

NEIGHBOURHOOD CHANGE: THE DISPLACED TENANT

Final Report July 1984

Prepared For:
External Research and
Educational Support
CMHC
Ottawa, Ontario
K1A 0P7
Grant No. 6585/R14
PIDN 20743

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ACKNOWLEDGEMENT

This project was carried out with the assistance of a grant from Canada Mortgage and Housing Corporation under the terms of the External Research Program. The views expressed are those of the author and do not represent the official views of the corporation.

SPECIAL THANKS

Completion of this paper could not have resulted without the contributions of MR. BOB MURDY, PROFESSOR, Department of Geography, Atkinson College, York University, Toronto, and MR. GRAHAM MURRAY, SENIOR ANALYST, Planning Department, CMHC, National Office, Ottawa.

The knowledge, patience and understanding given freely to me by these two men is so very greatly appreciated. Without their continued support, I could not have finished this paper.

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FORWARD

The research paper was written to demonstrate that we have reached the historically unprecedented and politically unsustainable condition of being unable to maintain affordable housing in today's rapidly expanding cities.

As more and more families continue to vacate premises considered affordable their plight will demand increasing attention. The prolonged uncertainty they entail in finding alternative housing which is affordable, creates the secenario for this paper.

Measurement of the extent, cause and nature of the multi-faceted phenomena - "tenant displacement" - can and does create instrumental problems - sometimes minimal - sometimes grandiose.

However, obstacles are always part of any research study and while I had many, I have managed to produce what I consider, a small segmentation of a rather large and hidden picture of displacement.

I hope it is an enjoyable, insightful paper to all who read it.

Flora Rosen
Researcher

EXECUTIVE SUMMARY

This report presents the results of survey research on the topic of displacement. Displacement will mean the involuntary movement of households from their dwelling units as a result of changes external to the household [Hodge, 1979] in this study and will be recognized when the potential users of property have the motivation, and power to force others out of the property, in order to upgrade or change its use, for profit maximization.

A mixed matrix of events causes displacement - deterioration of the economy; escalating costs of new construction; uncertainties about the availability and price of gasoline; increasing appreciation of the architectural qualities of older housing.

After reviewing these elements in a pilot study undertaken to investigate displacement prevailing in selected apartment complexes throughout Metro Toronto, the following recommendations can be made.

Recommendations

1. Extensive research into the displacement problem

Policy makers cannot formulate effective programs to ease the effect of displacement until they know certain basic things about it; hence, further studies should be conducted to understand what particular conditions - the tightness of the housing market or the rate of reinvestment makes displacement a critical problem.

To investigate the problem in greater depth two sources of statistics would be useful:

- . the development of estimates of future demand for renovation based upon pre-1961 construction
- . the development of a comprehensive housing needs data base such data should be reviewed in their metropolitan context. In areas where demand is slack, planners could foresee whether the imbalance was likely to remain chronic and thereby reach more creative dispositions for surplus housing.

2. Examination of the problem from various aspects

Areas needing further examination are interrelated with the major problem of displacement:

- . development of a renter displacement index
- . a longitudinal study of tenants' residential behaviour categorized into three areas: voluntary moves, involuntary moves, displacement moves.

3. Changing the housing policies developed by the Federal Government

Over the past few years significant increases have been made in the renovation of old homes and buildings. If this trend continues many more displaced individuals will be seeking alternative housing. With the current recession leaving a negative impact upon housing demand, a sharp decline in new house construction and decreased ability on the part of renters to make the transition from rental to ownership tenure, the problem of housing displaced individuals becomes paramount.

INTRODUCTION

During early 1980, controversy emerged in various municipalities throughout Toronto, in particular, wards 5 and 11, about the plight of senior citizens and low-income households in their attempts to find suitable and affordable housing after being ousted from their long-time residence. Prominent planners, politicians and community advocate groups raised the issue at municipal meetings and government offices - "Where will these people live?" "Where are the apartments they can afford?" Where impecunious people relocate is the major theme of the paper.

Much of the debate centred on apartment demolitions occurring in increasing numbers, construction of condos in downtown Toronto and conversion of housing units in established neighbourhoods containing older buildings, to luxury renovations rapidly reducing the stock of affordable housing throughout Toronto. The process soon was known as "tenant displacement" - the involuntary movement of households from apartment units. The issue gained momentum in the 1980's as the infringing costs to vulnerable groups made front page news. Local newspapers publicized it, stating one of the greatest costs of displacement was paid by those individuals who are dislodged. Often stating that without the residents consent, the tenants of older buildings in our cities are required to vacate their homes and displaying that a few of those households are well housed

and thrive on the advantages of living in inner areas. To them, the possibility of a change for the better is remote, if not inconceivable. Others, although their living conditions at their present location is inferior, prefer the conveniences that older areas offer. As the issue grew, so too did the number of "displacees".

The basic purpose of the paper is to review existing literature, develop a questionnaire, undertake a pilot study and make recommendations about the need for future studies.

The paper is organized into three sections. Section One reviews the current literature, Section Two discusses the survey and Section Three provides a summary and concluding remarks.

SECTION ONE: LITERATURE REVIEW

Several recent studies written by American researchers on the topic of displacement - its cause, extent and nature - are worthy of attention in this section.

Before beginning a detailed analysis of reports investigating displacement, for clarity purposes, a clear and concise definition should be outlined.

Definition of Displacement

Three authors have written acceptable definitions of displacement and their work will be quoted from - David Hodge, Chester Hartman, and Grier and Grier.

First, David Hodge, in his recent report, "Seattle Displacement Study, 1979", defines displacement as:

the involuntary movement of households from their homes as a result of changes external to the household; these changes include demolition, conversion from rental to owner status, and housing cost increases (rent, taxes and maintenance) beyond the capacity of the household to pay. It does [not] include changes internal to the household such as changes in the income, marital status or employment of the household (Hodge, 1979, page 1)

Secondly, Chester Hartman, in his article, "Displacement - A Not So New problem" states:

forced displacement occurs when one group of potential users of a piece of property has the motivation and power to force others out of that property, usually because the former desires to put the property to what the planners and economists term "a higher and better use". That "higher and better use" usually may be defined strictly along the lines of profit maximization ... (Hartman, 1979, page 1)

The third and most widely accepted definition is the Grier definition, extracted from the report, Urban Reconnaissance, 1978:

displacement occurs when any household is forced to move from its residence by conditions which affect the dwelling of its immediate surroundings, and which:

1. are beyond the household's reasonable ability to control or prevent
2. occur despite the household's having met all previously imposed conditions of occupancy; and
3. make continued occupancy by that household impossible, hazardous or unaffordable (Griers, 1978, page 8).

Causes of Displacement

Having obtained a clear understanding of displacement, I wish to move on to the causes of displacement.

Several hypothesis exist in current literature about the causes of displacement and I shall outline them briefly:

the general deterioration in the economy, which leads consumers to place a premium on lower cost housing;

demographic changes: more single persons and childless families whose locational preferences are not tied to the location of good (suburban) schools;

increasing appreciation of the architectural qualities of older housing;

these variables place pressure on housing in a tight market.

Recent Studies

American studies revealing methods of studying displacement, in magnitude and effects draw our attention as we move more and more towards displacement problems in

Canada. We must learn from one American experience and thus draw the reader's attention to various American studies.

Most noteworthy, is the Department of Housing and Urban Development (HUD) investigation into the problem of displaced persons in America and its publication, "Displacement Report, Final 1979". HUD proclaims that "understanding the demographic and major components of private displacement is essential to estimating its future pattern and intensity. Yet intangible secondary forces increase the difficulty of making accurate projections" (HUD, 1979, page 16). Accurate projections, HUD states are hard to obtain since interaction of many factors stimulate reinvestment - the relative cost of new and existing housing units; the capacity of the housing market to meet needs caused by increasing household formations; demographic trends in family size and employment, and consumer perceptions regarding the future cost and availability of energy (HUD, 1979, page 16).

HUD goes on to say that it recognizes that some of the means to increase the supply of affordable, decent, safe and sanitary housing for those groups who presently are inadequately served by the private sector are within the control of the Federal Government and direction and policy towards remedying the problem starts at this point.

Attacking HUD's approach Richard LeGates and Chester Hartman immerse themselves in the assembly and analyzes of

evidence pertaining to displacement nationally and documenting their efforts in a report contained within Clearinghouse Review: Displacement, pages 207 to 249. Vol 15, No 3, July 1981.

The authors select an array of methods concentrating on field visits and interviews with individuals and groups directly involved in displacement research. They imprint explicitly through their synopsis of 16 studies that displacement is seldom unproblematic and frequently a severe hardship to many. LeGates and Hartman exemplify the fact that displacement is understated in its seriousness and construct an argument contrary to HUD, they feel that displacement is more serious than HUD has made it out to be in the report Displacement Report Final 1979.

During the lengthy analysis of the 16 reports, the authors do not unearth any direct criticism of the methodologies used by other researchers to measure the extent of displacement. They manage to express concern for the fact that displacement is a product of a highly abnormal market and hold that the Federal Government can and should play a leadership role in addressing the problem but never express how HUD should attack the problem.

Neighbourhood Reinvestment and Displacement, 1981, written by Michael Schill, focuses its attention on reinvestment in neighbourhoods throughout Cincinnati. He

compares city directories and devises a list of all "outmovers" from selected study areas, during the period 1977 and 1978. This type of methodology is inconsequential and from inception creates difficulties.

The author manages to survey 55 "outmover" households or 27% of the pilot's total sample. Schill notes the difficulty of using such a small sample to make inferences and informs the reader of the need for a larger sample size. What Schill does not inform the reader, is the fact that increasing the sample size would most definitely increase the time required to collect data - about 4 to 5 years. Keeping in mind that Schill's study is relatively small, the author does manage to execute findings which excite the reader - multiplicity of the sample size would certainly aid displacement research. Schill excites the reader with new findings - displaced household's have less education than voluntary movers

(Schill, 1981, page 37).

The last author to be discussed in this section is David Hodge. His paper, Seattle Displacement Study, October 1979, examines the nature, causes and extent of displacement in Seattle neighbourhoods employing a stratified, sample design and assigning categories to census tracts- "special interests", "modest interest" and "small interests".

He strives to accumulate an aggregate report of demographic change, first for the entire city, and secondly, for individual census tracts during a five year period (1973 - 1978). Hodge professes to the reader that large proportions of involuntary moves involve elderly and low-income householders and renters consistently prove to be the most vulnerable groups of displacees (Hodge, 1981, page 119).

While Hodge's study allures the reader, the reader is never quite certain how the criteria for "special interest" "modest interest or of little interest" is established for selection of census tracts. Hodge fails to outline the criteria he employed. Without this vital bit of information, the study lacks substance.

The authors considered in this section succumb to other writers of lesser degree, often providing interesting reading, but not shedding much light on the issue; thus, a lengthy review of their literature would not enhance this section.

From the authors discussed briefly in this section four major items emerge: the difficulty in measuring displacement; the need for sound research instruments; a large sample size (2000 or more households); a lengthy monitoring process and extensively yearly statistical tabulation and analysis, before an accurate estimate of the nature and causes of displacement can be obtained.

SECTION TWO: SAMPLE DESIGN

This section will describe the methodology employed by the author to supplement previous work undertaken in the field of displacement in Canada. The primary research technique used in the study is the survey method. The basic instrument is the personal interview conducted by means of two structured questionnaires, "pre-move" and "post-move", with persons chosen according to sound sampling principles.

The survey research phase of the study was designed to document the amount, location and effect of displacement on the low income and the elderly in neighbourhoods throughout Toronto. Two surveys were conducted during the research phase: the initial survey and the follow-up survey, notably "pre-move" and "post-move" interviews. The primary purpose of the initial survey was to provide a general housing and population profile for those individuals forced to move from apartments facing renovations, conversions or demolition. The follow-up survey was designed to finalize data on the hardships encountered in the search for accommodations and to compare the "old" neighbourhood with the "new neighbourhood".

Phase 1 The Buildings

During early 1982, a computer list, Buildings and Inspections Department List of Records with Loss of Dwelling Units, identified buildings by street name, ward, units and so forth by computer codes. These codes were extracted and

buildings denoted as demolition, renovation, conversion formed the beginnings of the study.

TABLE 1: DEMOLITION, CONVERSION, RENOVATION
CITY OF TORONTO, JULY 1982.

Ward	Permit
2	1 alteration
3	1 alteration
4	-
5	3 demolitions pending
6	2 demolitions pending
7	-
10	1 demolition
11	1 demolition, 1 alteration

From this list, extracting demolition pending, addresses for the permit designations in each ward *were* added to the information collected and a new table formed.

TABLE 2: POTENTIAL BUILDINGS TO BE SAMPLED

CITY OF TORONTO, JULY 1982

Address	Ward	Permit Type
165 Dowling Ave	2	alteration
156 Brandon Ave	3	alteration
26 Balmoral Ave	5	renovation
4 Lamport Ave	10	demolition
118 Eglinton Ave	11	demolition
311 Lonsdale Ave	11	alteration

Table 2 forms the bases for the creation of Table 3. Names and addresses of tenants of the buildings tabulated in Table 2 were extracted from TAX ROLL NUMBERS, NOVEMBER 1981 FOR 1981 taxes.

TABLE 3: POTENTIAL RESPONDENTS, JULY 1982

Address	Book Number	Permit	No. Tenants
165 Dowling Ave	21230	alter	11
156 Brandon Ave	33080	alter	22
26 Balmoral Ave	54090	reno	28
4 Lamport Ave	101530	demo	6
118 Eglinton Ave	114580	demo	27
311 Lonsdale Ave	11280	alter	<u>6</u>
			100

Phase 2 Occupied Units

Throughout the month of July 1982, three telephone calls were made to each respondent listed in Table 3 - morning, afternoon and evening - who remained within the apartment buildings during the study period. No attempts were made to locate tenants at new addresses prior to July 1982 or during the month of July 1982, even though the Superintendent may disclose their new address.

Of the 41 in-service telephone numbers, six respondents granted in-home interviews. These six respondents were located at 26 Balmoral Ave. (a building undergoing extensive repairs - new windows, showers, stairs).

After completion of the telephone survey, it became apparent revisions were necessary. Only one building of the six listed in Table 2, fulfilled the study's criteria:

- . owning a building permit for renovation, conversion, demolition
- . having tenants currently occupying dwelling units within the building
- . tenants having no control over their environment

A second effort was attempted to find buildings within neighbourhoods revitalizing in 1982. Telephone calls were made to building/inspection departments of local municipalities, in hopes of unearthing new information. North York assisted by providing two addresses and York provide one.

Hence, by mid-July 1982, no formal investigation had taken place. A new list of potential buildings for the study was being formulated and finalized through visits to the original sites. A final draft of buildings for investigation in August 1982, comprised the following:

. Toronto

- Balmoral Apartments, Yonge & St. Clair
- two low-rise buildings, near St. Clair subway and close to shops

. North York

- Brydon Court Apartments, Lawrence & Don Mills Road, The Donway
- 17 low-rise buildings, located near Don Mills Shopping Centre
- York Mills Gardens, Yonge & York Mills
- four, three-storey buildings
- one building empty, three occupied
- located near York Mills subway

. York*

- 1355 Bathurst Street, 31 Tichester Ave.
- located in the Bathurst & St. Clair Ave. area above the St. Clair Ave. subway.

The building listed for the Municipality of York* created various problems - new immigrants speaking very little

English occupied many of the units. Since no interpreters were hired, the questionnaire could not be completed adequately.

To accurately gain information about the names of tenants within the buildings, visits to the sites at night, to identify apartments with lights shining and names above mailboxes in the main foyer was required. Names, and telephone numbers were searched In Might's 1982, Suburban Metro Criss-Cross Directory and cross-referenced with Bell Canada's Telephone Directory 1982.

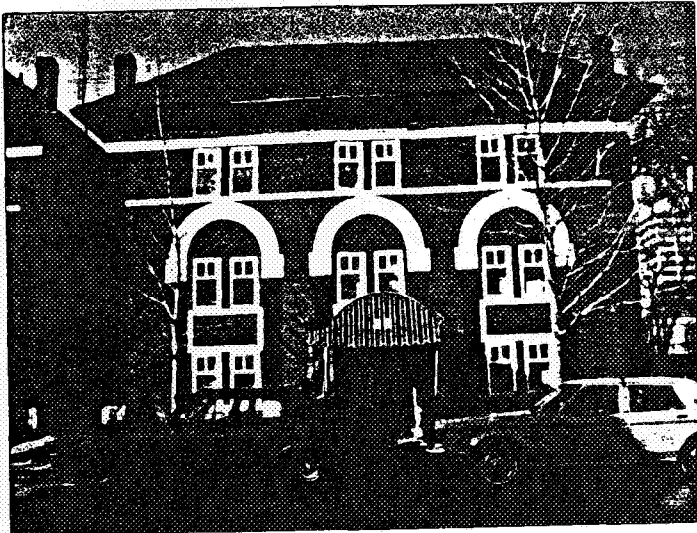
Sample size of tenants, after addresses were identified, telephone numbers established and telephone contact made were:

Balmoral Apartments	33
Brydon Court	18
York Mills Gardens	<u>31</u>
	<u>82</u>

BALMORAL APARTMENTS [YONGE AND ST. CLAIR AVENUE]

CITY OF TORONTO

Displacement due to:

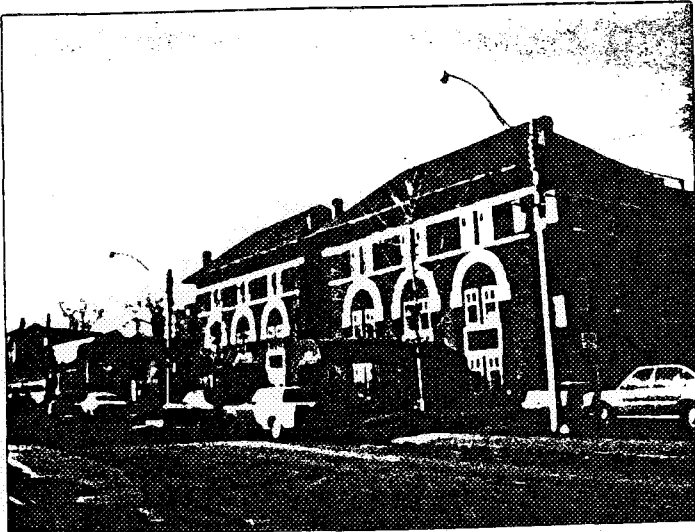


- general deterioration in the economy leading to placing a premium on lower cost housing in the Inner City Core
- two low-rise apartment buildings about 35 years old
- major renovations being done on windows
- buildings were formally old hotel which were converted into bachelor units

Residential Tenancy Commission hearing has allowed for increase in rent to all units of \$47/month

buildings have singles living in bachelor units

ideally located in heart of thriving community at St. Clair and Yonge Street



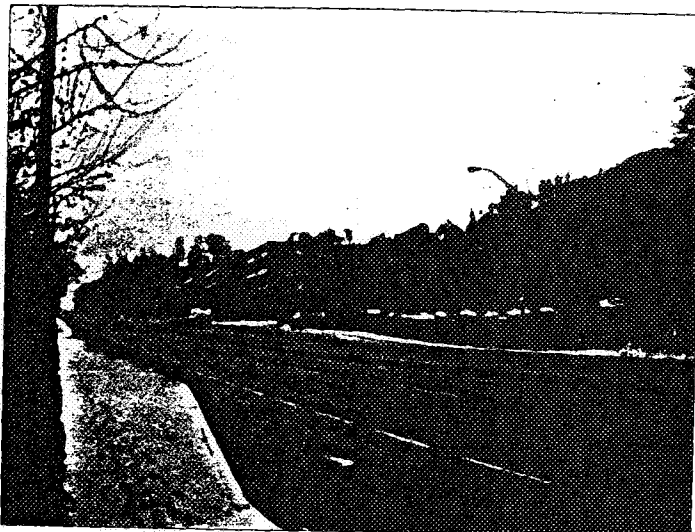
YORK MILLS GARDENS [YONGE AND YORK MILLS ROAD]

NORTH YORK

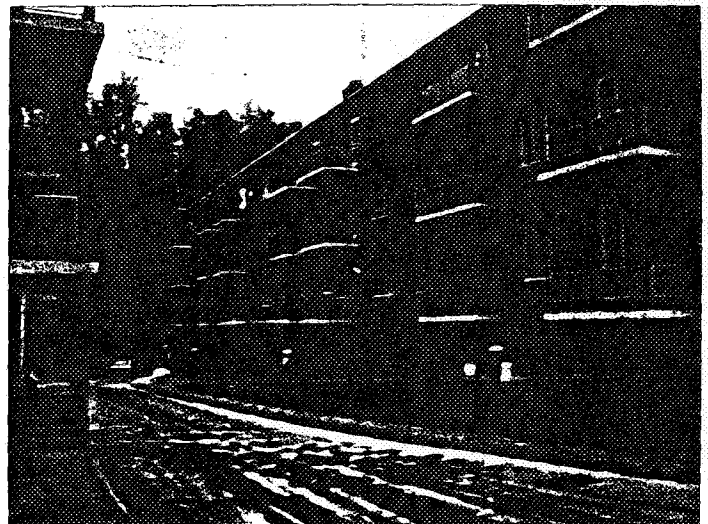
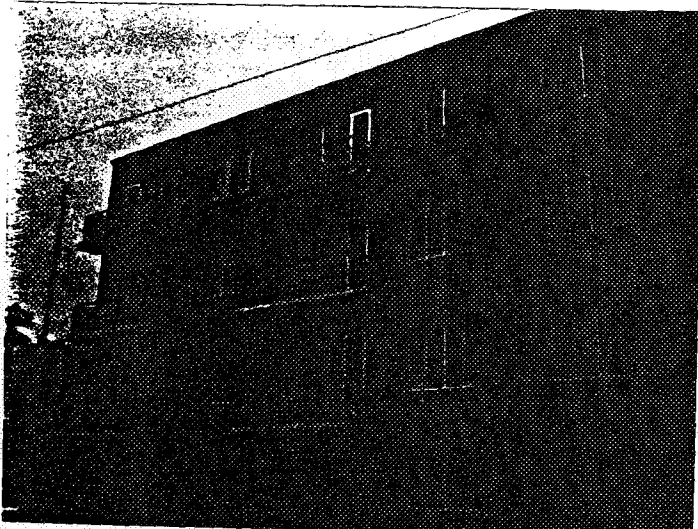
Displacement due to:

- . escalating costs of new suburban construction as a result of rising land costs, growth controls, environmental regulation, rising materials and labour costs.

Physical Description:



- . series of four buildings - low-rise
- . built about 30 years ago
- . 50 of the 183 low-rent units in four storey walk-ups are vacant, including an entire building vacated in 1981.
- . buildings to be demolished to make way for luxury condos
- . many of the tenants are elderly pensioners who have lived on the property for 20 years or more
- . located below Yonge Blvd. and above York Mills Subway station

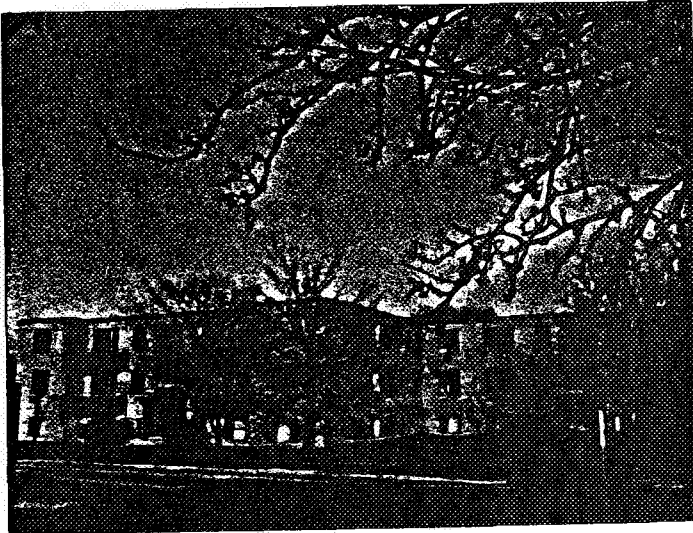


BRYDON COURT [DON MILLS AND LAWRENCE AVENUE]
NORTH YORK

Displacement due to:

- . priority on residences close to work centres i.e. Don Mills and Eglinton
- . demographic changes - more singles and childless families whose locational preferences are not tied to the location of schools etc.

Physical Description:



. a series of 20 low-rise apartment buildings occupying 17 acres of land

buildings are ideally located across the street from Don Mills Shopping Centre

transportation consists of two bus routes - Don Mills bus and the Lawrence bus

apartments are part of planned community built some 15-20 years ago

it is surrounded by a partial brick wall and has a parklike setting with numerous trees and grassland

tenants are still living in the somewhat isolated area now

premises to be demolished in 1983



TABLE 4: LIST OF BUILDINGS SURVEYED, AUGUST 1982

Number	Address	Units	Sample Size
1	Balmoral Apartments 26 Balmoral Ave Toronto	33 2 vacant	33
4	Brydon Court Apts The Donway North York	18 30 vacant	18
3	York Mills Gardens Yonge Street North York 82	31 149 vacant	31 —

Response rate to telephone contacts and in-house interviewing was low:

Balmoral Apartments	60%
Brydon Court	33%
York Mills Gardens	16%

Although the response rate to the "pre-move" questionnaire Part 1, is minimal, the data is more illustrative than indicative - the experience of the four week study, Part 1 section is important. Its importance cannot be overlooked, for the "pre-move" section is critical to any study of displacement. I strongly suggest a type of "pre-move" section be included in displacement studies; a necessary step in studies of this nature as it photographs the events at the moment.

Phase 3 Analysis of the "post-move" Respondents

Part 2, "post-move" interviews were held in February 1983, six months after the initial "pre-move" interviews.

Post-move interviews were somewhat difficult to obtain. Two major obstacles played havoc with the study: tenants chose to remain in the dwelling units long after the 90 day eviction notice was issued, and monthly monitoring of the tenants relocation behaviour produced very little results, as many gave "no new address yet" responses, disrupting the 6 month time factor variable introduced at the beginning of the study (July 1982). Assumption had been made that tenants would indeed move within 90 days, after receiving an eviction notice. This event did not take place.

In February 1983, three respondents had relocated to new addresses within Metro Toronto. Each respondent expressed "general satisfaction with their new dwelling unit" and "new neighbourhood". (See Table 7.)

Respondents remaining in the Brydon Court Apartments and York Mills Garden in February 1983, proclaimed to the researcher several reasons for so remaining:

1. no alternative residence
2. tremendous difficulty in providing new landlord with first and last months rent (sometimes totalled \$1,000 or more)
3. economic reasons
 - landlords often times were generous enough to allow the tenant no 6% increase in rent after the lease expired, if the building would be demolished

4. longtime residents

- these residents felt a sense of responsibility for relocation payments should be placed upon the landlord who was displacing them, after many years of residency

Over the six month period, September to February 1983, it became very clear that monitoring the residential mobility of tenants is a slow process requiring an extended period of time before statistically significant numbers can be collected. This finding alone is an important factor and caveat for future researchers in this field who wish to attempt similar studies of this nature.

TABLE 5: LOW TO MODERATE RENTS AS A
PROPORTION OF TOTAL UNITS, 1983

		Oct. 1981	April 1983	% Decline	Income required (\$) to afford rent level*
<u>Bachelors</u>					
% renting under	225	18.2	5.6	69.2	10,800
	250	35.4	14.6	58.8	12,000
	275	60.2	33.9	43.7	13,200
<u>One Bedrooms</u>					
% renting under	275	19.7	3.3	83.2	13,200
	300	41.0	11.9	71.0	14,400
	325	61.9	26.1	57.8	15,600
	350	76.2	45.3	40.6	16,800
<u>Two Bedrooms</u>					
% renting under	325	21.3	4.7	77.9	15,600
	350	40.5	12.0	70.4	16,800
	375	58.5	23.9	59.1	18,000
	400	70.9	39.8	43.9	19,200
<u>Three Bedrooms</u>					
% renting under	400	26.7	7.7	71.2	19,200
	425	48.7	15.6	68.0	20,400
	450	60.0	27.4	54.3	21,600
	475	64.9	41.7	35.7	22,800

Source: Canada Mortgage and Housing Corporation, Rental Ranges of Occupied and Vacant Units, October 1981 and April 1983.

* Based on affordability criterion of 25% of gross income.

From the table, figures for a one bedroom apartment at \$275 have all but disappeared from the housing market. Two bedrooms at less than \$350 are disappearing - affordable housing gone.

SECTION THREE: CONCLUSIONS

The subject of this report has been a special kind of neighbourhood change - a change causing the disruption of people's lives. The change requires numerous household's to uproot themselves and park stakes elsewhere. As we have discovered from the study, those groups most vulnerable to the effects of neighbourhood change are the elderly and the low-income renters. Where they relocate has been the focus of this paper. Unfortunately, the relocation patterns of 82 sampled households were not possible to document as several factors played havoc with the study. One can only say at this point in time, that a longitudinal study would have aided the results and a case study method may have unearthed greater insights. While statistical numbers cannot be obtained, policy responses can be surmised. The following section will outline short-term and long-term recommendations.

Short-term Policy Response

Several policy responses could reduce the amount of displacement or ameliorate its negative effects:

1. the development of a "relocation subsidy clause" in the Landlord and Tenant Act 1984 which would outline a provision for a monetary payment of up to 7%. This payment would be calculated on the basis

i.e.

Eviction notice = received 5th month of 12 month
lease
= 90 days notice to vacate

Relocation payment =
rent \$500/month
5th month + 3 months to vacate
= 4 remaining months of lease

= \$500 x 4 remaining months
= \$2,000 x .07 (rebate)
= \$140 payment

2. anti-speculation ordinances designed to discourage quick-buying and selling of property for speculation profit measures
3. attempt to make lower-income persons owners in a home ownership program
4. encourage a more positive marketing campaign for co-ops for moderate income householders through billboards, newspaper ads and newsletters
5. development of workshops and open forums structured to provide a framework for understanding the long-term market causes of displacement

Long-term Responses

Long-term recommendations for improving the plight of the "displacee" are:

1. encouragement of housing allowance payments
 - these payments should go to eligible families (or individuals) unable to afford a decent home in a suitable living environment. A properly designed housing allowance program can meet the policy goals of providing needy families with adequate housing at a price they can afford

2. support the efforts of the City to create a Metro Toronto Single Persons Housing Corporation administered by three levels of government
3. provision of incentives to builders and developers wishing to build housing for single persons in the form of interest-free second mortgage financing for 15 years to assist the development industry

Future Research

Future research should concentrate on the development of a renter displacement index. This index would reflect the degree to which an area contains renter households that are both vulnerable to displacement and committed to an area measuring past behaviour and future intentions. Indexes shall be calculated for various subgroups and may reveal surprising number of severely hard-hit groups of renters.

As the pace of change quickens and some neighbourhoods unexpectedly revitalize, urban policy makers will need more responsive indicators for detecting change. Classifying neighbourhoods by their relative conditions and their current market dynamics can open new frontiers of understanding that were inaccessible through census data.

In conclusion, this paper represents but an early stage in the model development for the investigation of "displacement". It has served as an introduction to the framework and provided a richer view of the determinants of

displacement than has been typical of displacement studies.

Much remains to be done.

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APPENDIX 1

TABLE 6: "PRE-MOVE INTERVIEWS" - AUGUST 1982*

DISPLACED CHARACTISTICS (METRO TORONTO STUDY)

City	Area Studied	Time Period	Age	Income	Family Structure	Occupation	Tenure
North York	York Mills Gardens	07/82-04/83	under 35-35%	under 15,000	1 person	Clerical - 80%	renter
			35-60 20%		Elderly or Singles	Professional- 20%	
North York	Brydon Court	07/82 - 04/83	24-44 58%	under 15,000	1-2 person household	Clerical - 65%	renter
			45-60 20%		Singles or Elderly	Professional- 10%	renter
			over 60 22%			Sales - 15%	
City of Toronto	Balmoral Apartments	07/82-04/83	under 39-25%	under 20,000	1 person household	Clerical - 80%	renter
			under 20-75%			Professional- 20%	

* Source - Original Questionnaire.

TABLE 7: TENANT PROFILE

Pre-Move

Post-Move

August 1982January 1983

ADDRESS: Don Mills, Ontario

NEW ADDRESS: Willowdale, Ontario

OCCUPANTS: age: 60
sex: female
Mrs. B. marital
status: married

OCCUPANTS: age: 60
sex: female
Mrs. B. marital
status: married

Mr. B. age: 60
sex: male
marital
status: married

Mr. B. age: 60
sex: male
marital
status: married

ACCOMODATIONS: Low-rise
35 years old
11 units
occupy 2 bedroom
resided at address 10 years

ACCOMODATIONS: Low-rise
5 years old
500 or more units
occupy 2 bedroom

* MONTHLY RENT: \$328 inclusive

*MONTHLY RENT: \$650 inclusive

FUTURE ACCOMMODATIONS:

- desire Senior Citizens Apt.
- Cityhome Project Apt.

RATING SCALE

- 1-5 the importance of 14 items listed on questionnaire:
- termination of lease and affordability of rent very important
 - more facilities at new place
 - very satisfied with new residence

OCCUPATION: Mrs. B.-Clerk for Blue Cross
Mr. B. -Janitor at Sheppard Centre

OCCUPATION: Mrs. B. - Clerk
Mr. B. - Janitor

EDUCATION: Mrs. B. - Vocational Inst.
Mr. B. - High School

EDUCATION: Mrs. B. - Vocational Inst.
Mr. B. - High School

INCOME: combined \$20,000 - \$24,000

INCOME: combined \$20,000 - \$24,000

These individuals are staying above the affordability level.

*These rental payments are above their ability to pay based upon a combined income.

APPENDIX 2

SUMMARY OF MAJOR FINDINGS FROM SEATTLE DISPLACEMENT STUDY

October 1979.

- . renters proved to be the group most vulnerable to forced moves. One-third of low-income renters who moved (about 3,000 households) reported that their last move was involuntary
- . nearly half of all of the elderly renter households surveyed indicated that they had been displaced from their previous residence involuntarily
- . the proportion of households expected to be forced out during the period 1973 to 1978 was 17%
- . 1 in 14 households moved involuntarily within Seattle during the 5 year period
- . of the 25% of renters who moved involuntarily, 14% moved because of rent increase, 1.7% because of condominium conversion, 4% because their building had been sold, 2.3% because of demolition or remodelling

SUMMARY OF MAJOR FINDINGS FROM PORTLAND RESIDENTIAL DISPLACEMENT STUDY

June 1982

- . an overwhelming majority of "involuntary mover" households were renters at their previous residence (96.4%)
- . "involuntary movers" as a whole were predominately lower income
- . involuntary mover households as a whole most frequently described themselves as a 1-person household
- . involuntary movers as a whole were relatively young, with over one-half aged between 19 and 34 (55.4%)
- . just over on-half (52.9% of renter "involuntary mover" households reported a monthly payment increase when they
- . One-third (34.1%) reported that their monthly payment decreased and the remaining 12.9% reported that their payment stayed about the same
- . for "involuntary movers" as a whole, almost two-thirds (62.0%) reported liking their current residence better while 18.8% reported liking their current residence less than their former residence and 19.3% reported liking both residences about the same

Time _____
Date _____
Completed By _____

QUESTIONNAIRE
NEIGHBOURHOOD CHANGE: THE DISPLACED TENANT
July - August 1982

Part 1

Building Address _____
"Old Neighbourhood" _____

1. What type of dwelling is this:
 high rise _____
 low-rise _____
 duplex _____
 triplex _____
 other _____
2. How old to you estimate this building to be? _____
3. How many dwelling units are there in this building? _____
4. How many rooms are there in your dwelling? (do not include the bathroom, halls, vestibules) _____
5. Who lives in this dwelling unit? (Please list all the members of the household starting with the head of the household - the person who contributes the largest amount of money for the operation of the household.)

Surname	Given	Relationship to head of household	Marital Status	Age	Sex

6. How long have you lived here?
 up to 6 months _____
 6 months to 1 year _____
 up to 2 years _____
 up to 5 years _____
 more than 5 years _____

7. How much is the monthly rental payment for your dwelling?

8. What does this payment include? Please list.
Utilities _____ Parking _____ Other _____
9. How often do you pay for utility, parking, additional costs?
once a month _____
every 2 months _____
every 3 months _____
6 or more months _____
10. Would you say the exterior of the building and the interior are maintained up to a standard you feel is adequate?
Yes _____ No _____
11. (Omit if Question # 10 answer is "yes")
Why do you feel this maintenance has not been maintained?

12. Have you had any indication that your building is being:
demolished yes _____ no _____ date _____
altered yes _____ no _____ date _____
converted yes _____ no _____ date _____
13. Do you plan to move? Yes _____ No _____
14. Were you planning to move before you had any indication that the building was being demolished, renovated or converted?
Yes _____ When _____ Why _____
No _____
15. (Omit if Question # 13 answer is "Yes")
Now that you are aware that the building is being demolished, renovated or converted, do you plan to move?
Yes _____ When _____
No _____ Why not _____

16. As a tenant, do you feel your building and the dwelling you occupy justifies the monthly rent you are currently paying?

Yes _____ Please explain _____

No _____ Please explain _____

17. What kind of rental increase would you be willing to pay, based upon your yearly income in 1982? _____

18. Do you feel that Rent Review legislation should be changed? Yes, how and why?

No, why not

19. Does your neighbourhood need improvement? Yes, in what areas?

No. _____

20. In your mind, what would be the "ideal neighbourhood for you to live in?

21. Does this type of neighbourhood exist?

Yes _____ Where _____

No _____

Now that we have talked somewhat about the neighbourhood, let's discuss your present address and the possibility of moving from that address.

22. How important are the following 14 factors in your decision to move from your present address either, in the next few months, or in the foreseeable future. Please rate your estimate from:

unimportant	somewhat important	important	very important	extremely important
1	2	3	4	5

- a) change in family income _____
- b) your dwelling is too small _____
- c) termination of lease _____
- d) you want to move somewhere else for a change _____
- e) the conditions in your dwelling are poor _____
- f) change of job or location _____
- g) notification of demolition _____
- h) notification of renovation or conversion _____
- i) you want to be closer to some facilities such as school, doctor, hospital, etc. _____
- j) change in family composition _____
- k) your friends are moving out of the building _____
- l) the noise in your building is too much for you that you want to move _____
- m) the landlord refuses to repair things _____
- n) your rent has increased to the point where you cannot afford it _____

23. Given that you must shortly move as the building is being demolished, renovated or converted, do you have a new address yet?

Yes _____
(State address)

No _____

24. What options do you have available being that the building may be demolished, renovated or converted in a few months? Please explain.

25. (Answer if you have Question # 23 completed in full.)
Could you please tell us how long it took for you to locate a new address?

1 day _____	1 week _____
1 month _____	2 months _____
3 or more months _____	

26. What would you estimate to be the amount of rental monthly payment you could afford, based on your present income?

What kind of a unit? _____

What kind of utility payments? _____

27. Being notified that your building is being demolished, altered or converted, what kind of accommodations are you presently looking for or have already found?

Omit Questions 28 to 31 inclusive if Question # 23 is "no".

28. What would you estimate would be the costs involved in locating in a new dwelling? _____

29. What is the distance involved in your moving to your new residence?

less than a mile (how many blocks)

one mile or more (how many miles)

30. How did you find your "new residence"?
by individual search _____
through friends or relatives _____
other means _____

Finally we would like to collect some information on your family or household. You may omit any questions which invade your privacy.

31. How many members of your family or household (living in your present dwelling) have obtained the following level of education?

elementary school _____

high school _____

technical/
vocational institute _____

university _____

32. What is the occupation of the male in the household?

33. What is the occupation of the female in the household?

34. Could you please estimate the total income (combined - if husband and wife or common-law) for the past twelve months for your household?

\$ 0 - 9,999	_____	\$20,000 - 24,999	_____
10,000 - 14,999	_____	25,000 - 39,999	_____
15,000 - 19,999	_____	40,000 - over	_____

35. Would you be willing to be interviewed again in 6 months?
Yes _____ No _____

36. Do you have any comments? _____

37. Would you like a copy of the study? Yes _____ No _____

38. Would you be willing to pay for handling/shipping costs?
Yes _____ No _____

Thank you for helping us. Your co-operation is greatly appreciated.

QUESTIONNAIRE
NEIGHBOURHOOD CHANGE: THE DISPLACED TENANT
February 1983

Part 2

New Address: _____

Six months have passed since we last spoke with you. We are interested in your life in the 'new residence' and how you have adjusted to the new environment. First let's discuss how your "old residence" compares with your "new residence".

1. Do you like your present address?

- a) a lot less than your old address _____
- b) more than your old address _____
- c) the same as your old address _____

2. How satisfied are you with your present address?

- a) very satisfied _____
- b) indifferent _____
- c) satisfied _____
- d) dissatisfied _____

3. If you are dissatisfied, why? (Please explain.)

4. Using the items below, please rate whether you like the characteristics of your present dwelling, more than or less than your old dwelling?

more than less than

- a) size/number of rooms
- b) interior decor
- c) maintenance - interior
- d) proximity to services
- e) overall costs of living
- f) friendlier neighbours
- g) transportation
- h) more facilities
- i) more community services
- j) adequacy of stores
- k) lack of neighbourhood crime

5. What type of dwelling are you presently living in?

high rise _____
low-rise _____
duplex _____
triplex _____
rooming house _____
other _____

6. How old is the building (house/apartment) you presently live in?

7. How many rooms are there in your dwelling? (do not include: bathrooms, halls, vestibules)

8. What is the monthly cash rental payment for your "new dwelling".

9. Is water, hydro, electricity, parking included?

Yes _____ No _____

If no, how often and how much do you pay for each item not included?

water _____

gas _____

oil/wood/coal/ _____

parking _____

other _____

If yes, what items are included in your rent?

utility bills _____

parking _____

other _____

10. Who lives in this dwelling? (Please list all members of the household starting with the head of the household - the person who contributes the largest amount of money for the operation of the household.)

Surname	Given	Relationship to head of household	Marital Status	Age	Sex
---------	-------	---	-------------------	-----	-----

11. Are you facing any hardship living in your "new residence"? Please explain

12. How much do you estimate it cost for you to move to your "new residence"?

13. What additional expenses did you incur as a result of moving?

14. Now that you have moved from your "old address" to your "new address", given the opportunity, would you move back to your old address.

Yes _____ No _____

15. What options were available to you at the time you were looking for accomodations?

16. What features about your "old address" do you miss/

17. How often do you return to your old address/neighbourhood?

We are interested in having information about you and the members of your household. You may omit any questions which invade your privacy.

18. How many members of your family or household have obtain the following level of education?

elementary school _____

high school _____

technical institute _____

university _____

19. What is the occupation of the head of the household?

20. Please estimate your total family or household income for the past twelve months.

\$ 0 - 9,999	_____	\$20,000 - 24,999	_____
10,000 - 14,999	_____	25,000 - 39,999	_____
15,000 - 19,999	_____	40,000 - over	_____

21. Do you have any additional comments? _____

Thank you for your assistance.