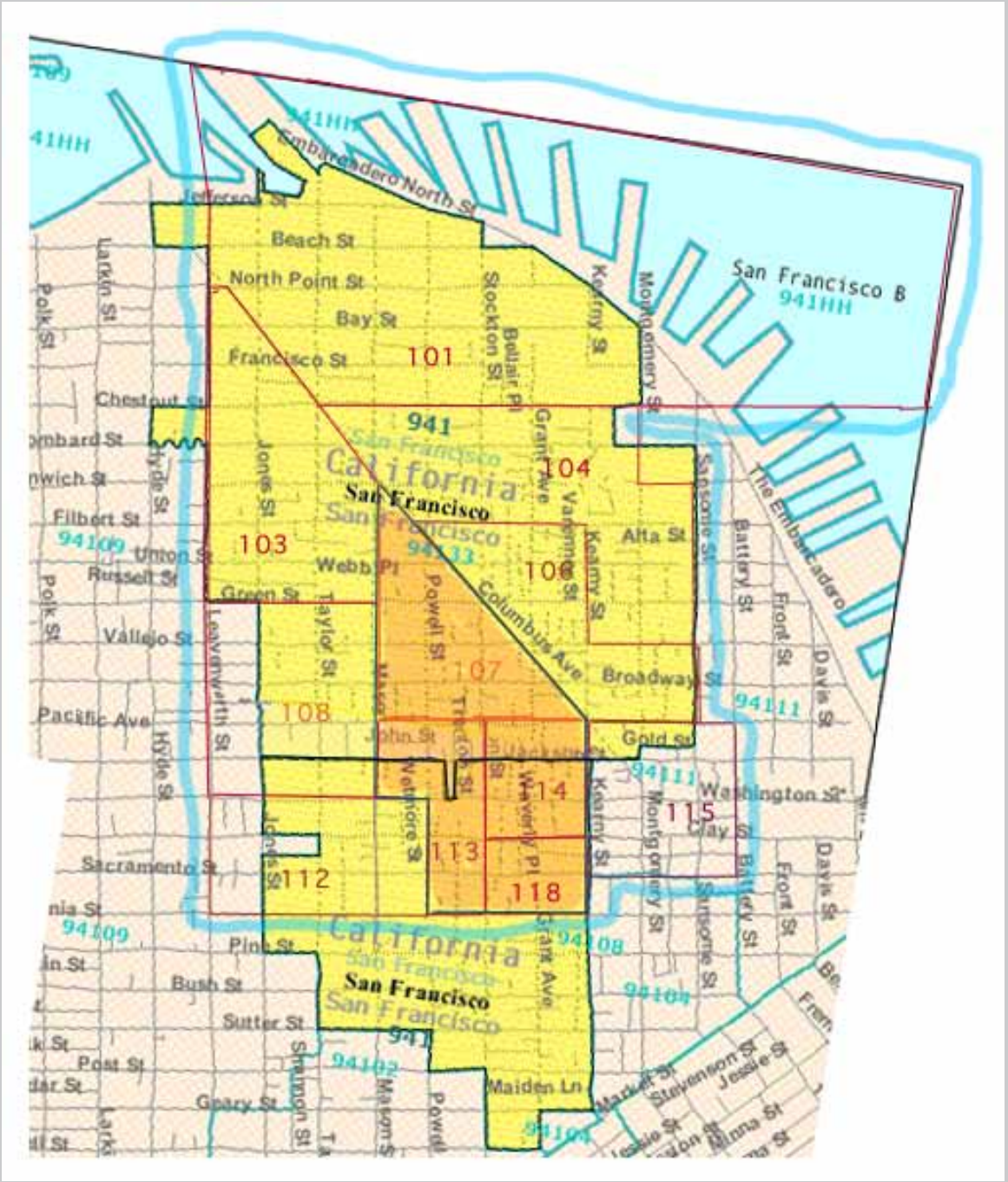


Table 2. The largest declines have been in areas north and west of Chinatown: Percentage decline in Asian American population, 1990–2010 by census tract. 圖表#2. 根據1990年至2010年的人口普查，華埠西北邊的亞裔人口下降比率是最大的。

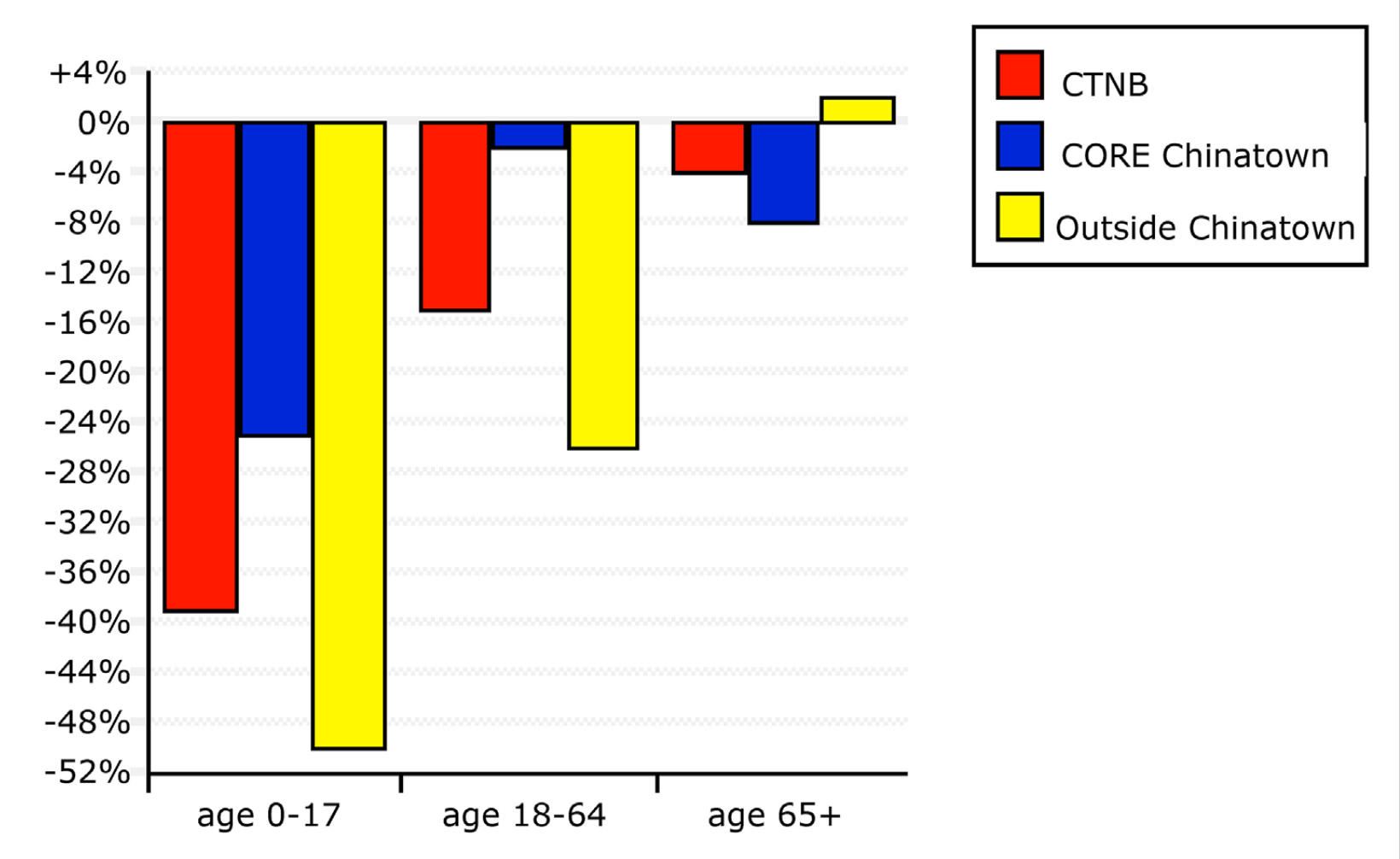


People on Stockton Street in 1983. What happens to a community when it loses children and working age adults? (AAS308) 1983年人來人往的士德頓街。愈來愈少的勞動人口和小孩會如何影響社區的將來呢？

Both low and middle income Asian American families have been priced out of the housing market in areas surrounding Chinatown proper. Sometimes they are also evicted via the Ellis Act and other means. 中等及低收入的亞裔家庭都被逼遷出華埠。他們往往是被艾麗斯法案或其他手段逼遷。



Census tract map. Area in orange plus tract 115 is defined as Chinatown core in this exhibit. The yellow area is zip code areas 94133 and 94108. 人口普查圖。華埠的定義是在115普查橙色地帶內。黃色地帶是郵政編碼94133及94108的地區。



Above, Table 3: Increase/decline AA population 1990–2010 by age and locale. 圖表#3 (上): 1990年至2010年間，亞裔和西裔的人口變化 (按年齡和地區)。

Most of the population decline has been a loss of working age adults and children. 人口下降使勞動人口和小孩數目愈來愈少。

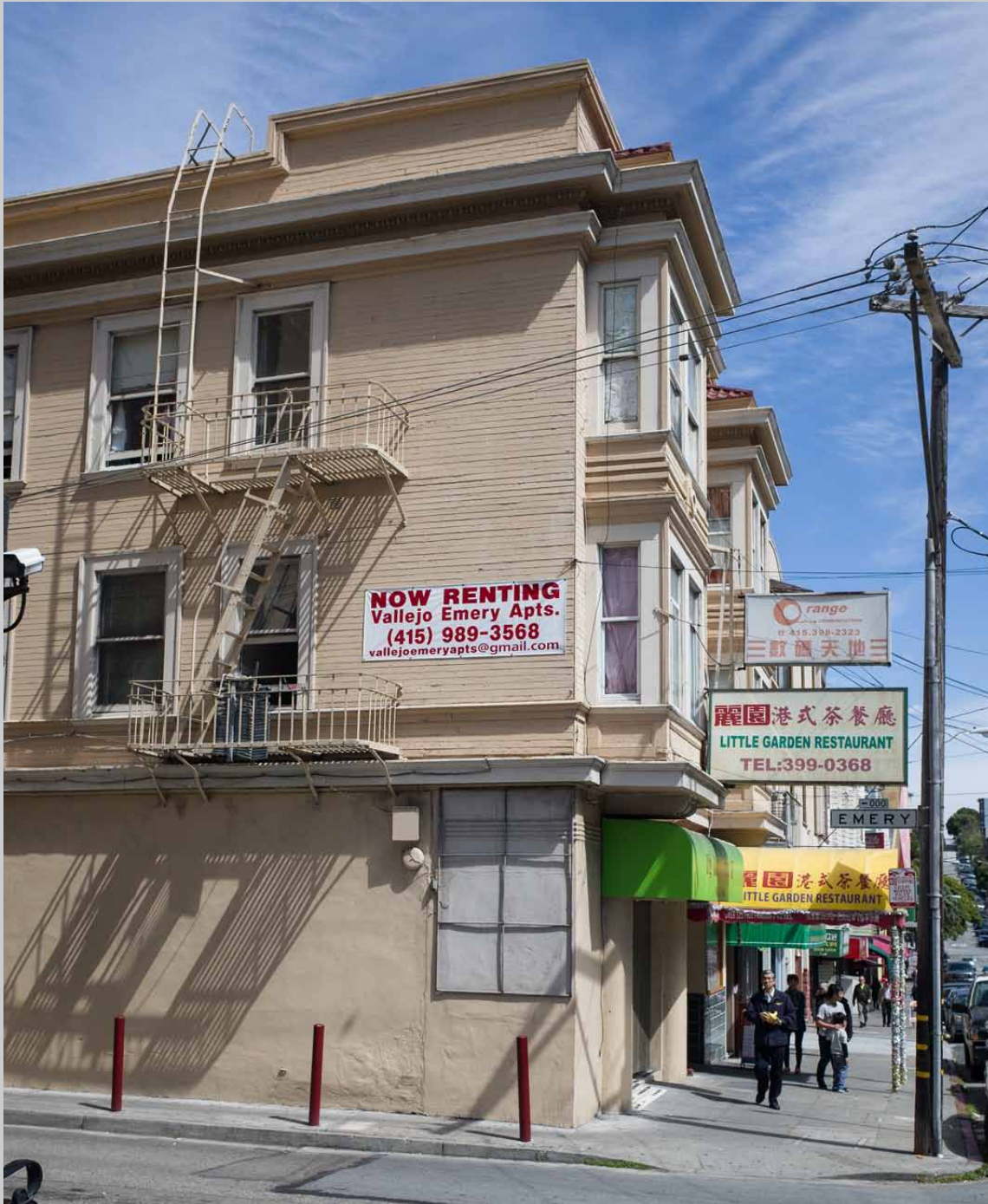
Below, left: New owners used the Ellis Act to evict tenants from this building on Wetmore in 2013. Below, right: They remodeled and put the three units up for sale for \$1,345,000 and up in 2017. (M. Collier) 左下: 2013年，新業主利用艾麗斯法案逼遷這座大廈的租戶。右下: 業主重新裝修大廈，並在2017年把3個單位出售，每單位售價是\$134萬5千



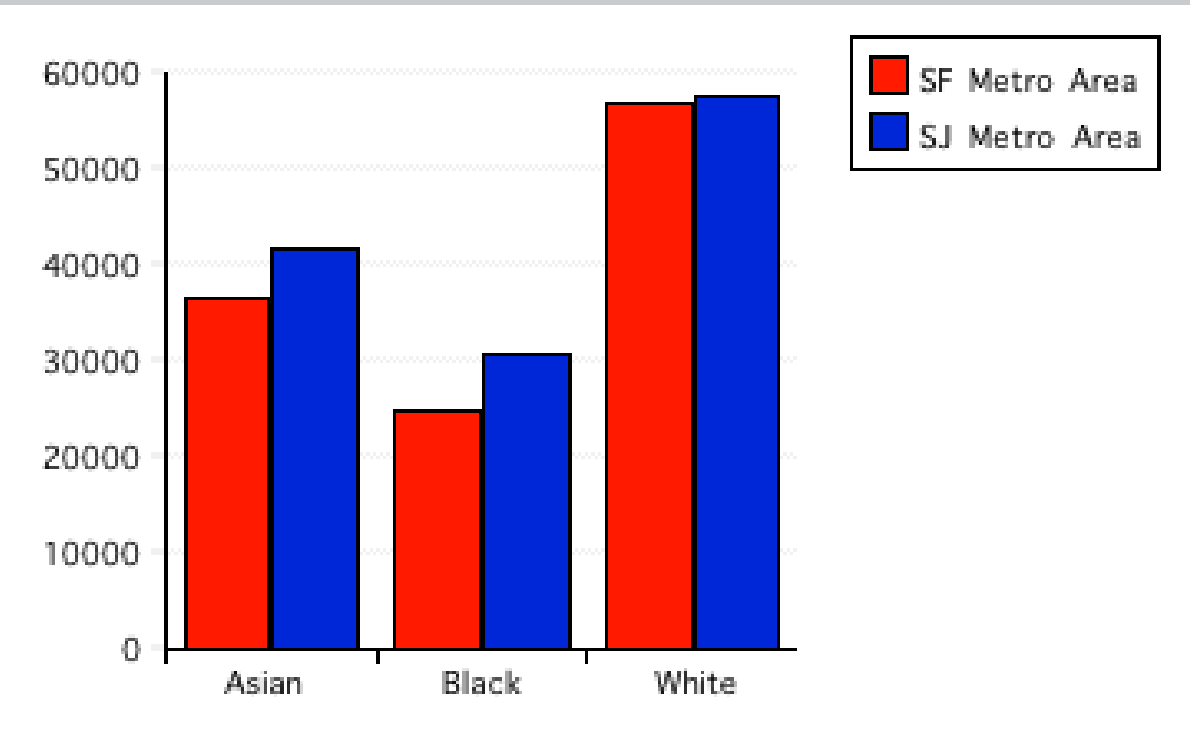
Housing Costs and Income Disparities 房屋價格與收入差距



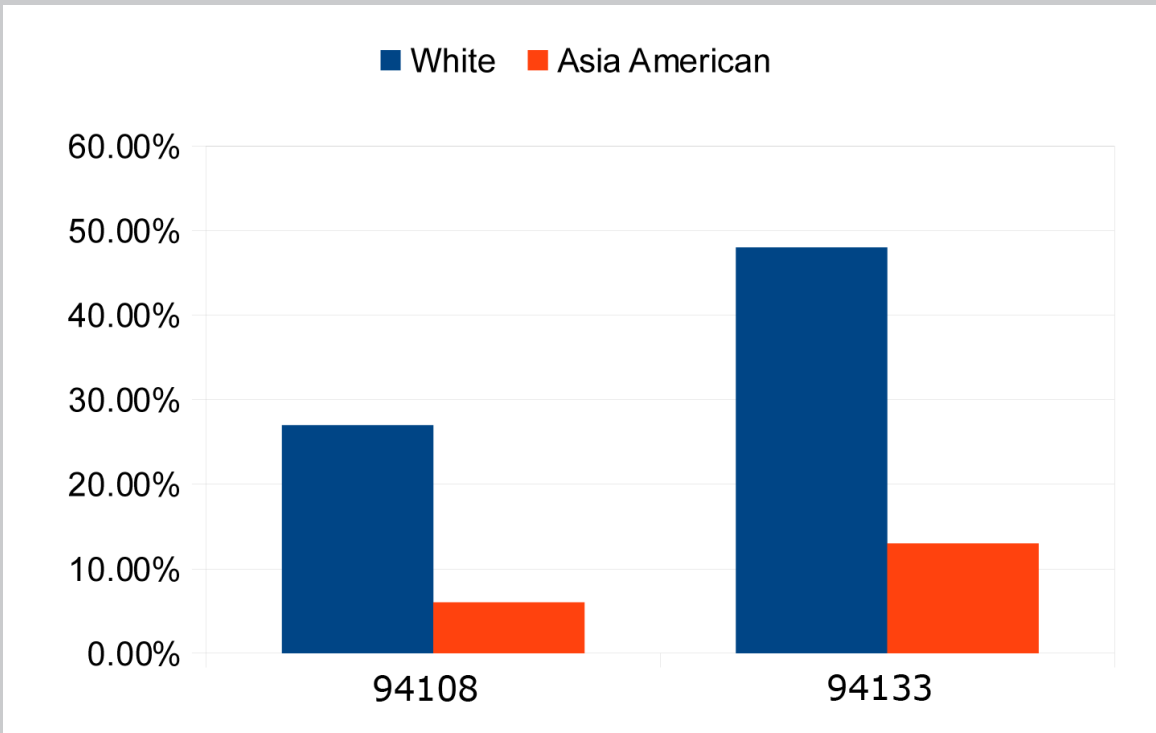
Stairs like these lead to apartments and SRO rooms throughout Chinatown. (M. Collier) 這些樓梯通往華埠的公寓和散房。



In 2015, the new owner of this residential hotel on Vallejo Street attempted to evict Chinese American residents. At the same time he was advertising rooms to a more up-scale clientele. (M. Collier) 2015年，這座散房大廈的新業主嘗試逼遷華人租戶。同時他向中產人士推銷這些散房。



Above left, Table 4: Estimated 2012 Per Capita Income for Asian Americans, Blacks, and Whites in the San Francisco and San Jose metropolitan areas. Above right, Table 5: Estimated percentage increase in median household income for zip code areas 94108 & 94133 for period 2000 to 2012. 左上，圖表#4: 2012年亞裔、非裔和西裔在三藩市和聖荷西人均收入的估計。右上，圖表#5: 2000年至2012年間郵政編碼94108和94133地區的家庭收入中位數增加估計



Despite stereotypes and media claims, figures from the U.S. Census show that Asian American make substantially less income than whites in the Bay Area. How will this reality change Chinatown now that speculators have begun to target the neighborhood? 儘管媒體聲稱，根據美國人口普查亞裔在灣區的收入是遠遠少於白人的。隨著投機者的虎視眈眈，這又會如何改變華埠呢？

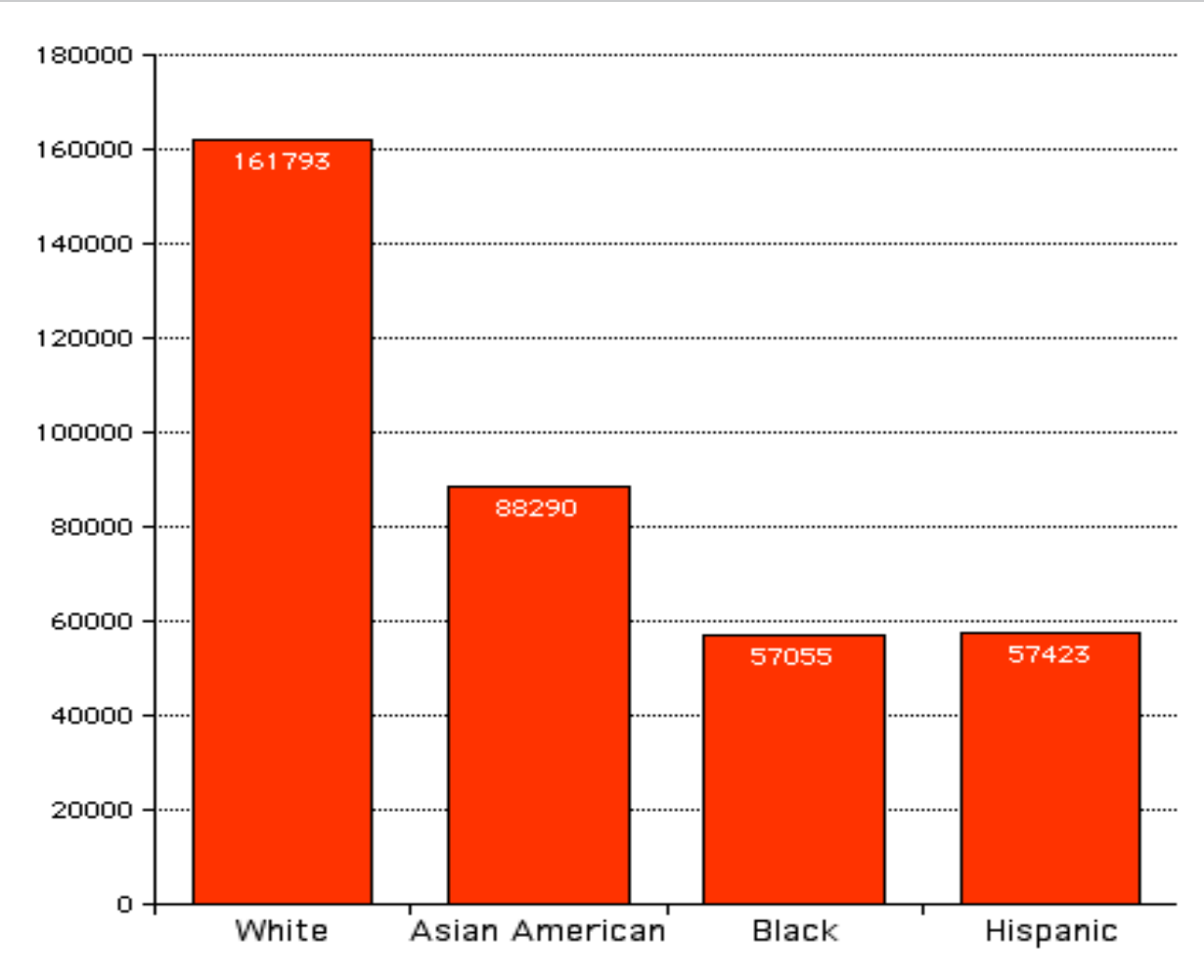


Table 6: Comparison of estimated 2015 median family incomes for the City and County of San Francisco. 圖表#6: 2015年三藩市家庭收入中位數估計對比。

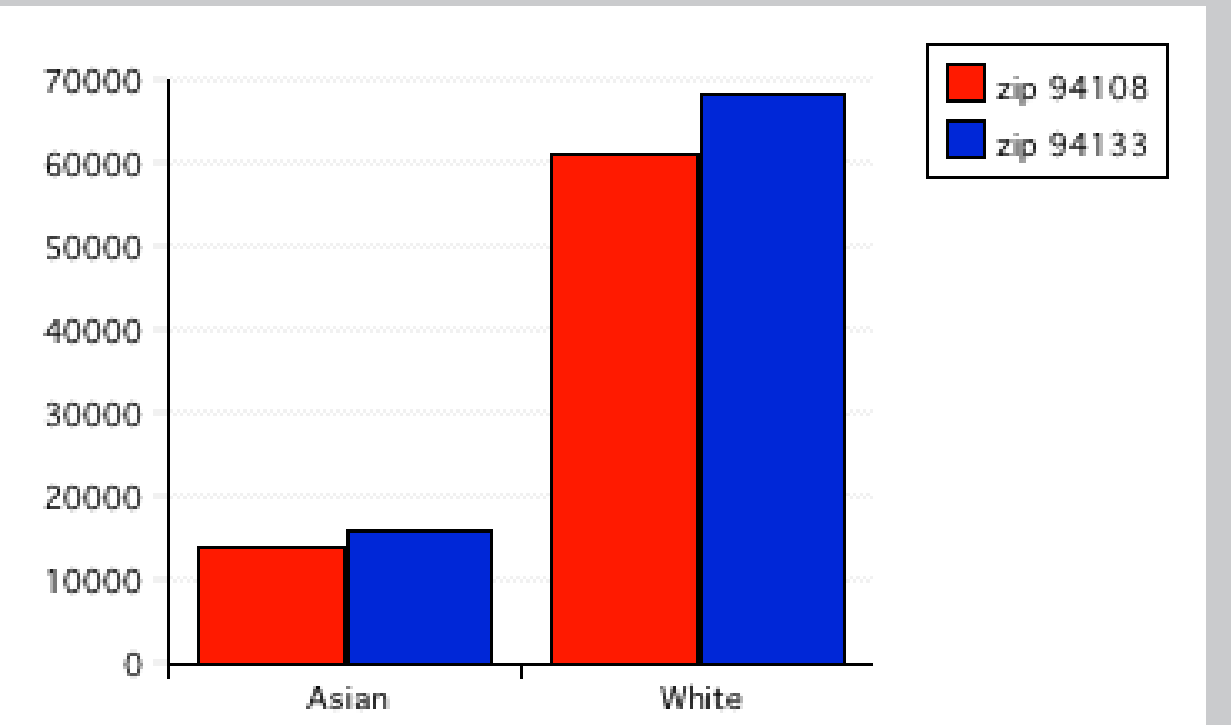


Table 7: Comparison of Asian American and White Per Capita income in year 2000 for zip code areas 94133 and 94108 that encompass Chinatown and nearby neighborhoods. 圖表#7: 2000年郵政編碼94133和94108區的亞裔和西裔人均收入。

It is a long time since SRO rents were as low as those listed on this Clay Street wall, but Asian American families, seniors, and other low income residents, are now being priced out as investors and speculators buy residential hotels and apartments in and adjacent to Chinatown. (M. Collier) 散房租金已不再像從前般低。如今亞裔家庭、長者和其他低收入居民逐漸被投機者以不同手段逼遷出華埠的散房和公寓。



This large residential hotel on Clay Street came under new ownership by an investment group. The owners have attempted to push out existing tenants while renovating to appeal to a new and more upscale clientele. (M. Collier) 投資團體收購了一座位於李亨街的散房樓宇。這座散房大廈的新業主嘗試逼遷華人租戶。同時他向中產人士推銷這些散房。

The loss of the I-Hotel (below) and adjacent buildings to investors in the 1970s should be a warning today as a new set of investment interests take aim on Chinatown. (CCDC) 我們要把1970年國際大廈和鄰近大廈的失去作為警惕。社區正面臨一班對華埠感興趣的投機者的挑戰。

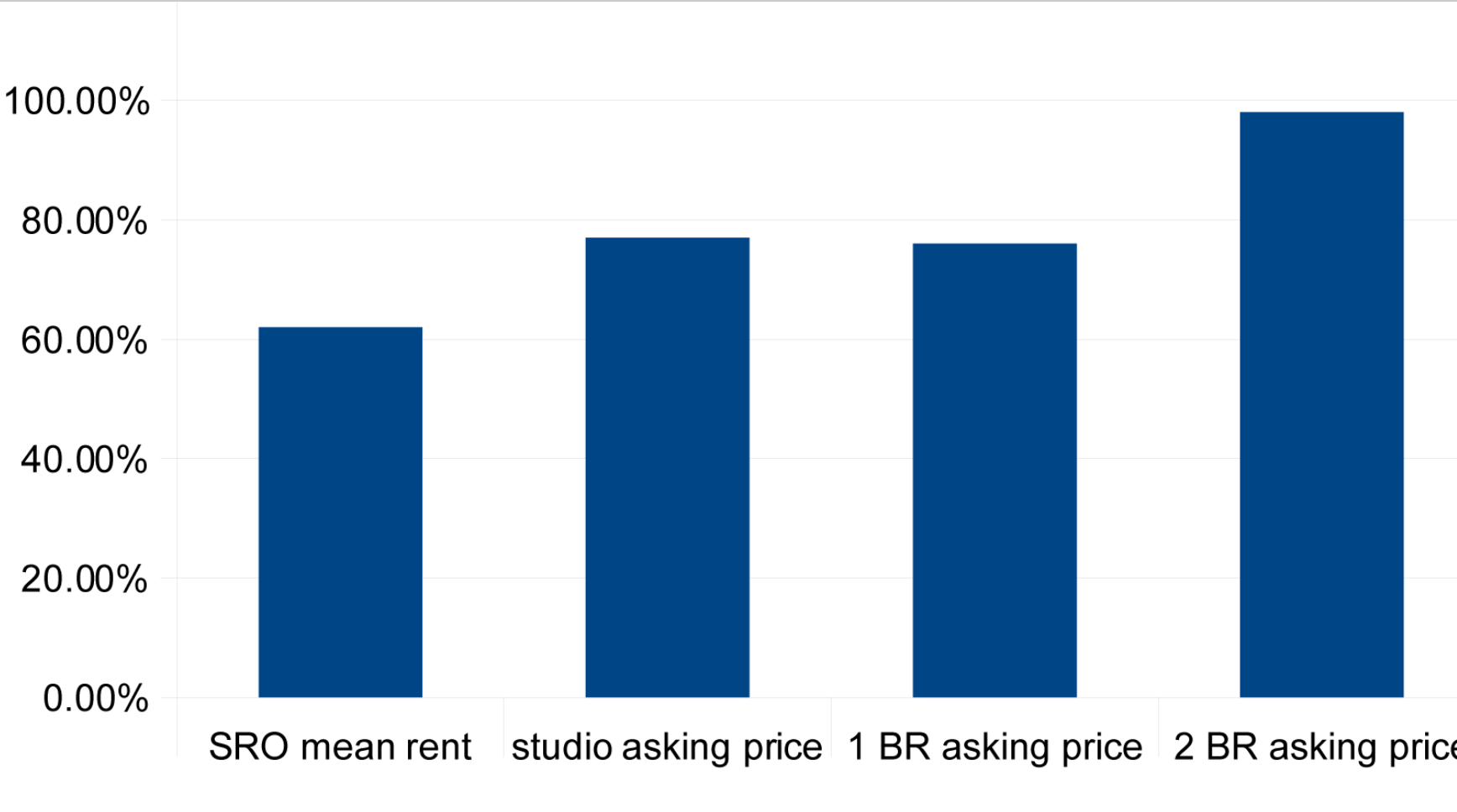


Table 8: Percent increase in mean rent for SRO rooms in Chinatown 2013–2015 and increase in asking price for units in one apartment building in Chinatown 2012–2015. Please note that prices were already elevated in 2012/13. 圖表#8: 2013年至2015年華埠散房租金百分之上升和2012年至2015年華埠一房一廳的需求增加。請注意租金在2012年和2013年時已上升了。

Conclusions 結論



Stockton Street still anchors intense commercial activity (above) and new zoning in the 1980s halted Financial District intrusion into Chinatown (left.) (M. Collier) (上圖) 市德頓街依舊門庭若市。(左圖) 80年代新的社區規劃阻止金融區入侵華埠。



New stores continue to open. What may be the future of Chinatown businesses? (CCDC) 新店持續開張。華埠商業的未來將會如何？(華協中心照片)



Residents have become more organized (CCDC) and (right) the community came together to rebuild and expand Chinese Hospital. (M. Collier 2014) 居民(上圖，華協中心照片)更加團結和社區(右圖，齊心合力重建及擴展東華醫院。



Compared to most other neighborhoods in San Francisco, Chinatown has been remarkably stable during the past thirty five years. 相比於三藩市其他社區，華埠過去35年經歷風雨仍屹立不倒。

But Chinatown is also under pressure, yet again, from external economic and social forces that raise questions about its future. 但華埠社區仍需面對不少壓力，例如外來經濟及群眾勢力都帶出一些關於華埠未來的疑問。

New Chinatown CDC management of Ping Yuen public housing and at 990 Pacific promises physical rehab and better administration for these long neglected buildings. (M. Collier) 華協中心剛接手管理柏思域街990號的老人公寓及平園公屋，並承諾維修這些被長期忽視的樓宇和擔當一個更好的管理角色。



Below left: Chinatown CDC Inspection team identifying needed rehab at 990 Pacific in 2014. Below: Construction of new low income housing on lower Broadway in 2014. (M. Collier) 左下：2014年，華協中心檢查隊發現柏思域街990號的老人公寓需要復修的地方。下圖：2014年，下百老匯街興建低收入房屋。



How can ongoing infrastructure projects and other changes be used to help maintain Chinatown both as gateway community for immigrants and as a Chinese American cultural and institutional center for the Bay Area? 我們能如何把目前的工程和其他變化穩固華埠為華人在灣區的落腳地？

Grant Avenue still draws many visitors, not just at New Years. Are changes occurring in the tourist economy of Chinatown? (M. Collier) 不只是新年期間，都板街平日依然吸引不少遊客觀光。華埠的旅遊業有經歷任何改變嗎？

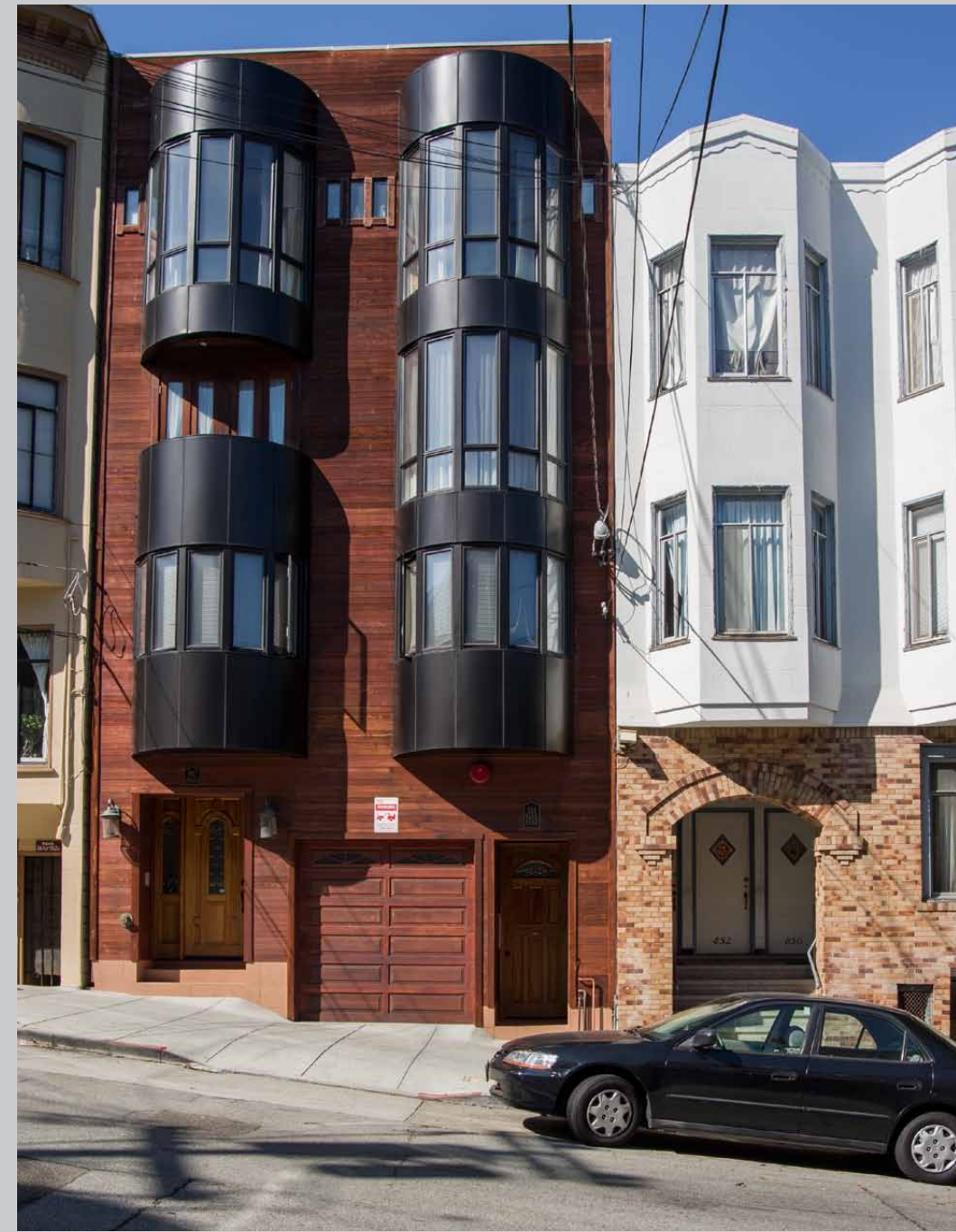


Conclusions

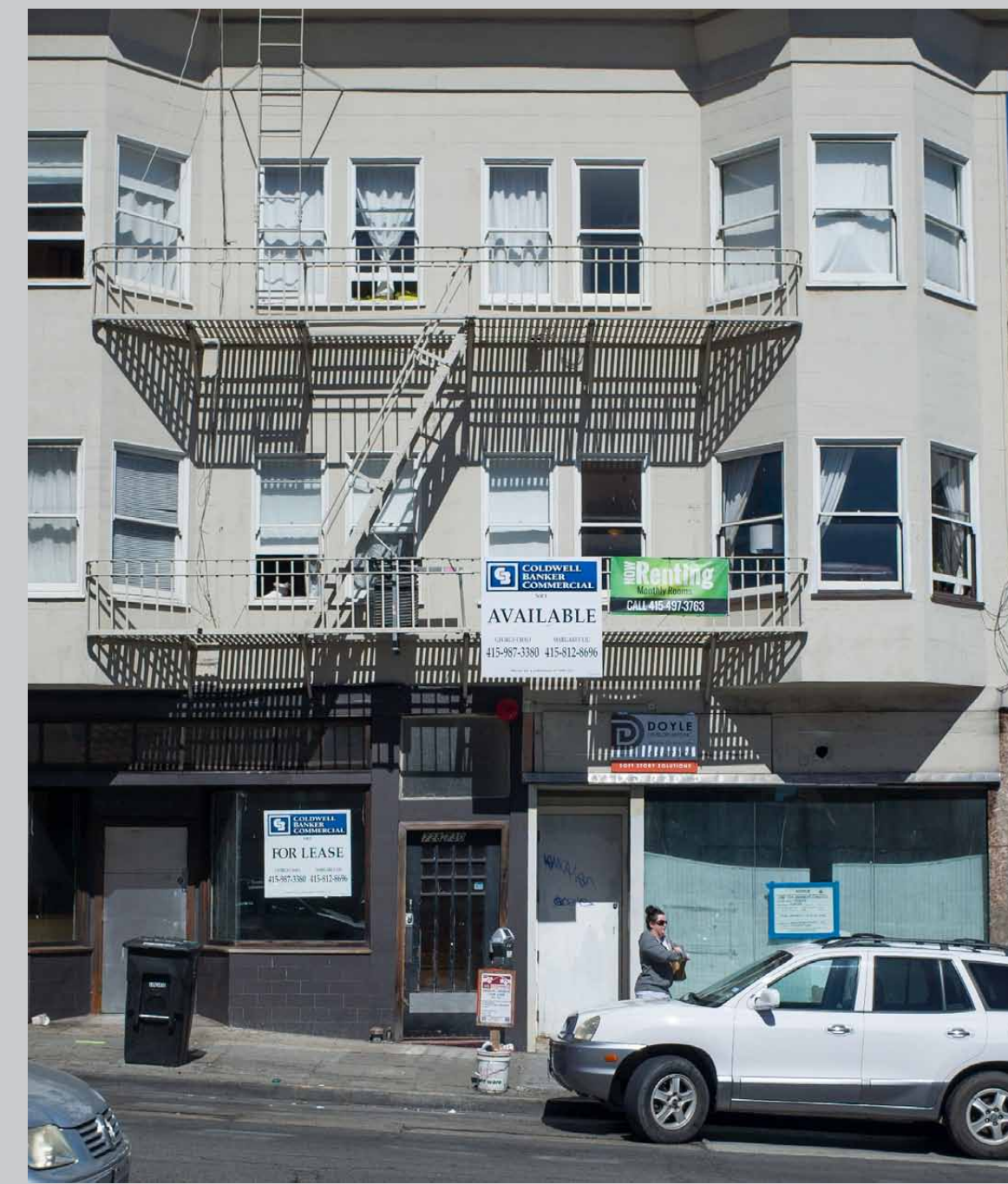
總結



Commercial gentrification: This dance studio replaced a Chinatown discount shoe store on Stockton. (M. Collier) 商業高檔化。這所位於華埠市德頓街的舞蹈室取代了之前的廉價鞋鋪。



Residential displacement: Expensive remodeled buildings in North Beach rarely house Chinese Americans. (M. Collier) 住宅單位流失：很少華人能負擔起北岸區新裝修的貴價房屋。



Outside investment groups are now targeting residential hotels and apartments which have been the last available housing for Chinese immigrant families and seniors. (M. Collier) 外來的投資集團對華埠最後的可負擔房源虎視眈眈，尤其是新移民和長者聚居的散房和柏文公寓。



The decline of Chinese American families in the Chinatown/ North Beach area is significant. (AAS308 1983, M. Collier 2016) 聚居在北岸區的華裔家庭明顯地大幅減少。

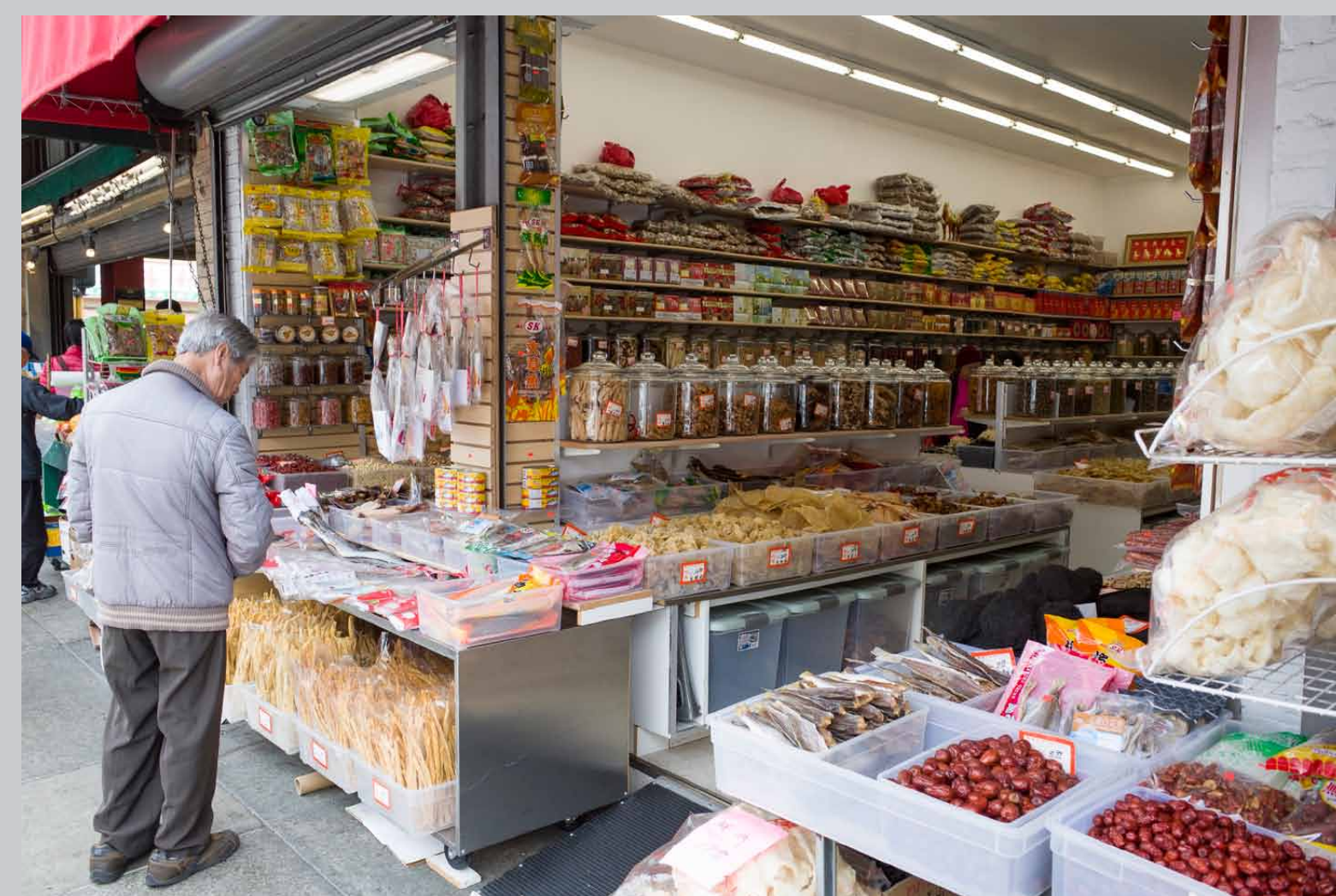


How can community serving businesses and institutions be supported and maintained?
為社區服務的商戶和機構如何能得到支援呢？

The foundation of Chinatown has been a strong Chinese American residential presence. How can this presence be maintained? 華裔居民定居此處穩固了華埠的根基。我們該如何保留華裔居民繼續住在華埠呢？

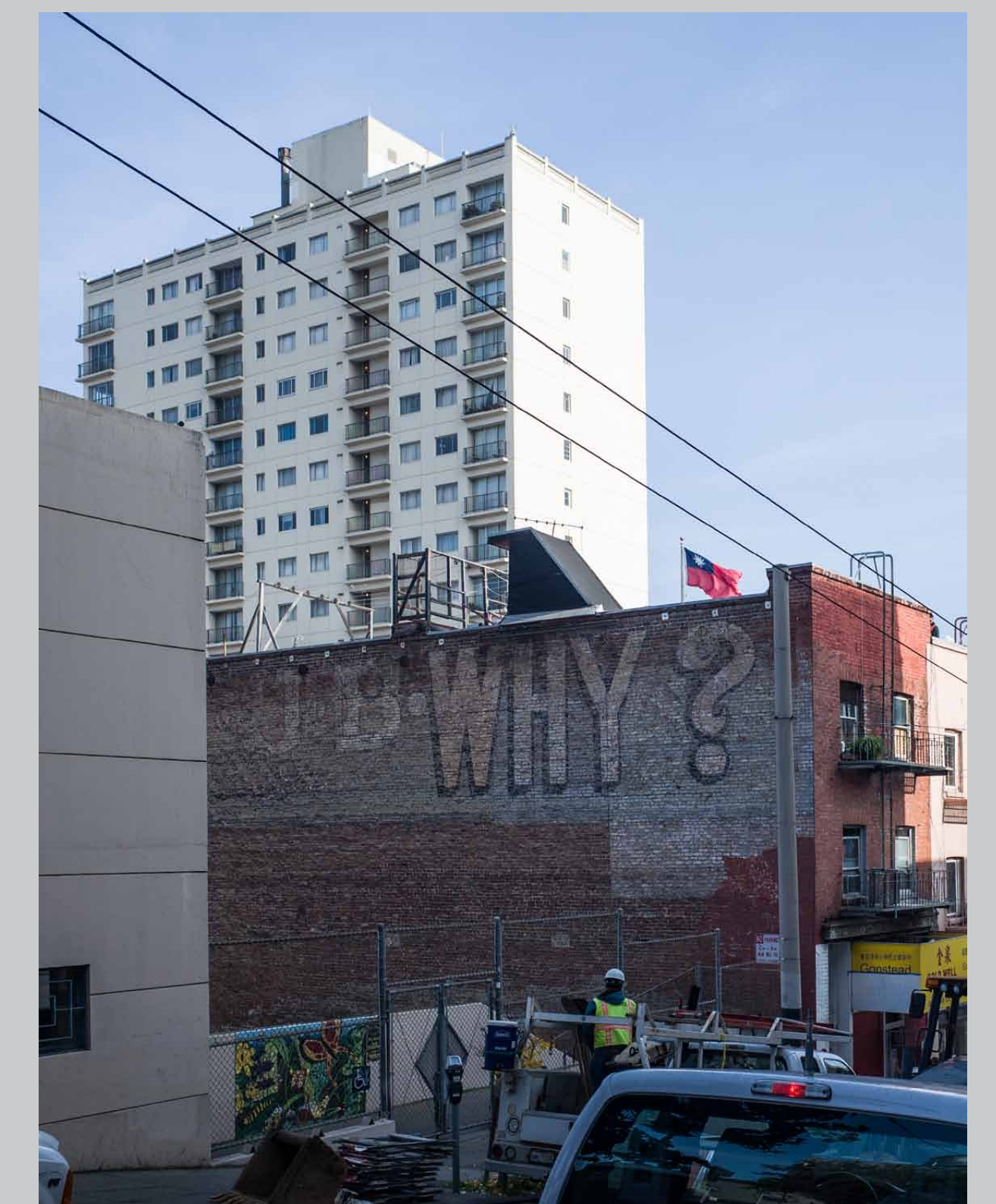
Are there opportunities for retaining and increasing low-income housing for immigrants in and around Chinatown? 是否仍有機會保留和穩固華埠內外的可負擔房屋？

Many Chinatown merchants have historically targeted Chinese immigrant customers, large local. How may population changes in Chinatown/ North Beach affect them in the future? (M. Collier 2008, 2016) 大部分商戶歷來都是為華裔居民服務。華埠和北岸區的人口改變將會如何影響商戶呢？



Chinatown has been and is a living community. How can its unique cultural identity be sustained for the benefit of both its residents and visitors? 華埠是個活生生的社區。我們該如何為居民和遊客延續華埠獨特的文化呢？

(M. Collier 2015)



Acknowledgements 鳴謝

Many people and organizations have helped make this exhibit possible:
這個展覽有賴很多人和機構的協助：

1. The foundation of the exhibit is the work of students in AAS 308: Photographic Exploration of Asian America, a course I taught from 1983 to 2009 in the Asian American Studies department at San Francisco State University. Without their work, neither this exhibit nor the research on which it is based would be possible. The following students worked on the teams whose images seen here:

Caroline Cabading, Kristina Chau, Kin Cho, Howard Der, Selina Eng, Daryl Fong, Robert Fung, Jeff Gunabe, Alan Huey, Jonathan Ichimaru, Melissa Jew, Heather Kyi, Alice Kwong, Eric Lai, Anna Lau, Steven Lau, Matt Lee, Mary Leong, Timothy Leung, Coleen Li, Jenny Li, James Low, Hui Chang Lu, Jeff Macadaeg, Ron Mangabay, Julie Mark, Joanne Mendoza, Gina Mifuel, Jenny Mok, Nathan Moreno, Cindy Nguyen, Khoi Thanh Nguyen, Syndee Nguy, Kenneth Nip, Lillian Owyang, Chanvit Patanapanich, Andy Poon, Ryadi Pramana, Suci Sosharsono, Martino Rubianto, Sandra Seto, Norman Toy, Fitz Wong, Kathy Wong, Mamie Wong, Sonia Wong, T.K. Yap, and Alfred Yee.

Many other students worked on additional photo maps and essays that were used in the larger investigation, although thier images are not used ion these displays. My thanks to them as well.
有其他學生在更大型的研究中使用了額外的照片地圖和文章，儘管他們的作品並未用上在此展覽，我也想在此感謝他們。

2. The course was made possible by the Asian American Studies Department and I thank the Department for the opportunity to teach it for many years. In particular, I thank George K. Woo for his early support. 這個課程是由美國亞裔研究部成立的，感謝他們多年來給予我教學的機會。特別感謝 George K. Woo 早期對我的支持和鼓勵。

3. The course received support from the Associated Students of San Francisco State University in the form of “Instructionally Related Funding” which provided film and production supplies. These funds were granted with the express understanding that the resulting photo maps and essays of Asian American neighborhoods would be archived for future use. 三藩市州立大學學生會以「教學相關資金」的名義來支持本課程，並提供菲林和製作資源用品。利用資金製作的照片作品和文章將保留給美國亞裔社區參考。

4. These archives are temporarily housed at San Francisco State University, courtesy of the Asian American Studies Department and Dr. Lorraine Dong, who shares her office with shelves of photographs and display panels. Without that space, the archives would have been at risk of destruction and I would have had no place to carry out the digital copy work necessary for both the exhibit and the research on which it is based. 這些檔案暫時安置在三藩市州立大學美國亞裔研究系和 Dr. Lorraine Dong 的辦公室。沒有他們借出辦公室位置，檔案將面臨被破壞的危險，我也無法利用這些檔案來進行展覽及其他研究工作。

5. Chinatown CDC staff were kind enough to provide access to photo archives held by the organization, which provided additional images for the displays. 華協中心的職員熱心地提供檔案圖片，為這展覽添加色彩。

6. Special thanks to Roy Chan, Erika Gee, and Jeanette Huie for important feedback and production support, to Iva Lee and Fabian Huey for mounting the photographs, and Jerri Diep, Kitty Fong, Kewei Jiang and Rita Lui for translating display text into Chinese. Additional feedback and advice has been much appreciated from Gordon Chin, Winnie Chu, Matthew Lew, Phil Chin, Amy Chung, Nigel Tse, and Norman Fong. 6. 特別鳴謝 Roy Chan、Erika Gee 和 Jeanette Huie 提出寶貴的意見和支持。感謝 Iva Lee和 Fabian Huey安裝相片。同時感謝 Jerri Diep、Kitty Fong、Kewei Jiang和 Rita Lui 把文字翻譯成中文。最後感謝 Gordon Chin、Winnie Chu、Matthew Lew、Phil Chin、Amy Chung、Nigel Tse 和 Norman Fong 的回饋和建議。