

**HOUSING AND HOUSING SUPPORT  
NEEDS IN THE DOWNTOWN CORE  
OF VANCOUVER**

Submitted to:

Mr. Ted Mitchell  
Manager, Planning  
Research and Communications  
British Columbia and Yukon Regional Office  
Canada Mortgage and Housing Corporation  
Suite 450  
999 Canada Place  
Vancouver, British Columbia  
V6C 3E1

Submitted by:

Research Team  
411 Seniors' Housing Society  
411 Dunsmuir  
Vancouver, B.C.  
V6B 1X4

November 1994

## **DISCLAIMER**

This study was conducted by the 411 Seniors' Housing Society for Canada Mortgage and Housing Corporation under Part IX of the National Housing Act. The analysis, interpretation and recommendations are those of research team at the 411 Seniors' Housing Society and do not necessarily reflect the views of Canada Mortgage and Housing Corporation or the British Columbia and Yukon Regional Office of CMHC, which assisted in the study and its publication.

## **HOUSING AND HOUSING SUPPORT NEEDS IN THE DOWNTOWN CORE**

411 Seniors' Housing Society

November 1994

### **Research Team:**

Max Halber, President

Bill Hennessy, Director

Ernie Iannacone, Director

Shivawn Yuen, Project Coordinator

This research was done under the auspices of Canada Mortgage and Housing Corporation

## **ACKNOWLEDGMENTS**

Our study was made possible by Canada Mortgage and Housing Corporation who have kindly given a grant to support our study: Housing and Housing Support Needs in the Downtown Core.

In addition, we thank the various individuals, social agencies, and the Gerontology Research Centre at Simon Fraser University, who have contributed to the fruition of this study. In particular, thanks to 411 Seniors' Centre, Downtown Eastside Seniors' Centre (100 Miles Society), Downtown Eastside Residential Association, and Seniors' Housing Independence Program for providing us with the opportunity to discuss, contact, and study residents living in downtown Vancouver. Special thanks to Leslie Butt, consultant for the Planning Department at City Hall, for her guidance and encouragement of this study. To all of these people, we extend our thanks for their valuable time and co-operation.

## **EXECUTIVE SUMMARY**

Between August 1994 to September 1994, the 411 Seniors' Housing Society interviewed 200 residents age 50 and over, living in downtown Vancouver, which includes the downtown core (Central and Downtown Eastside) and the West End.

In contrast to the typical sex distribution of residents age 50 and over, males outnumber females in the downtown core. In Central, this ratio is significantly high, with three males to one female.

Nearly all of the residents are renters, with an income of less than \$10,000 / year, and paying 30% or more of their income to rent. Half of the residents live in downtown because it is one of the few places in the city left with low rental accommodation.

There is clear evidence for the need of affordable housing, however, there is no indication of residents in serious financial crisis. West End residents are comprised of an older cohort from an employment background. In general, most receive pensions, and are financially better off than those in the downtown core.

The average length of residency within the community is 10 years, and the majority have stayed more than 5 years in buildings over 10 years old.

More than three-quarters are living alone, but the majority is not socially isolated. Rather, they are satisfied with life, and involved in at least one activity in the community.

Almost all residents want to live in a self-contained unit, either in a bachelor or a one bedroom apartment.

More than one-fifth have fallen in the past 12 months, and/or have been hospitalized. As many as 37% have reported a noticeable decline in health. Arthritis and memory/confusion are the two most frequently reported health problems, increasing inaccessibility to conventional dwellings and increasing danger to living alone.

Wheelchair accessible units and universal designs in future housing are highly valued among residents.

Central downtown need more residential services. Residents want easier access to grocery markets, pharmacy, medical services, and transportation services. Rather than Salvation Army or high-end retail shopping malls, they want retail stores which cater to low to middle-income consumers.

Residents are concerned about safety and security in the downtown area, they want better protection from robbery, forced-entry, and harassment from alcoholics and drug addicts.

Social housing is strongly desired by residents. Most felt that it would ensure low-rental accommodation, rent control, and standardized management.

There is great potential for affordable housing to be built near 411 Seniors' Centre because residents want the variety of social services and recreational services offered at this centre. A social resource network is expected to increase if housing were built particularly near this site.

## RÉSUMÉ

En août et septembre 1994, l'organisme 411 Seniors' Housing Society a interviewé 200 personnes âgées de 50 ans et plus habitant au centre de la ville de Vancouver, région qui englobe le centre-ville (soit les quartiers Central et Downtown Eastside) et le secteur Ouest.

À l'inverse de la répartition habituelle par sexe des résidents de 50 ans et plus, le nombre d'hommes habitant au centre-ville était supérieur à celui des femmes. Ce ratio était particulièrement élevé dans le quartier central, où le nombre d'hommes était trois fois plus élevé que celui des femmes.

Presque tous les résidents étaient des locataires. Il possédaient un revenu annuel inférieur à 10 000 \$ et consacraient 30 % ou plus de leur revenu au loyer. La moitié des résidents interrogés ont déclaré habiter au centre-ville parce que c'est l'un des rares endroits où les loyers sont encore abordables.

Bien qu'il y ait un besoin manifeste de logements abordables, rien n'indique que les résidents éprouvent de graves difficultés financières. Les résidents du secteur Ouest comprennent une cohorte de personnes plus âgées qui ont déjà fait partie de la main-d'oeuvre active. La plupart reçoivent une pension et jouissent d'une meilleure situation financière que les résidents du centre-ville.

Les résidents habitent en moyenne 10 ans dans la collectivité et la majorité d'entre eux habitent depuis plus de 5 ans dans des immeubles construits il y a plus d'une dizaine d'années.

Plus des trois quarts des résidents habitent seuls, quoique la plupart ne soient pas isolés socialement. En règle générale, ils sont satisfaits de leur situation et participent à au moins une activité dans la collectivité.

Presque tous les résidents désirent vivre dans un logement autonome, soit un studio ou un appartement d'une chambre.

Plus du tiers des personnes interrogées ont fait une chute durant les douze derniers mois et/ou ont été hospitalisées. Au moins 37 % ont dit que leur santé s'était sensiblement détériorée. Les deux problèmes de santé les plus souvent signalés par les répondants sont l'arthrite et les troubles de mémoire ou la confusion, difficultés qui restreignent les possibilités d'habiter dans des logements réguliers et qui augmentent le danger de vivre seul.

Les résidents aiment surtout les logements accessibles en fauteuil roulant et les conceptions universelles des habitations futures.

Le quartier central du centre-ville devrait offrir plus de services résidentiels. Les résidents désirent accéder plus facilement aux épiceries, aux pharmacies, aux services médicaux et aux services de transport. Ils souhaiteraient en outre avoir accès à des magasins de détail adaptés aux besoins des consommateurs à revenu moyen, plutôt qu'à l'Armée du salut et aux centres commerciaux haut de gamme.

Les résidents du centre-ville s'inquiètent de leur sécurité et de l'air salubre. Ils désireraient être mieux protégés contre les cambriolages, les entrées par effraction et le harcèlement des alcooliques et des toxicomanes.

Les résidents souhaiteraient vivement avoir accès à des logements sociaux dont les loyers estiment-ils seraient modiques, contrôlables, gérés de façon normalisée.

Il existe un grand besoin de logements abordables à proximité du 411 Seniors' Centre, car les résidents désirent accéder à la gamme de services sociaux et récréatifs offerts à ce Centre. On prévoit un élargissement du réseau des ressources sociales particulièrement si d'autres logements sont construits à proximité de ce Centre.



Helping to  
house Canadians

Question habitation,  
comptez sur nous

National Office

Bureau national

700 Montreal Road  
Ottawa, Ontario  
K1A 0P7

700 chemin de Montréal  
Ottawa (Ontario)  
K1A 0P7

Puisqu'on prévoit une demande restreinte pour ce document de recherche, seul le sommaire a été traduit.

La SCHL fera traduire le document si la demande le justifie.

Pour nous aider à déterminer si la demande justifie que ce rapport soit traduit en français, veuillez remplir la partie ci-dessous et la retourner à l'adresse suivante :

Le Centre canadien de documentation sur l'habitation  
La Société canadienne d'hypothèques et de logement  
700, chemin de Montréal, bureau C1-200  
Ottawa (Ontario)  
K1A 0P7

**TITRE DU RAPPORT :** \_\_\_\_\_  
\_\_\_\_\_

Je préférerais que ce rapport soit disponible en français.

**NOM** \_\_\_\_\_

**ADRESSE** \_\_\_\_\_  
rue app.

\_\_\_\_\_ ville province code postal

**No de téléphone** ( ) \_\_\_\_\_

TEL: (613) 748-2000

Canada Mortgage and Housing Corporation

Société canadienne d'hypothèques et de logement

Canada





## TABLE OF CONTENTS

	<u>Page</u>
<b>ACKNOWLEDGMENTS</b>	i
<b>EXECUTIVE SUMMARY</b>	ii
<b>1.0. PURPOSE</b>	1
<b>2.0. METHODOLOGY</b>	1
<b>3.0. DEMOGRAPHIC CHARACTERISTICS</b>	3
3.1. Sex Distribution	3
3.2. Marital Status	4
3.3. Age	4
3.4. Language	5
<b>4.0. CURRENT HOUSING AND LIVING ARRANGEMENTS</b>	6
4.1. Geographic Distribution	6
4.2. Highlights of Location	7
4.3. Types of Dwelling	8
4.4. Characteristics of Housing	9
4.4.1. Length of Residency in the Community	9
4.4.2. Length of Residency in the Building	9
4.4.3. Age of Dwelling Unit	10
4.5. Renters	10
4.5.1. Composition of Renters	10
4.5.2. Rent	11
4.5.3. Rental Service	11
4.5.4. Rental Arrangements	12
4.6. Owners	12
<b>5.0. SOCIAL ISSUES</b>	13
5.1. Living Arrangements	13
5.2. Formal and Informal Support	14
5.3. Leisure Activities	15
5.4. Participation at 411 Seniors' Centre	16

<b>6.0.</b>	<b>HEALTH</b>	<b>Page</b> 17
6.1.	Health Characteristics	17
6.2.	Activities of Daily Living	19
6.3.	Mental Health Status	20
<b>7.0.</b>	<b>FUTURE HOUSING PLANS</b>	21
7.1.	Plans to Move	21
7.2.	Reasons for Moving	22
7.3.	Plan to Move into Social Housing	23
7.4.	Preferred Location	24
7.5.	Plan to Move Near 411 Seniors' Centre	24
7.6.	Future Housing Needs	26
7.7.	Future Living Arrangements	28
<b>8.0.</b>	<b>INCOME AND AFFORDABILITY</b>	29
8.1.	Income	29
8.2.	Affordability	30
<b>9.0.</b>	<b>THE EXTENT OF DEMAND FOR AFFORDABLE HOUSING IN THE DOWNTOWN CORE</b>	32
9.1.	Evidence for the Need of Social Housing in the Downtown Core	32
9.2.	Potential for Housing Located Near 411 Seniors' Centre	32
<b>10.0.</b>	<b>RECOMMENDATIONS FOR HOUSING DOWNTOWN RESIDENTS</b>	33
<b>11.0.</b>	<b>FUTURE CONSIDERATIONS</b>	34
<b>12.0.</b>	<b>REFERENCES</b>	36

## **APPENDICES**

Appendix 1 Map of Study Area

Appendix 2 Map of Census Tract 1991

Appendix 3 Questionnaire and answers

## **1.0. PURPOSE**

The purposes of this survey are to determine 1) the extent of demand for affordable rental housing in the downtown core, 2) and to analyze the lifestyle, concerns, and needs of potential residents living in downtown Vancouver.

The survey focused on residents (with emphasis on seniors), from three sub-areas of downtown Vancouver. This report can be used to help seniors' housing organizations, developers, and service providers plan for future housing and support services; to enhance the 411 Seniors' Housing Society's role as advocate for affordable housing and better serve its current and future members. The research was done under the auspices of Canada Mortgage and Housing Corporation, who have kindly given a grant in support of this endeavor.

A sub-committee was established to provide guidance regarding research methods and procedures. The sub-committee provided effective methods for improving validity and reliability of the survey, improving the rate of response, and assisting in the design of the questionnaire.

## **2.0. METHODOLOGY**

A pretest of the questionnaire on a group of persons age 55 and over, was conducted in the second week of August, 1994. The benefits of this pretest included: 1) pointing out unexpected answers, 2) establishing details of the questionnaire, and 3) evaluating validity and reliability.

Between August 22nd, 1994 to September 30th, 1994, interviewers surveyed 200 individuals from two seniors' centres, (411 Seniors' Centre; Downtown Eastside Seniors' Centre), one housing registry (Seniors' Housing Independence Program) and one housing society (Downtown Eastside Residential Association). All respondents are from downtown Vancouver, including the West End defined as area V6E and V6G, and the Downtown Core defined as area V6A, V6B, V6C, and V6Z. (See Appendix 1). Since the Downtown Core covers a large area, for the purposes of analyzing the need for housing and support services, it is further divided into 2 sub-areas; Central downtown, defined as area V6B, V6C, and V6Z, and Downtown Eastside, defined as area V6A. Total respondents from the study area:

<b>West End</b>	<b>Central</b>	<b>Downtown Eastside</b>	<b>TOTAL</b>
<b>95</b>	<b>55</b>	<b>50</b>	<b>200</b>

The target population are residents living in downtown Vancouver, 50 or more years of age, and residing in single-room occupancy (SRO) hotels, rooming houses, apartments, townhouses or detached family houses. This study utilized multistage sampling to gather data:

- 1) The first stage, sub-areas of downtown Vancouver are identified according to postal code.
- 2) The second stage, updated (1994) listings of residents living in downtown are formed from two seniors' centres located in the downtown core, one housing referral agency and one housing society.
- 3) The third stage, samples are screened to meet area and age eligibility.

### **3.0. DEMOGRAPHIC CHARACTERISTICS**

This section reviews findings based on sex, marital status, age, and language spoken. Of the 200 respondents, 45% are females and 55% are males. The majority are Caucasian, ranging between the ages of 50 and 95.

#### **3.1. Sex**

The sex distribution of the sample in Table 2 can be compared to the sex distribution of the 1991 Census in table 1. There is no difference between the sex distribution of the sample in Central and Census 1991. It is evident that males outnumber females by three times in this area of town. It is interesting to note that this is the only area in town where the majority are male. However compared to Census 1991, the ratio of males to females is less in the West End, and more in the Downtown Eastside.

<b>TABLE 1</b>			
<b>1991 Census</b>			
<b>Sex Distribution of Population Age 55 and Over</b>			
	<b>West End</b>	<b>Downtown Eastside</b>	<b>Central Business District</b>
Males	47%	52%	76%
Females	58%	48%	24%
	<b>n=9415</b>	<b>n=4350</b>	<b>n=2645</b>

<b>TABLE 2</b>			
<b>Sex Distribution of Sample Age 50 and Over</b>			
	<b>West End</b>	<b>Downtown Eastside</b>	<b>Central</b>
Males	37%	66%	76%
Females	63%	34%	24%
	<b>n=95</b>	<b>n=50</b>	<b>n=55</b>

\*The 3 defined sub-areas are very close to the boundaries of Census 1991, however they are not identical. (See Appendix 1 and 2).

### **3.2. Marital Status**

The majority of the individuals surveyed are single, with only 18% married in the West End, and as little as 6% married in the Downtown Eastside, and 4% married in Central downtown.

**TABLE 3  
MARITAL STATUS**

	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
Never married	31%	24%	45%
Widowed	29%	28%	18%
Divorced	14%	26%	27%
Separated	23%	20%	9%
Married	18%	6%	4%

### **3.3. Age**

As shown in table 4, approximately 90% of the respondents are between the ages of 55 to 85. However, respondents from the West End have a higher average age, while respondents from Central have a lower average age.

**TABLE 4  
AGE RANGE**

<b>Birth Date:</b>	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
Before 1909	5%	6%	2%
1909-1919	28%	26%	13%
1920-1929	53%	24%	38%
1930-1939	9%	30%	36%
1940 -	2%	4%	9%

### **3.4. Language**

Almost all of the respondents speak English fluently. In the Downtown Eastside, there are about 1/5 who speak Chinese fluently. This can be explained by the fact that Chinatown is located in the Downtown Eastside. (According to Census 1991, 77% of those who speak a non-official language in the Downtown Eastside are Chinese.)

**TABLE 5**  
**LANGUAGES SPOKEN FLUENTLY**

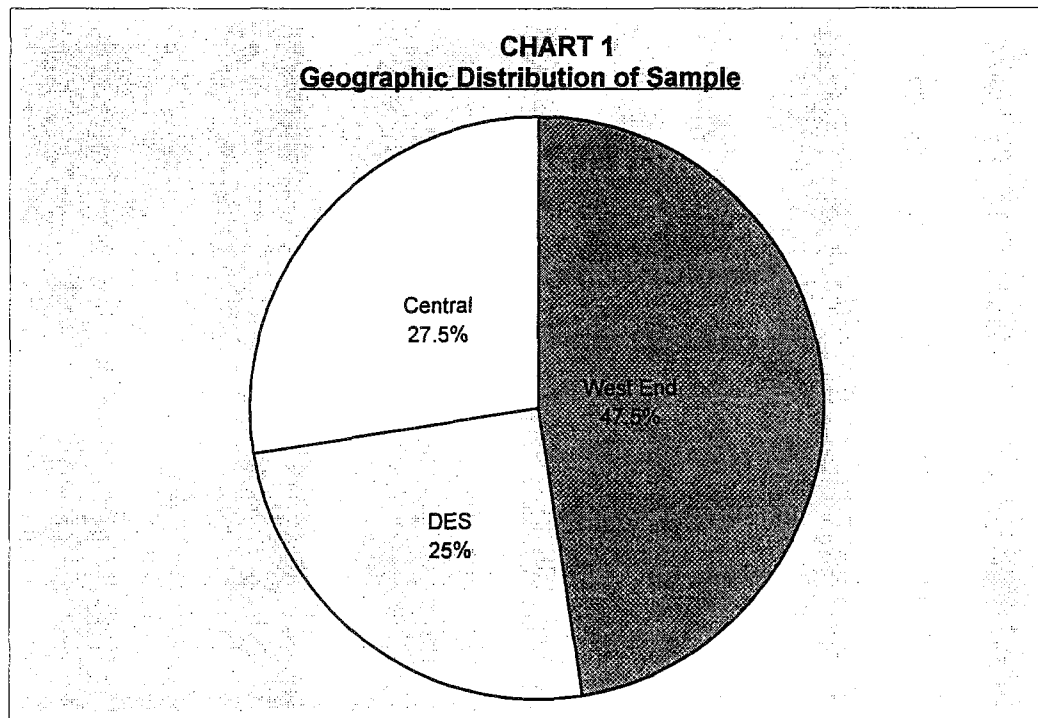
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
English	99%	80%	98%
French	9%	4%	15%
Italian	1%	2%	5%
Spanish	2%	6%	7%
Chinese	2%	18%	0%
Japanese	1%	0%	2%
Punjabi	0%	0%	0%
Other	18%	26%	13%

#### **4.0. CURRENT HOUSING AND LIVING ARRANGEMENTS**

This section identifies the geographic distribution of respondents, types of dwelling, fees charged for dwelling, length of residency, description of renters and owners, and living arrangements.

##### **4.1. Geographic Distribution**

Chart 1 shows the breakdown of respondents from each area. 52.5% of the total respondents are from the downtown core, (which includes Downtown Eastside and Central Downtown), and 47.5% of the total respondents are from the West End.





#### **4.2. Highlights of Location**

Clearly, affordable rent is the prime reason for respondents to choose to live in downtown Vancouver. As Table 6 shows, more than half of the respondents from each sub-area have pointed this out. For the West End, the next most common response for moving to the area is its proximity to banks and stores (49%), followed by proximity to health services (36%) and recreation (33%). Compared to the West End, only 20% from the Downtown Eastside, and 36% from Central found proximity to banks and stores as one of the reasons to live in the area. Finally, only 14% from the Downtown Eastside, and approximately 20% from Central found proximity to health services and recreation as one of the reasons to live in the area.

Some other reasons for living in the West End included: "lived here since childhood", "close to Stanley Park and the ocean", "convenient bus transportation", "near hospital in case of emergencies", "close to church", "walking distance to the community centre and library", "like to be near supermarket", "enjoy atmosphere and neighborhood here".

Some other reasons for living in the downtown core (Downtown Eastside and Central) included: "like to be in the central area of Vancouver", "moved here from demolished home", "easier to find cheaper rent in this part of town", "lived on the streets for many years", "found wheelchair accessible units here", "emergency shelter located here", "rent is too high in other parts of town", "proximity to bus and skytrain", "near religious services", "just need a small space to live in", "wanted a bachelor unit", "convenient to go to Chinatown for grocery shopping and eating out", "like this area because people are not pretentious", "close to cafeterias and low-cost meal services here".

**TABLE 6**  
**HIGHLIGHTS OF LOCATION**

	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
Affordable rent	84%	54%	51%
Family	17%	10%	11%
Friends	19%	14%	18%
Health Services	36%	14%	20%
Recreation	33%	14%	22%
Work	26%	10%	24%
Bank, stores	49%	20%	36%
No choice	6%	8%	7%
Other	20%	40%	27%

### 4.3. Types of Dwelling

It is evident from Table 7 that the West End has the least number of respondents living in hotels. Compared to the other two areas, Central has the most respondents living in hotels, comprising of more than one-third of the respondents. (It should be stressed here that these hotels are also known as SRO hotels). According to the 1992 Survey of Low-Income Housing in the Downtown Core, out of the total housing stock, 72% (1915/2671) are SRO units in Central downtown, and 55% (5516/10,055) are SRO units in the Downtown Eastside. Among the sample, less than one-half have a washroom or stove / hot-plate in these hotel units.

The majority of the respondents live in apartments or condominiums. A breakdown of the areas show that this include almost all of the respondents from the West End, two-thirds of the respondents from Downtown Eastside, and close to one-half of the respondents from Central Downtown.

TABLE 7 TYPES OF DWELLING			
<b>Hotel</b>	<b>n=2/95</b>	<b>n=14/50</b>	<b>n=20/55</b>
	<b>2%</b>	<b>28%</b>	<b>36%</b>
Inc. washroom	100%	36%	45%
Inc. stove / hot-plate	100%	21%	40%
<b>Apartment / Condo.</b>	<b>n=92/95</b>	<b>n=33/50</b>	<b>n=27/55</b>
	<b>97%</b>	<b>66%</b>	<b>49%</b>
Bachelor	42%	52%	41%
1 bedroom	50%	42%	56%
2 bedroom or more	8%	6%	4%
<b>Townhouse</b>	<b>n=1/95</b>	<b>n=0/50</b>	<b>n=1/55</b>
	<b>1%</b>	<b>0%</b>	<b>2%</b>
1 bedroom	100%	0%	100%
2 bedroom or more	0%	0%	0%
3 bedroom or more	0%	0%	0%
<b>House</b>	<b>n=0/95</b>	<b>n=3/50</b>	<b>n=2/55</b>
	<b>0%</b>	<b>6%</b>	<b>4%</b>
1 bedroom	0%	33%	50%
2 bedroom	0%	0%	0%
3 bedroom or more	0%	67%	50%
<b>Other</b>	<b>n=0/95</b>	<b>n=1/50</b>	<b>n=0/55</b>
	<b>0%</b>	<b>2%</b>	<b>0%</b>

#### **4.4. Characteristics of Housing**

In general, the majority of the respondents have lived in the community for more than 10 years, however respondents from the Downtown Eastside have the lowest length of stay in the community.

The majority of the dwelling units in all 3 sub-areas are more than 10 years old. Of the total, 41% are living in subsidized housing. Approximately one-third of the respondents have lived in the building for 5 years or more.

##### **4.4.1. Length of Residency in the Community**

As shown in Table 8, more than one-half of the respondents from the West End and Central downtown have lived in the sub-area for more than 10 years. In comparison, only close to one-third from the Downtown Eastside have lived here. Respondents from the West End have lived in their area for the longest period of time, followed by Central. However, in the Downtown Eastside, about half of the respondents have lived in the sub-area for 5 years or less, indicating a higher mobility pattern than the other two sub-areas.

**TABLE 8**  
**LENGTH OF RESIDENCY IN THE COMMUNITY**

	<u>West End</u>	<u>DES</u>	<u>Central</u>
0-1 yr.	11%	18%	13%
1-5 yrs.	9%	30%	18%
5-10 yrs.	19%	12%	16%
10 yrs. or more	61%	34%	53%

##### **4.4.2. Length of Residency in Building**

As shown in Table 9, the majority of the respondents from the West End have lived in their dwelling units for more than 10 years, compared to 1-5 years in the Downtown Eastside and Central.

**TABLE 9**  
**LENGTH OF RESIDENCY IN BUILDING**

	<u>West End</u>	<u>DES</u>	<u>Central</u>
0-1 yr.	17%	20%	27%
1-5 yrs.	18%	36%	35%
5-10 yrs.	22%	16%	16%
10 yrs. or more	41%	28%	25%

#### **4.4.3. Age of Dwelling Unit**

As shown in Table 10, more than half of the dwelling units in all 3 sub-areas are more than 10 years old.

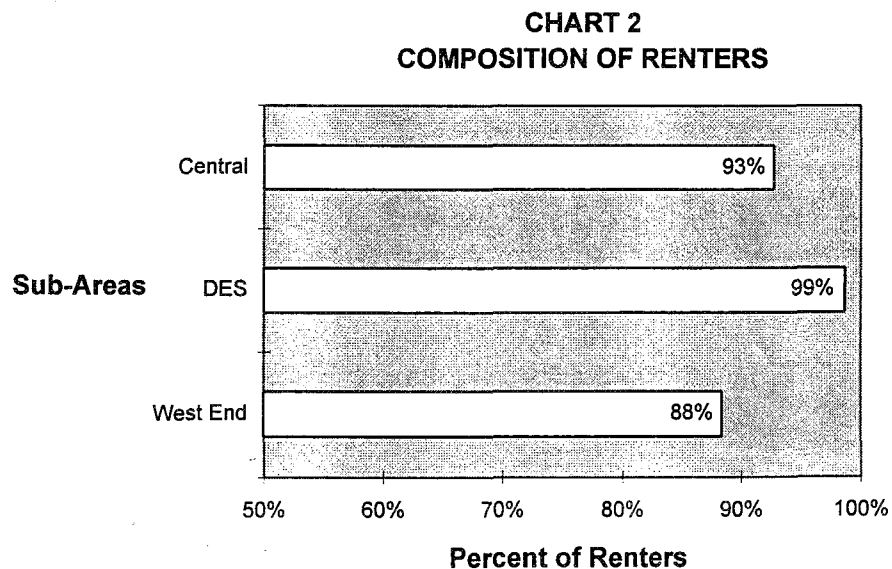
TABLE 10 AGE OF DWELLING UNIT			
	<u>West End</u>	<u>DES</u>	<u>Central</u>
0-1 yr.	1%	2%	2%
1-5 yrs.	5%	24%	13%
5-10 yrs.	3%	12%	11%
10 yrs. or more	89%	62%	71%

#### **4.5 Renters**

Chart 2 and Tables 11-15 provide information on renters. Overall, the majority of the sample are renters, and living alone. In comparison with the West End, rent is lower in the Downtown Eastside and Central. Most reported having no problem paying rent or other housing costs.

##### **4.5.1 Composition of Renters**

As shown in Chart 2, an overwhelming number of respondents are renters. The number is highest in the Downtown Eastside, where 98% are renters, followed by Central with 93%, then the West End with 88%.



#### **4.5.2. Rent**

As Table 11 shows, there is noticeable difference in the average (mode) cost of rent between the three sub-areas. Approximately half of the respondents from the West End are paying more than \$400 for rent, with 28% paying more than \$601. Compared to other areas, only 5% from Central, and none from the Downtown Eastside paid the latter amount (\$601 or more) for rent.

More than half of the respondents from the Downtown Eastside are paying between \$101-\$300 for rent. In Central, more than half are paying between \$201-\$400 for rent.

<b>TABLE 11</b>			
<b>RENT</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
\$100 or less	0%	0%	0%
\$101-200	7%	26%	4%
\$201-300	20%	28%	18%
\$301-400	12%	22%	44%
\$401-500	6%	12%	4%
\$501-600	12%	2%	11%
\$601 or more	28%	0%	5%

#### **4.5.3. Rental Service**

Only 8% of the renters from the West End receive any type of service. However, 22% from the Downtown Eastside, and 41% from Central are receiving some type of service in their dwellings. The type of service usually mentioned is maid service. This reflects the number of respondents living in SRO hotels, which offer such service. As revealed in Table 7, 28% from the Downtown Eastside and 36% from Central live in these hotels. However in the West End, only 2% of the respondents live in these hotels.

The second most common service is building management service. These include having someone to change the light bulbs and do minor repairs.

#### **4.5.4. Rental Arrangements**

More than 90% of the respondents are paying for rent and housing costs alone. Other than their spouses, none of the respondents mentioned any financial support from family or friends.

Nearly 40% of the total renters receive government subsidy or Shelter Aid for Elderly Renters (S.A.F.E.R.). The S.A.F.E.R. program provides assistance to those persons who are paying more than 30 per cent of total income toward rent.

As Table 12 shows, less than one-tenth admit having difficulties paying for rent (including utilities). Such a relatively low percentage may be explained by the number already receiving government subsidy / S.A.F.E.R. Nevertheless, this is questionable, since the non-response rate is quite noticeable, close to one-fifth from all 3 sub-areas. Also, one respondent did point out that this question is an invasion of privacy.

<b>TABLE 12</b>			
<b>PROBLEMS PAYING FOR RENT</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
No	68%	70%	75%
Yes	11%	10%	5%
No Answer	21%	20%	20%

#### **4.6. Owners**

Only 9% from the West End, 2% from the Downtown Eastside, and 7% from Central own their dwelling unit. Since the numbers are so small, further analysis of these owners would not be meaningful since the results cannot be generalized to the whole population.

## **5.0 SOCIAL ISSUES**

This section describes living arrangements, formal and informal support, leisure activities, and participation at 411 Seniors' Centre. Although most are living alone, many are socially active, with frequent contacts with friends.

### **5.1. Living Arrangements**

As Table 13 shows, more than three-quarters of the total respondents are living alone. Approximately, one-fifth from the West End live with a spouse or partner. In comparison, only about one-tenth from the Downtown Eastside and Central live with a spouse or partner.

<b>TABLE 13</b>			
<b>LIVING ARRANGEMENTS</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
Alone	77%	88%	89%
Spouse / partner	20%	8%	11%
Child	2%	0%	0%
Sibling	0%	2%	0%
Friend	1%	2%	0%
Other	0%	6%	2%

## **5.2. Formal and Informal Support**

More than one-third of the total respondents reported having nobody to depend upon if they really need help at home (as a result of a health problem or crisis situation). A few respondents expressed their anxiety for this potential situation. One individual reported, "This is one thing I worry about most, dying or dead in the apartment without anybody knowing."

Nevertheless, about one-quarter are currently using formal services to help them at home, and frequently mentioned is homemaker's services. (Homemaker's services, is part of the government's Long-Term Care program. It serves those who require assistance with activities of daily living and provides household tasks.)

A comparison between interaction with family members and friends in Table 14, clearly reveals that respondents contact their friends more often. At least once a week, respondents contact a friend (75%) two times more often than a family member (34%) (who do not live with the respondent). As can be seen, on a monthly basis, respondents contact their friends (87%) much more frequently than a family member (52%).

**TABLE 14**  
**CONTACT WITH FAMILY AND FRIENDS**

<b>At least:</b>	<b><u>Family</u></b>	<b><u>Friends</u></b>
Once a day	14%	42%
Once a week	20%	33%
Once every 2-4 weeks	18%	12%



### **5.3. Leisure Activities**

Apparently, as Table 15 indicates, a high proportion is involved in some type of leisure activity, ranging from 71%-80% of the total respondents. Of these activities, shopping ranked first (average 77%), movies ranked second (average 42%) and music ranked third (average 38%). More than 50% of the respondents are involved in other activities, with many reporting walking and painting as a favorite past-time.

**TABLE 15**  
**LEISURE ACTIVITIES**

	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
<b>Involved in at least 1 activity:</b>	80%	78%	71%
Gardening	17%	10%	26%
Swimming	21%	21%	31%
Shopping	78%	77%	77%
Bingo	20%	31%	23%
Cards	25%	31%	21%
Music	36%	41%	38%
Movie	41%	38%	49%
Sewing	33%	15%	18%
Sports	18%	23%	18%
Other	58%	46%	62%

#### **5.4. Participation at 411 Seniors' Centre**

Table 16 gives an overall view of the extent to which respondents took advantage of the services offered at 411 Seniors' Centre. This seniors' centre is the largest in B.C., and is located in Central Downtown. About 75% of the respondents are members and using some type of service at 411 Seniors' Centre. Nearly half are using the nutritious meal services at the centre. The average cost of a main course, which often includes a generous portion of meat or pasta, ranges from \$2.50-\$2.75.

The 411 Seniors' Centre offers a wide variety of recreational programs, and this has attracted more than one-third of the respondents. In addition, its educational programs and counseling referral services, ranging from filling forms to providing housing and financial information, have been used by more than one-fifth of the respondents. Furthermore, 411 Seniors' Centre provides a sense of community and a place for social interaction, approximately one-third are visiting the centre to meet friends.

**TABLE 16**  
**PARTICIPATION AT 411 SENIORS' CENTRE**

	<b>n=150</b>
Member	75%
Meal service	51%
Financial information	23%
Housing information	22%
Phone service	4%
Use of telephone	2%
Filling forms	31%
Meeting friends	31%
Recreation	40%
Education	19%
Volunteer work	17%
Other	13%

## **6.0. HEALTH**

A major concern of the study was to examine physical and mental status. Obviously, the interaction between health status and the living environment directly affect the overall well-being of individuals. Table 17-19, describes physical health status. Table 20 describes respondents' perception of their well-being.

### **6.1. Health Characteristics**

Some of the more common problems that occur with aging are listed in Table 17 and 18. As can be seen in Table 17, the most common long-term illness is arthritis in the West End and Central. In the Downtown Eastside the most common long-term illness is memory problems or confusion. Other types of long-term illness that are frequently mentioned are cancer, paraplegic, epileptic, weakness and poor coordination of the legs and arms, kidney failure, hip fracture, spinal cord problems, prostate problems, and insomnia. Moreover, one fifth or more have arthritis (38%), high blood pressure (25%), memory problems (21%) and heart disease (20%). Other diseases are reported at less than 10%. According to Statistics Canada, the 1985 General Social Survey reports that the most common diseases found among elderly persons 65 years of age and older, are diseases of the joints, hypertension, heart diseases, respiratory diseases, and diabetes. Furthermore, the Canada Year Book (1994), reveals that the 3 leading causes of death (due to health problems) are in the following order: cardiovascular diseases, including heart and stroke, cancer, and respiratory diseases.

Table 18 shows that the majority (80%) wear glasses, and 20% wear a hearing aid. The Downtown Eastside and Central area have more individuals with health problems than the West End. Of the total respondents, more than 20% smoke and/or drink alcohol regularly, feel tired everyday, feel dizzy and/or weak often, need support to stand-up, and have fallen in the past 12 months. When asked where they have fallen, most reported: "bathroom", "on the stairs", "getting off/on the bus", and "on the streets".

From 23%-33% of the respondents have been hospitalized, or have been admitted to emergency within the past 12 months. Reasons include cancer, diabetes, stroke, seizure, ulcer, prostate problems, bladder problems, fractured bones from falling, heart attack, inflamed leg, ulcer, blood clot, pneumonia, and fainting.

Almost half of the respondents (45%) regularly seek medical services, with most reporting visits to the family doctor for regular check-ups. Within the past 2 years, 37% of the respondents reported that their health has noticeably declined, however only 8% reported a major decline.

**TABLE 17**  
**LONG-TERM ILLNESS**

	<u>West End</u>	<u>DES</u>	<u>Central</u>	<u>n=200</u>
Arthritis	44%	26%	36%	38%
Heart disease	19%	24%	16%	20%
High blood pressure	28%	22%	22%	25%
Diabetes	4%	6%	9%	6%
Respiratory disease	6%	10%	13%	9%
Memory / confusion	20%	30%	15%	21%
Other	18%	28%	35%	25%

**TABLE 18**  
**GENERAL HEALTH PROBLEMS**

	<u>West End</u>	<u>DES</u>	<u>Central</u>	<u>n=200</u>
Wear glasses	85%	90%	76%	84%
Wear a hearing aid	18%	20%	24%	20%
Poor vision	16%	16%	27%	19%
Poor hearing	13%	8%	15%	12%
Poor sense of touch	4%	4%	11%	6%
Poor coordination	3%	16%	18%	11%
Limited flexibility	11%	10%	13%	11%
Muscles weakness	17%	20%	20%	19%
Poor balance	17%	18%	20%	18%
Height limitation	3%	16%	5%	7%
Wheelchair dependent	0%	0%	2%	1%
Smoke regularly	13%	40%	31%	25%
Drink alcohol regularly	16%	26%	27%	22%
Feel tired everyday	28%	42%	36%	34%
Feel dizzy often	21%	30%	25%	25%
Feel weak often	22%	46%	29%	30%
Shake / tremble often	9%	16%	24%	15%
Walk with support	16%	22%	22%	19%
Stand with support	18%	28%	24%	22%
Fainted within the past 12 months	4%	18%	22%	13%
Fallen within the past 12 months	19%	36%	29%	26%

## 6.2. Activities of Daily Living

Table 19 shows the percentage with problems related to activities of daily living, however it does not include those who were "not applicable" such as those who do not have a stove at home, or do not have control over lighting etc. The three most common problems are walking up and down the stairs (29%), changing the light bulb (20%), and seeing in the dark even with dim lighting (20%). Only a minority, (less than 20%), have difficulties with other activities of daily living.

TABLE 19 ACTIVITIES OF DAILY LIVING				
With problems:	West End	DES	Central	n=200
Hear the doorbell/ fire alarm	5%	12%	18%	11%
Change the light bulb	20%	16%	24%	20%
Use a key	5%	12%	18%	11%
Turn the door knob	4%	12%	16%	10%
Use light switches	3%	10%	11%	7%
Adjust the thermostat	5%	10%	9%	8%
Get on/off chair	13%	18%	18%	16%
Walk up/down stairs	26%	34%	29%	29%
Use water controls	6%	6%	13%	8%
Get in/out of shower/ bath	18%	14%	16%	17%
Use stove switches	4%	6%	11%	7%
Reach cupboards	19%	14%	20%	18%
Use broom/vacuum	9%	22%	22%	16%
Use washing machine	9%	16%	25%	16%
Dispose garbage	4%	10%	11%	8%
Hear the speaker on the phone	7%	3%	15%	13%
See in the dark with dim light eg. flashlight	20%	16%	24%	20%
Dial a phone	4%	8%	15%	8%
Collect the mail	8%	6%	11%	9%
Grocery shopping	9%	6%	5%	8%

### 6.3. Mental Health Status

Table 20 shows how subjects rate their mental well-being. Overall, respondents from the West End are more positive than respondents from the Downtown Eastside and Central. However, the majority of the respondents are optimistic, and most report to be satisfied with life. Nevertheless, the responses may be somewhat biased here, since respondents may be intimidated by face-to-face interviewing, and as a result, respond more positively.

TABLE 20 MENTAL HEALTH STATUS				
	<u>West End</u>	<u>DES</u>	<u>Central</u>	<u>n=200</u>
<b>Satisfied with life:</b>				
Usually	74%	46%	56%	62%
Sometimes	15%	34%	22%	22%
Never	11%	18%	15%	14%
<b>Lonely:</b>				
Usually	8%	18%	16%	13%
Sometimes	39%	28%	27%	33%
Never	51%	52%	47%	50%
<b>Frightened:</b>				
Usually	4%	10%	13%	8%
Sometimes	26%	24%	24%	25%
Never	69%	64%	64%	67%
<b>Deal with problems:</b>				
Usually	66%	50%	65%	62%
Sometimes	19%	22%	13%	18%
Never	9%	24%	11%	14%
<b>Depressed:</b>				
Usually	8%	14%	16%	12%
Sometimes	40%	42%	35%	39%
Never	51%	38%	40%	45%

## **7.0. FUTURE HOUSING PLANS**

In the evaluation of future housing issues, beside varying responses between sub-areas, there are other factors that must be taken into consideration, and these are evaluated using the chi-square test. This section is one of the more important ones, reflecting whether there is a demand for housing subject to sub-areas and other factors.

### **7.1. Plans to Move**

As shown in Table 21, the majority of the respondents (59% and over), have plans to move from their present home. Compared to the two other sub-areas, Central has the highest proportion planning to move, and the West End has the least proportion planning to move.

Table 22 shows subsidized housing as a potential factor that may influence relocation plans. Chi-square tests ( $p < .05$ ) showed no statistically significant differences between the two groups. The majority are planning to move from their present homes.

Of those that plan to move, approximately half plan to move within 1 year, one-third plan to move within 1-5 years, and a small minority plans to move after 5 years. Another 17% cannot predict when they will move.

<b>TABLE 21 PLANS TO MOVE</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
<b>Yes</b>	<b>59%</b>	<b>64%</b>	<b>73%</b>
<b>No</b>	<b>34%</b>	<b>24%</b>	<b>16%</b>
<b>Maybe</b>	<b>3%</b>	<b>8%</b>	<b>4%</b>

<b>TABLE 22 PLANS TO MOVE</b>		
	<b><u>Subsidized</u></b>	<b><u>Non-Subsidized</u></b>
<b>Yes</b>	<b>64%</b>	<b>70%</b>
<b>No</b>	<b>33%</b>	<b>24%</b>
<b>Maybe</b>	<b>2%</b>	<b>6%</b>

## **7.2. Reasons for Moving**

As Table 23 shows, there are some differences among the sub-areas when identifying the reasons for moving from the present home. The three main reasons for moving in each sub-area are ranked in order. In the West End: 1) 48% want to be nearer to transportation services 2) 46% want to be nearer to shopping areas and banks 3) 41% want to be nearer to health services. In the Downtown Eastside: 1) 72% want to avoid the high crime area, 2) 50% want to be nearer to shopping areas and banks, 3) 47% want to be nearer to transportation services. In Central: 1) 65% want to be nearer to shopping areas and banks, 2) 60% want to be nearer to health services, 3) 58% want to be nearer to transportation services. With aging come increasing limitations to the environment, as Table 23 shows, it is evident that the majority want easier access to community services. Furthermore, compared to the West End, a significant number from the downtown core (Downtown Eastside and Central) want to move because there is a high rate of crime in the area.

When asked whether there are other reasons for moving, common responses include: "need to move to a less expensive place", "tired of living with cockroaches and rats", "have crazy (mentally challenged) people screaming and yelling in my building at 3 a.m. in the morning", "want to move into a building where there are elevators". Other common responses from the Downtown Eastside include: "want to stay away from drug dealers and prostitutes", "the drunks here cause a lot of trouble", "the area is unsafe to walk around at night", "it is unsafe for friends and family to come visit".

**TABLE 23**  
**REASONS FOR MOVING**

	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
Health services	41%	41%	60%
Recreation	29%	25%	40%
Transportation	48%	47%	58%
Shopping, bank	46%	50%	65%
Family	21%	13%	15%
Friends	29%	16%	30%
Design of the building	11%	16%	13%
Management	5%	19%	8%
Tenant / neighbour	7%	9%	5%
Crime in building	5%	22%	18%
Crime in the area	14%	72%	40%
Building will be demolished	2%	3%	25%
Rent increase	18%	0%	13%
Other	48%	28%	28%



### **7.3. Plan to Move into Social Housing**

Table 24 shows the that the majority would seriously consider moving into social housing, if they "had to move". (Social housing is low-rental housing managed by the government or non-profit organizations.)

Table 25 shows subsidized housing as a potential factor which influences the decision to move into future social housing. Chi-square tests ( $p < .05$ ) showed no significant differences between the two groups. The majority would seriously consider moving into social housing. Reasons for wanting to move into social housing include: "affordable rent", "rent control", "better management", "safer", "provides a sense of well-being", "the government takes good care of people".

<b>TABLE 24</b>			
<b>MOVE INTO SOCIAL HOUSING</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
<b>Yes</b>	65%	84%	85%
<b>No</b>	16%	6%	7%
<b>No Opinion</b>	15%	2%	4%

<b>TABLE 25</b>		
<b>MOVE INTO SOCIAL HOUSING</b>		
	<b><u>Subsidized</u></b>	<b><u>Non-Subsidized</u></b>
<b>Yes</b>	92%	71%
<b>No</b>	1%	19%
<b>No Opinion</b>	7%	10%

#### **7.4. Preferred Location**

Table 26 shows that the majority would move within the same sub-area. The percentage in this category is highest in the West End and lowest in Central, which is located between Downtown Eastside and the West End. As many as 36% from Central would like to move into the the West End. "Apartment living", "cleaner and safer neighborhood", and "an active community centre (West End Seniors' Network)", are some of the attractions of the West End.

<b>TABLE 26 PREFERRED LOCATION</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
<b>Downtown</b>	14%	64%	45%
<b>West End</b>	65%	16%	36%
<b>Elsewhere in Van.</b>	8%	6%	7%
<b>Other</b>	19%	12%	15%

#### **7.5. Plans to Move Near 411 Seniors' Centre**

Table 27 shows that nearly three-quarters of the downtown core (Downtown Eastside and Central), compared to only half from the West End would move near 411 Seniors' Centre if affordable housing were built. However, only a minority (15%) would definitely refuse to move here, and 27% had no opinion in the West End. Reasons for moving near 411 Seniors' Centre included: "like to be near counseling services at 411 Seniors' Centre", "convenient to recreational services at 411 Seniors' Centre", "can go to 411 Seniors' Centre more often", "would no longer be lonely", "more opportunity to meet people", "clean and quite in this particular location", "need affordable housing in downtown", "close to shopping mall (Pacific Centre)", "want to live in a seniors' focused community".

Reasons for having no desire to move near 411 Seniors' Centre included: "not close to supermarket or grocery stores", "no pharmacy here", "prefer activities in the est End", "like to live closer to Stanley Park and the beach".

<b>TABLE 27 MOVE NEAR 411 SENIORS' CENTRE IF AFFORDABLE HOUSING WERE BUILT</b>			
	<b><u>West End</u></b>	<b><u>DES</u></b>	<b><u>Central</u></b>
<b>Yes</b>	55%	76%	73%
<b>No</b>	15%	10%	7%
<b>No opinion</b>	27%	10%	16%

Table 28 shows 411 Seniors' Centre's members as a possible influencing factor to moving near 411 Seniors' Centre if affordable housing were built. Chi-square tests showed no significant differences between the two groups, the majority would like to move near 411 Seniors' Centre.

TABLE 28		
MOVE NEAR 411 SENIORS' CENTRE		
	<u>411 Member</u>	<u>Non-Member</u>
Yes	67%	68%
No	11%	15%
No opinion	22%	17%

## **7.6. Future Housing Needs**

Table 29 identifies future housing needs. Respondents were asked, "If rent is \$200.00 for a unit with a bathroom, would you pay extra for the following?"

The most popular housing option is either a bachelor unit or a one-bedroom apartment. About half of the respondents prefer a one-bedroom apartment, the other half prefer a bachelor apartment, reflecting the need for a one person self-contained living unit. 40% or more of the total respondents would like a cooking area or separated cooking area, laundry facility in the building, a live-in manager, a maintenance person, an emergency call bell in the unit, a cafeteria, a recreation room, a library, a security guard, a burglar alarm system, and a security camera.

Special designs that are desired in future housing include: "easy door handles", "lower kitchen cabinets", "more window area", "individual balconies", "wheelchair accessible units", "wheelchair access to motorized-chair access", "ramps and elevators", "sprinkler fire system", "clean, plain, walls", "a building without grey bricks because it looks depressing", "recreation rooms", "intercom system", "bars near the bathtub and showers at 'sills' level", "automatic doors", "nice outdoor surroundings", "garden area", "roof garden", "storage area", "reading room", "social room", and "T.V. room", "whirlpool and swimming pool for massage and exercise".

Other services and activities that are desired in future housing include: "salon service because seniors have a hard time washing their hair", "access to a T.V. and video machine", "cablevision", "woodshop and other workshops", "fitness classes", "small pets to be allowed in the building", "bingo", "educational courses offered in meeting rooms", "restriction of alcoholics, drug addicts, and mentally retarded persons", "resident council to manage the building", "somebody to check on people on a daily basis", and "homemaker service once a week to do housework".

**TABLE 29**  
**FUTURE HOUSING NEEDS**

	<u>West End</u>	<u>DES</u>	<u>Central</u>	<u>n=200</u>
Sep. bedroom	51%	50%	49%	50%
Cooking area	46%	56%	55%	51%
Sep. cooking area	60%	42%	47%	52%
Dining area	33%	28%	16%	27%
Sep. dining area	20%	18%	20%	20%
Living area	40%	28%	33%	35%
Sep. living room	36%	20%	25%	29%
Laundry facility	53%	50%	51%	52%
Cafeteria	45%	38%	47%	44%
Meeting room	40%	34%	33%	37%
Recreation room	44%	44%	38%	43%
Library	40%	46%	33%	40%
Housekeeper	26%	22%	27%	26%
Live-in manager	51%	46%	51%	50%
Maintenance person	48%	52%	53%	51%
Security guard	42%	46%	36%	42%
24-hours nursing	28%	18%	29%	26%
Emergency call-bell	44%	56%	42%	47%
Alarm system	40%	44%	45%	43%
Security camera	39%	36%	45%	40%

### **7.7. Future Living Arrangements**

Table 30 shows respondents' preferred living arrangements in future housing. Of the total respondents, about three-quarters or more will live with different religious groups (84%), both sexes (83%), different ethnic groups (82%), and physically-challenged people (72%). Less than one-half will live with children, battered women, homosexuals, and mentally challenged people.

<b>TABLE 30 FUTURE LIVING ARRANGEMENTS</b>		
Physically challenged	19%	No
	72%	Yes
	7%	Depends
Mentally challenged	41%	No
	36%	Yes
	19%	Depends
Diff. ethnic groups	9%	No
	82%	Yes
	9%	Depends
Diff. religious groups	10%	No
	84%	Yes
	6%	Depends
Both sexes	10%	No
	83%	Yes
	6%	Depends
Children	57%	No
	33%	Yes
	9%	Depends
Tenants age 21-45	30%	No
	58%	Yes
	11%	Depends
Battered women	37%	No
	44%	Yes
	19%	Depends
Homosexuals	40%	No
	41%	Yes
	12%	Depends

## **8.0. Income and Affordability**

The following section confirms that the majority living in downtown are in core need. Although government pensions, subsidies, and subsidized housing have balanced the ability to afford housing, there is evidence that rental rates are high in the West End and Central.

### **8.1. Income**

Table 31 shows that those from the Downtown Eastside and Central receive a remarkably high Guaranteed Income Supplement to Old Age Pension ratio, with 82% in the Downtown Eastside, 83% in Central, and only 33% in the West End. (The Guaranteed Income Supplement is only allowable to those who have limited income apart from the Old Age Pension.) The West End have 3.5 times more (67%), and Central have 2.5 times more (49%) receiving the Canada Pension Plan (which is allowable to those who were previously employed), than the Downtown Eastside (18%). It is quite clear that the West End consist of more financially secured individuals. Only 3% in the West End, compared to 27% in the Downtown Eastside, and 24% in Central, are on welfare. However this may also reflect more persons with eligibility to pensions from the West End group. The West End consist of an older age group with 78% receiving Old Age Security pension, compared to 56% in the Downtown Eastside, and 40% in Central. Other sources of income include overseas pension, savings, and financial support from family members.

**TABLE 31  
SOURCES OF INCOME**

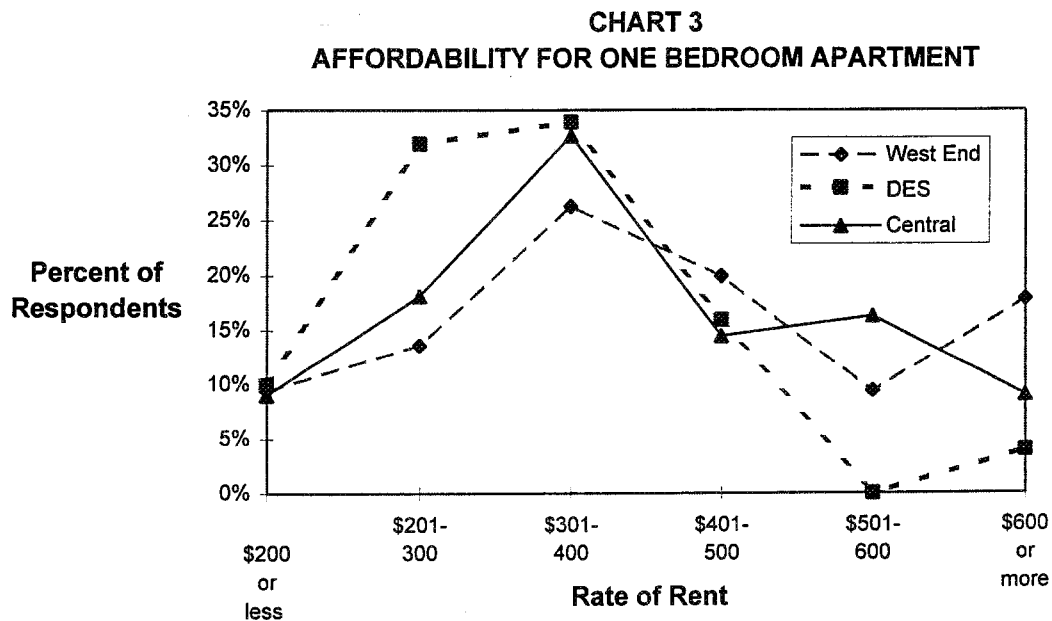
	<u>West End</u>	<u>DES</u>	<u>Central</u>
OAS	78%	56%	40%
GIS	26%	46%	33%
CPP	67%	18%	49%
Handicap / GAIN	8%	10%	16%
Veteran's pension	8%	10%	15%
Spouse's Allowance	2%	2%	2%
Widowed Allowance	3%	2%	0%
Welfare / GAIN	3%	24%	27%
UIC	1%	0%	5%
Full-time employment	1%	4%	7%
Part-time employment	2%	4%	11%
Investments	21%	14%	9%
Other	32%	14%	15%

Table 32 confirms that the Downtown Eastside consist of a lower socio-economic group, with as many as 60% receiving an income of less than \$10,000 a year, compared to Central with 38%, and the West End with 26% . In general, the majority receive less than \$20,000 a year.

TABLE 32 YEARLY INCOME			
	<u>West End</u>	<u>DES</u>	<u>Central</u>
Under \$10, 000	26%	60%	38%
\$10-20,000	47%	32%	40%
\$20-30,000	19%	4%	13%
Over \$40,000	3%	2%	9%

## 8.2. Affordability

As chart 3 shows, the majority (30%) in all three sub-areas can afford a maximum of \$301-\$400 / month to rent a one bedroom apartment. It is quite obvious that the Downtown Eastside consist of a lower income group, almost none of the respondents in this area can afford rent at \$500 and above.





Overall, as shown in Table 34, the majority are in core need, which describes those paying 30% or more of their income to rent. 51% of the respondents from Central are in core need, compared to 41% in the West End, and 31% in the Downtown Eastside. As shown in Table 33, this reflects a higher proportion receiving subsidies or living in subsidized housing in the West End and the Downtown Eastside. The Downtown Eastside has the lowest proportion in core need because individuals are paying lower rental rates (See Table 11, Rental Rates). However, the large number of individuals (72%-82%) in core need in all three sub-areas, clearly indicates a lack of affordable housing in downtown Vancouver.

**TABLE 33**  
**SUBSIDY AND SUBSIDIZED HOUSING**

	<u>West End</u>	<u>DES</u>	<u>Central</u>
Receive subsidy	40%	36%	42%
Subsidized housing	42%	52%	27%

**TABLE 34**  
**RATIO OF RENT TO INCOME**

	<u>West End</u>	<u>DES</u>	<u>Central</u>
30%	41%	40%	31%
More than 30%	41%	32%	51%
Less than 30%	11%	22%	15%

## **9.0. THE EXTENT OF DEMAND FOR AFFORDABLE HOUSING IN THE DOWNTOWN CORE**

The findings of this study emphasize the need for more affordable housing in the downtown core, specifically near 411 Seniors' Centre. The specialized services offered by the centre, the public amenities within walking distance, the strong support of interviewed residents, and the core location of downtown Vancouver, justify residential housing in this area.

### **9.1 Evidence for the Need of Social Housing in the Downtown Core**

- 1) With an average budget of \$301-400/month for rent, and the majority of residents wanting a self-contained apartment, social housing is the best alternative to SRO hotels and run-down apartments.
- 2) Office towers and expensive condominiums are rapidly replacing blocks of older buildings in the downtown core, threatening low-income residents, mostly in the older-age groups. In addition to providing affordable accommodation, social housing guarantees the long-term existence of buildings.
- 3) Social housing is regulated to some degree, offering proper living conditions, and protection from unfair rent increase and abusive management.

### **9.2 Potential for Affordable Housing Near 411 Seniors' Centre**

Future housing development near 411 Seniors' Centre is desirable for several reasons:

- 1) Residents benefit from existing social and recreational services offered at 411 Seniors' Centre, including: information and referral counseling, recreational services, educational course, lawyers' service, medical services, meal services, and outreach services.
- 2) Existing social support services are cost-saving to housing providers, users, and B.C. citizens in the long run. Residents are usually healthy at the time of admission, but as aging progresses, they are likely to find these social support services convenient necessities rather than amenities.
- 3) 411 Seniors' Centre is within walking distance to public amenities: skytrain station, central bus station, Queen Elizabeth Theatre, B.C. Place, main post-office, parks, churches, new central public library, new arena, Pacific Mall - shopping mall, antique stores, cafeterias, Vancouver Community College, Simon Fraser University Campus, and the proposed new Downtown British Columbia Institute of Technology Campus.
- 4) Central downtown is situated between the West End and Downtown Eastside, accessible to all areas of downtown by walking or public transportation. Residents can maintain and increase community participation in all areas of downtown, and adjacent areas.
- 5) Centrally located in downtown Vancouver, potential residents can serve as liaison and conduit to integrate downtown community services from the West End to Downtown Eastside.

6) Reasons for not moving near 411 Seniors' Centre should be looked at closely, most frequently mentioned is the lack of convenient services and residential amenities.

-There needs to be more grocery stores, laundromats, medical services, pharmacy, and lower cost retail stores in the area, all such services that 411 Seniors' Centre could provide and enhance.

-The area is highly business-oriented, dominated by high-rise office towers. Planting more trees and larger grass area, and introducing residential-oriented services will attract potential tenants.

-The parks are often occupied by street people and drunks, making it unsafe and aesthetically unpleasant. Future housing can target local people who are in *real* need of accommodation, and assist to alleviate these social problems.

#### **10.0. RECOMMENDATIONS FOR HOUSING DOWNTOWN RESIDENTS**

1) Residential developments in downtown is possible through restructuring of older neighbourhoods. Retain and remodel heritage buildings and vacant buildings into residential units.

2) The majority live in buildings over 10 years old. Many older buildings are several stories high, without elevators. Flights of stairs increase the risk of falling and crime. Adequate lighting along staircases minimizes the chance of missing a step and mugging. Staircases and railings should be well-maintained, with regular repair to wear and tear.

3) If structurally possible, install elevators and adapt universal designs to heritage apartments and SRO hotels to support for "aging in place".

4) Most residents enjoy the residential community of the West End. Therefore, maintain current residential settings, enhance social activities, and increase ease of access to: grocery stores, bank machines, and transportation services. Adapt similar residential concept to Central and the Downtown Eastside.

5) The highest proportion in all three sub-areas paying more than 30% of the income to rent is in the West End. More than half are paying over \$500/month for rent, indicating a need for affordable housing in the area.

6) Residents in the downtown core are highly concerned with safety as it is a high crime area. Over 40% desire a security guard, burglar alarm system, and security camera in the building. A combination of these safety devices would increase safety and security, and attract and hold potential residents.

## **11.0. FUTURE CONSIDERATIONS**

The following recommendations are offered:

- 1) Provide variety and flexibility of home support services in the neighbourhood. Occasional homemaking service can help release emotional and physical stress for those with limited mobility or illness. Rather than congregate housing (which offers on-site meal service, maid service, and personal care), which is costly to both service providers and users, a centralized service station in the neighbourhood, such as 411 Seniors' Centre would be adequate. The average age range of interviewed residents is between 55-85 years, and only a very small minority require daily home support services.
- 2) Admission procedures and formal services offered should be based on residents' needs: current housing situation, income, mental and physical health, and support from family or friends.
- 3) Provide easy access to regularly-used community services: grocery stores or supermarkets, medical services, pharmacy, bank, beauty salons / barber shops, and food services. Provisions of these services can be made either on the ground level of future housing developments, or develop future housing next to these services.
- 4) Provide a balance between places of safety and security and places to visit and explore. Convenient locations of recreation and entertainment facilities such as local movie theatres, neighbourhood meeting places, gym and swimming pool, bingo halls, gardens, food fairs, bookstores, and hobby shops are links to community integration.
- 5) All future housing developments should include universal designs and wheelchair accessible units. The whole population is aging in general, people are living longer and remaining in their homes for longer periods of time. Although many very old people are physically and mentally independent at home, there is an increased tendency to fall, inability to reach, and less reserve capacity of organs and systems to recuperate from accidents and illness (Watzke and Kemp, 1992).
- 6) Residents age 50 and over have traditional values, a significant number prefer to live without homosexual tenants in their building.
- 7) Residents age 50 and over value "peace and quiet", many prefer to live apart from children, battered women, the mentally-challenged, parolees, and ex-convicts.
- 8) Older persons living alone are more susceptible to danger and crime. Adaptation of in-house monitoring services to future housing such as a front-desk clerk, 24 hour security, telephone check-ups, regular drop-ins, emergency call-bell, T.V.- intercom system, and burglar alarm system increase safety and security.
- 9) In many cases, tenants are able to live in higher-rent apartments with the assistance of S.A.F.E.R. (Shelter Aid for Elderly Renters). Awareness of S.A.F.E.R. needs to be increased. Information of this program can be delivered to owners, managers, and other interested parties. They can assist their tenants who qualify for this program. Furthermore, older tenants can be informed through direct mail, or direct contact at regularly visited places such as the drug store and community centre.

10) Careful investigation and involvement of potential residents are necessary in the planning stage. The success of a housing development is dependent upon a complex of variables that range from the perfect structural design, in the best location, through to the most caring, facilitative management and group of compatible residents who have chosen to live as a community.

11) Residents' access to housing options and services may be limited for several reasons. They may not realize that certain services and activities are available to them, they may not know of the existence of some programs for which they are eligible, they may not wish to impose with their demands, and they may not have the skills to find, read, write, and understand an application form. A system of outreach social support service is necessary. Residents should be automatically and regularly notified when they are qualified for various housing options, rent assistance programs, homemaker's services etc.

12) "There is need for design to continually be challenged, up-dated/tested ... (and) buildings ... need to be hypotheses rather than solutions to be lived in (Zeisel, 1977)." Observation and continual assessments of residents are necessary to improve the quality of the community. It promotes community integration, helps the community gain a more positive view of those who are in need, and benefits both the young and old in the community in helping them face the reality and challenges of aging. Should future housing be constructed in the Downtown Vancouver area, strong indication must be given to a location quite close to 411 Seniors' Centre as the bulk of services currently requested is either located there, or could be added to serve a clientele desiring housing needs.

## **12.0. REFERENCES**

- Aitken Wreglesworth Associates. (1988, January). ***Downtown South: Urban Design Review***. City of Vancouver Planning Department.
- Barbara, J.F., Stanley, L., & Adler, A. Single-room occupancy hotels: their viability as Housing for older citizens. In Lawton, M.P. and Hoover, S.L. (Eds.), ***Community Housing Choices for Older Americans***. New York: Springer.
- Butt, L. (1993, November). ***Residents of Victory Square***. City of Vancouver, Departments of Health, Housing & Properties, Planning, and Social Planning.
- City of Vancouver Planning Department. (1993, November). ***Vancouver Local Area Profiles: 100% Census Data***. Vancouver: City of Vancouver.
- City of Vancouver Planning Department. (1986, October). ***Vancouver Local Areas 1986: 100% Data from the Canada Census***. Vancouver: City of Vancouver.
- City of Vancouver Housing & Properties Department. (1993, March). ***1992 Survey of Low-Income Housing in the Downtown Core***. Vancouver: City of Vancouver.
- City of Vancouver Housing & Properties Department. (1993, March). ***Vancouver Non-Market Housing Inventory 1953-1992***. Vancouver: City of Vancouver.
- Canada Mortgage and Housing Corporations. (1991). ***Maintaining Seniors' Independence in Rural Areas. Guide to Planning for Housing and Support Services***. Ottawa: CMHC.
- Canada Mortgage and Housing Corporations. (1989). ***Maintaining Seniors' Independence: A Guide to Home Adaptations***. Ottawa: CMHC.
- Cohen, D. & Sokolovsky, J. (1983). Toward a concept of homelessness among aged men. ***Journal of Gerontology***, 38(1), 81-89.
- Crandall, R.C. ***Gerontology: A Behavioral Science Approach***. (2nd ed.). New York: McGrall-Hill.
- Downtown Eastside Residential Association. (1990). ***Downtown Eastside Housing and Residents Survey***. Vancouver: DERA.
- Feingold, E., & Werby, E. (1990). Supporting the independence of elderly residents through control over their environment. ***Journal of Housing for the Elderly***, 6(1-2), 25-32.
- Garside, P.L., Grimshaw, R.W., & Ward, F.J. (1990). ***No Place Like Home: The Hostels Experience***. London: HMSO.
- Gutman, G. (1986). ***Aging in Place: Housing Adaptations and Options for Remaining in the Community***. Vancouver: Gerontology Research Centre, Simon Fraser University.

- Harvey, F. & Greenwell, O. (1986). Housing for inner-city, hard-to-house veterans: The veterans memorial manor. In G. Gutman and N. Blackie (Eds.), *Innovations in Housing and Living Arrangements for Seniors*. Vancouver: Gerontology Research Centre, Simon Fraser University.
- Hulchanski, J.D. (1986, September). *Low Rental Housing in Vancouver's Central Area: Policy and Program options*. Vancouver: UBC Centre for Human Settlements.
- Lawton, M.P. (1981). Community supports for the aged. *Journal of Social Issues*, 37(3), 102-115.
- Lucksinger, M. K. (1994). Community and the Elderly. *Journal of Housing for the Elderly*, 11, 11-27.
- McAuley, W.J. (1987). *Applied Research in Gerontology*. Melbourne: Van Nostrand Reinhold.
- MacDonald, V. (1993, November). *Survey Results for Seniors' Housing and Support Services in New Westminster*. St. Peter's Housing Society.
- McCririck, D. (1985). *Downtown Expo Housing Survey*. City of Vancouver Social Planning Department.
- Raphael, A.J., Parkin, B., & Chu, Q. (1981, September). *Downtown Housing Program: Survey of Downtown and Downtown Eastside Vacancy and Rental Rates*. City of Vancouver Social Planning Department.
- Sarkissian, W. (1986). The older population: Who are they and what are their needs. In W. Sarkissian, & D. Perlguitt (Eds.), *Retirement Housing in Australia*. Roseville: Impacts
- Saskatchewan Housing Corporation. (1989). *Enriched Housing*. Saskatchewan: SHC, Property Management Department.
- Sokolovsky, J. & Cohen, D. (1981). Measuring social interaction of the urban elderly: a methodological synthesis. *International Journal of Aging and Human Development*, 13(3), 233-238.
- Statistics Canada. (1989). *Health Reports*, 1987. (Catalogue No. 82-0035). Ministry of Supply and Services.
- Statistics Canada. (1993). *1994 Canada Year Book*. Ministry of Industry, Science and Technology.
- Todd, H.F. & Ruffini, J.L. (1981). Neighborhood injustices: aging in a changing urban environment. In Lawton, M.P. & Hoover, S.L. (Eds.), *Community Choices for Older Americans*. New York: Springer.
- Valins, M. (1988). *Housing for Elderly People: A Guide for Architects and Clients*. London: The Architectural Press.

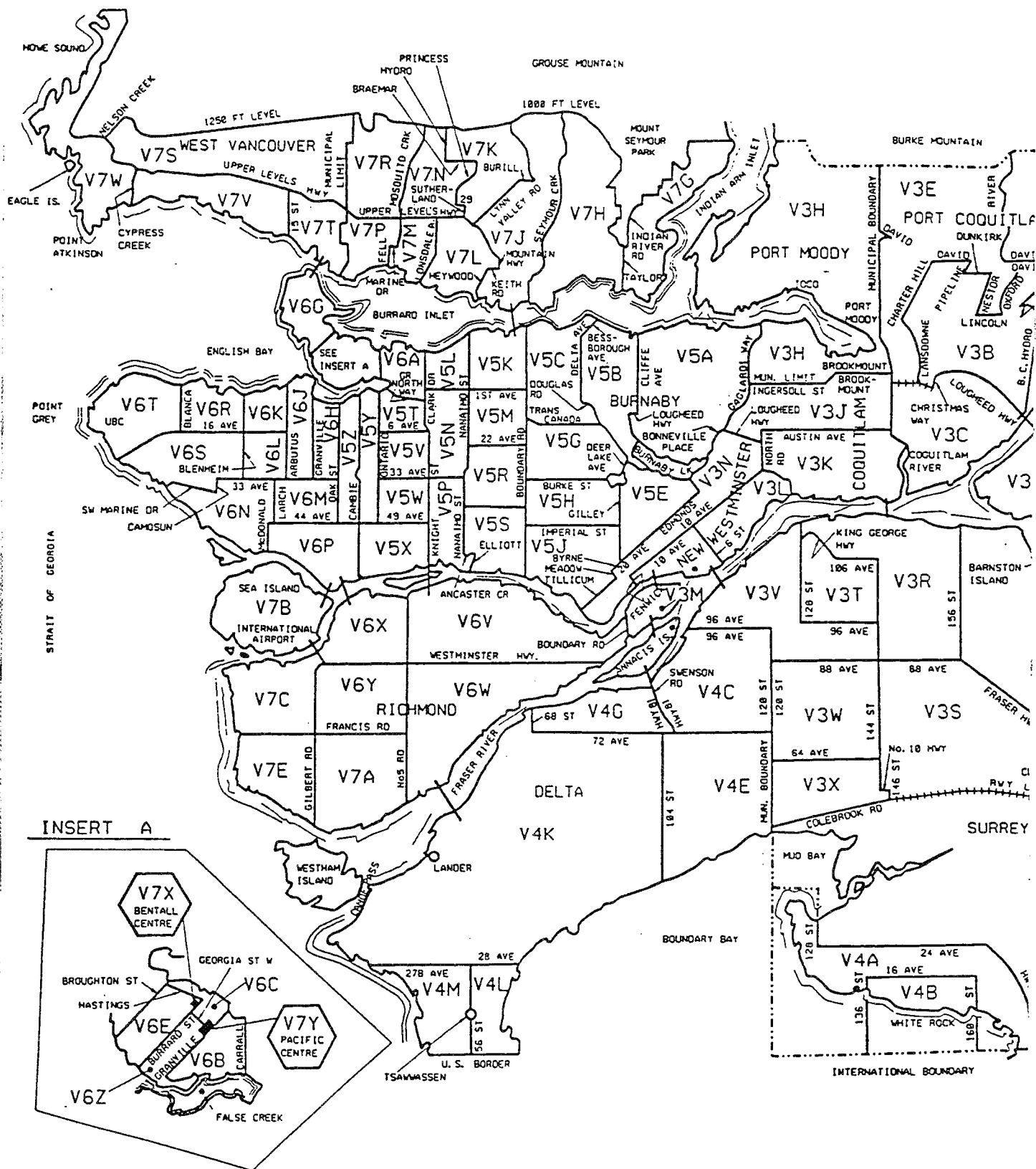
Watzke, J.R. & Kemp, B. (1992). Safety for older adults: The role of technology and the home environment. *Topics in Geriatric Rehabilitation*, 7(4), 9-21.

Wister, A. (1990). Living arrangements and informal social support among the elderly. *Journal of Housing for the Elderly*, 6(1-2), 33-43.

Zeisel, J., Epp, G., & Demos, S. (1977). *Low rise housing for older people: Behavioral criteria for design*. U.S. Department of Housing and Urban Development, U.S.A.

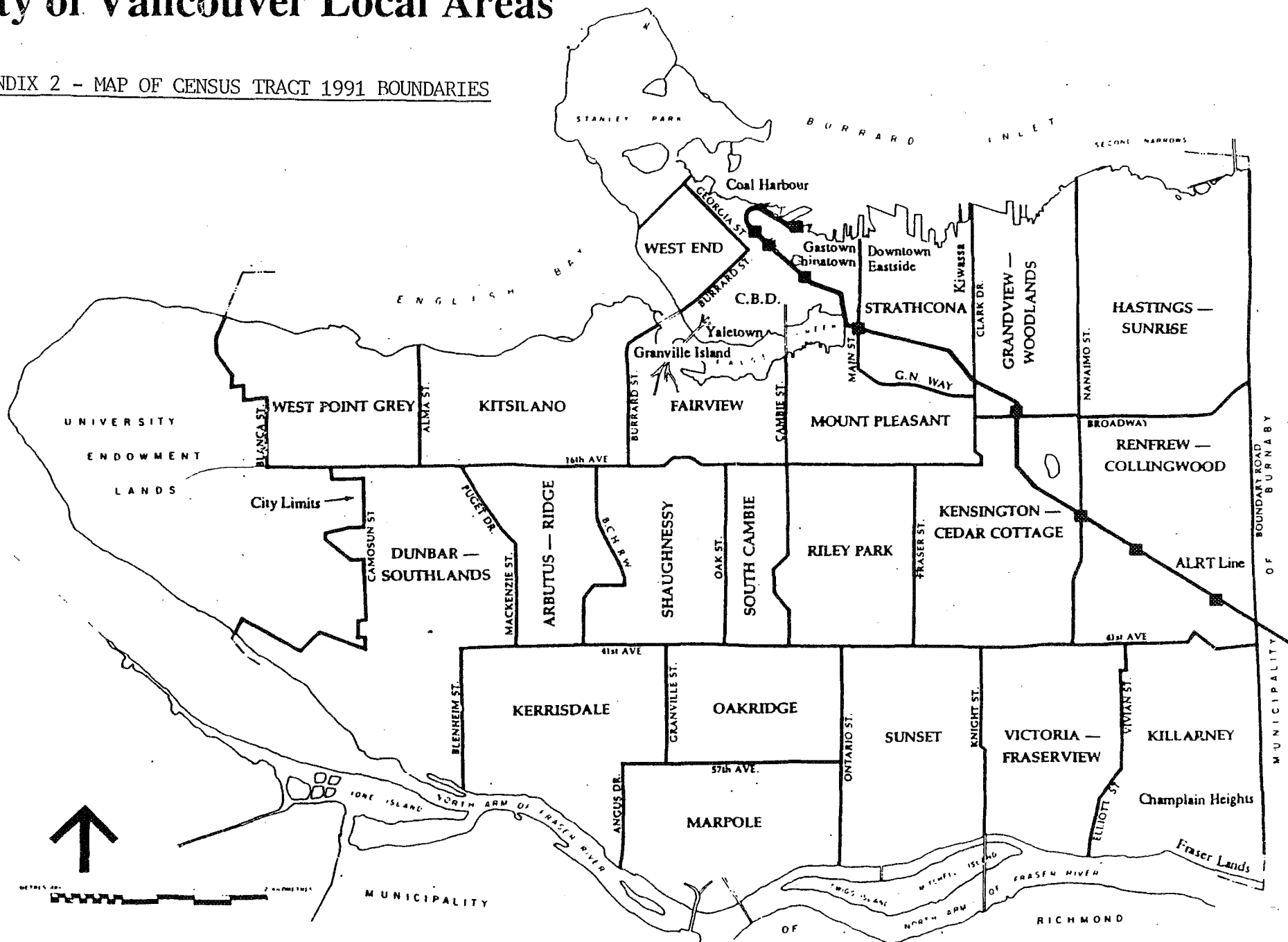


## APPENDIX 1 - MAP OF STUDY AREAS



# City of Vancouver Local Areas

## APPENDIX 2 - MAP OF CENSUS TRACT 1991 BOUNDARIES



## 411 Seniors' Housing Society

**Section A - Demographic Profile**

- 1) 1 ☐ Male 2 ☐ Female
- 2) What is your present marital status? Check 1 only.  
 1 ☐ Never married 2 ☐ Widowed 3 ☐ Divorced 4 ☐ Separated  
 5 ☐ Married
- 3) What year are you born in? 19
- 4) What language(s) do you speak fluently? (Check more than 1.)  
 1 ☐ English 5 ☐ Chinese  
 2 ☐ French 6 ☐ Japanese  
 3 ☐ Italian 7 ☐ Punjabi  
 4 ☐ Spanish 8 ☐ Other (specify) \_\_\_\_\_

**Section - B Current Housing and Living Arrangements**

- 5) What is your postal code? \_\_\_\_\_
- 6) How many years have you lived in this area?  
 1 ☐ 0-1 year  
 2 ☐ 1-5 years  
 3 ☐ 5-10 years  
 4 ☐ 10 years or more
- 7) What made you decide to live here? (Check more than 1.)  
 1 ☐ Affordable rent  
 2 ☐ Family live here  
 3 ☐ Friends live here  
 4 ☐ Close to health services  
 5 ☐ Close to recreational activities  
 6 ☐ Close to work  
 7 ☐ Close to bank, stores, etc.  
 8 ☐ No choice (explain) \_\_\_\_\_  
 9 ☐ other (explain) \_\_\_\_\_
- 8) What type of dwelling do you live in? (Go across, check if yes.)  

1 <input type="checkbox"/> <b>Hotel</b>	<input type="checkbox"/> Includes washroom	<input type="checkbox"/> Includes stove
2 <input type="checkbox"/> <b>Apartment</b>	<input type="checkbox"/> Bachelor	<input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bedroom / more
3 <input type="checkbox"/> <b>Townhouse</b>	<input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bedroom	<input type="checkbox"/> 3 bedroom / more
4 <input type="checkbox"/> <b>House - Detached</b>	<input type="checkbox"/> 1 bedroom <input type="checkbox"/> 2 bedroom	<input type="checkbox"/> 3 bedroom / more
5 <input type="checkbox"/> <b>Other (specify)</b>	_____	
- 9) How old is your existing dwelling unit?  
 1 ☐ 0-1 year  
 2 ☐ 1-5 years  
 3 ☐ 5-10 years  
 4 ☐ 10 years or more

- 10) How many years have you lived in your dwelling unit?      1 ☐ 0-1 year  
2 ☐ 1-5 years  
3 ☐ 5-10 years  
4 ☐ 10 years or more
- 11) Do you own or rent      1 ☐ Rent / Co-op      Go onto question # 12.  
2 ☐ Own      Go onto question # 17.  
3 ☐ Other (specify) \_\_\_\_\_

---

**Renters / Co-op members answer only:**

- 12) What is your total monthly rent, including utilities ( electricity, heat, water)? \$ \_\_\_\_\_
- 13) Does your rent include any services? eg. maid service  
\_\_\_\_\_ No  
\_\_\_\_\_ Yes (specify) \_\_\_\_\_
- 14) Is rent paid by:      (Check more than 1.)  
1 ☐ You  
2 ☐ Spouse  
4 ☐ Other family members  
5 ☐ Friends  
6 ☐ Other (specify) \_\_\_\_\_
- 15) Do you receive government subsidy or have you applied for S.A.F.E.R.?  
\_\_\_\_\_ No  
\_\_\_\_\_ Yes (Specify) \_\_\_\_\_
- 16) Do you have any problems paying for rent (including utilities)?  
1 ☐ No  
2 ☐ Yes  
3 ☐ No answer

**Go onto # 21.**

---

**Owners answer only:**

- 17) Last year, how much did you pay in property taxes?      \$ \_\_\_\_\_/yr
- 18) In an average month, how much do you pay in:  
1 Mortgage payments (principal and interest)?      \$ \_\_\_\_\_/ mnth  
2 Condominium fees?      \$ \_\_\_\_\_/ mnth  
3 Utilities (electricity, heat, water)?      \$ \_\_\_\_\_/ mnth
- 19) Are the above payments paid by:      (Check more than 1.)  
1 ☐ You  
2 ☐ Spouse  
3 ☐ Other family members  
4 ☐ Friends  
5 ☐ Other (specify) \_\_\_\_\_
- 20) Do you have any problems paying for your housing costs?      \_\_\_\_\_ No  
(Including maintenance and payments for the above.)      \_\_\_\_\_ Yes
-

- 21) Who do you live with? (Check more than 1.)
- 1 ☐ Alone
- 2 ☐ Spouse / Partner
- 3 ☐ Child / children How many?
- 4 ☐ Sibling(s) How many?
- 5 ☐ Friend(s) How many?
- 6 ☐ Other (specify) \_\_\_\_\_
- 22) How often do you have contact with at least one of your family members (not living with you)?
- 1 ☐ At least once a day
- 2 ☐ At least once a week
- 3 ☐ At least once every 2 - 4 weeks
- 4 ☐ Other
- 23) How often do you have contact with at least one of your friends?
- 1 ☐ At least once a day
- 2 ☐ At least once a week
- 3 ☐ At least once every 2-4 weeks
- 4 ☐ Other

### Section C - Social activities

- 24) Are you involved in any activities on a regular basis?
- ☐ No
- ☐ Yes What type? (Check more than 1)
- |                                       |   |
|---------------------------------------|---|
| 1 <input type="checkbox"/> gardening  | 6 <input type="checkbox"/> music                  |
| 2 <input type="checkbox"/> swimming   | 7 <input type="checkbox"/> movies                 |
| 3 <input type="checkbox"/> shopping   | 8 <input type="checkbox"/> sewing                 |
| 4 <input type="checkbox"/> bingo      | 9 <input type="checkbox"/> sports                 |
| 5 <input type="checkbox"/> card games | 10 <input type="checkbox"/> other (specify) _____ |
- 25) Are you a member of 411 Seniors' Centre?
- ☐ No
- ☐ Yes Why do you go to 411 Seniors' Centre? (Check more than 1.)
- |  |   |
|--|---|
| 1 <input type="checkbox"/> meal service                                  | 10 <input type="checkbox"/> volunteer work  |
| 2 <input type="checkbox"/> seek financial information                    | 11 <input type="checkbox"/> other (specify) |
| 3 <input type="checkbox"/> seek housing information                      |   |
| 4 <input type="checkbox"/> seek friendship                               |   |
| 5 <input type="checkbox"/> seek help in phoning                          |   |
| 6 <input type="checkbox"/> use the phone b/c you do not have one at home |   |
| 7 <input type="checkbox"/> seek help in filling forms                    |   |
| 8 <input type="checkbox"/> recreation                                    |   |
| 9 <input type="checkbox"/> educational courses                           |   |

## Section D - Physical Health Status

26) We are concerned with how even minor health problems can affect people's daily lives.

	No	Yes
1 Do you wear glasses?	_____	_____
2 Can you read the prints in the newspaper (with glasses)?	_____	_____
3 Can you see in the dark with a flashlight?	_____	_____
4 Do you wear a hearing aid?	_____	_____
5 Can you hear the doorbell ring / knocking on the door/ firealarm?	_____	_____
6 Can you hear what is said on the phone?	_____	_____

27)	No	Yes	
1 Do you smoke?	_____	_____	
2 Do you regularly drink alcohol or take substance abuse drugs?	_____	_____	
3 Do you feel tired everyday?	_____	_____	
4 Do you feel dizzy often?	_____	_____	
5 Do you feel weak often?	_____	_____	
6 Do you shake / tremble often?	_____	_____	
7 Do you need any support to stand?	_____	_____	
8 Do you need any support to walk?	_____	_____	
9 In the past 12 months, have you fainted?	_____	_____	Where? _____
10 In the past 12 months, have you fallen?	_____	_____	Where? _____
11 In the past 12 months, have you been hospitalized?	_____	_____	Reason: _____

28)	No	Yes	Not applicable
1 Change the light bulbs	_____	_____	_____
2 Use a key to lock / unlock doors	_____	_____	_____
3 Turn the doorknob	_____	_____	_____
4 Use light switches	_____	_____	_____
5 Adjust the thermostat	_____	_____	_____
6 Get on/off a chair or toilet	_____	_____	_____
7 Walk up & down the stairs	_____	_____	_____
8 Use water controls or taps	_____	_____	_____
9 Get in/out of shower / bath	_____	_____	_____
10 Turn stove on and off	_____	_____	_____
11 Put dishes / food in and out of cupboards	_____	_____	_____
12 Use vacuum/broom	_____	_____	_____
13 Wash clothing with / without washing machine	_____	_____	_____
14 Disposing of garbage	_____	_____	_____
15 Dial a telephone	_____	_____	_____
16 Collect the mail	_____	_____	_____
17 Grocery shopping alone	_____	_____	_____

Go to # 29 if checked NO for all of the above.

29) Are any of the above problems caused by:

- 1 ☐ poor vision
- 2 ☐ poor sense of touch
- 3 ☐ poor coordination / poor control of body
- 4 ☐ poor flexibility / cannot extend or reach too far
- 5 ☐ weak muscles
- 6 ☐ poor balance
- 7 ☐ height of body      What is your height? \_\_\_\_\_
- 8 ☐ wheelchair dependent
- 9 ☐ poor hearing

30) Do you have any long-term illness / disabilities?

- 1 ☐ Arthritis
- 2 ☐ Heart Disease
- 3 ☐ High Blood Pressure
- 4 ☐ Diabetes
- 5 ☐ Bronchitis / chest conditions
- 6 ☐ Poor memory / confusion
- 7 ☐ Other (specify) \_\_\_\_\_

31) In the past 2 years did you go to Emergency because of a specific health problem?

- ☐ No  
☐ Yes (specify) \_\_\_\_\_

32) Has your health declined in the last 12 months?

- ☐ No, not noticeably  
☐ Yes    1 ☐ major decline  
          2 ☐ minor decline

33) Do you regularly need health services?      eg. doctor, physiotherapist.

- ☐ No  
☐ Yes    (specify) \_\_\_\_\_

34) Who helps if you need assistance at home?      (Check more than 1.)

- 1 ☐ Nobody
- 2 ☐ Family (specify)
- 3 ☐ Friends
- 4 ☐ Formal services eg. homemaker.    (Specify) \_\_\_\_\_

#### Section E - Mental Health Status

35) How often do you feel:

- 1 Satisfied with how personal things are going
- 2 Lonely
- 3 Frightened
- 4 That you can deal with problems
- 5 Depressed / unhappy

Usually

Sometimes

Never

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Section F - Future housing plans and needs**

36) Do you think that later, you may need to / want to move?

☐ No **Go to # 39.**  
☐ Yes / Maybe **Go to # 37.**

37) How soon do you expect to move?

1 ☐ 0-1 years  
2 ☐ 1-5 years  
3 ☐ 5 years or more  
4 ☐ Do not know

38) Why would you want to / need to move?

(Check more than 1.)

- 1 ☐ Want to be near health services
- 2 ☐ Want to be near recreational activities
- 3 ☐ Want to be near transportation services
- 4 ☐ Want to be near retail / bank/ food services
- 5 ☐ Want to be near family
- 6 ☐ Want to be near friends
- 7 ☐ Problems with the design of the unit / building
- 8 ☐ Disagreement with management
- 9 ☐ Disagreement with other tenants / neighbors
- 10 ☐ High risk of crime in the building
- 11 ☐ High risk of crime in the neighborhood
- 12 ☐ Building will be demolished
- 13 ☐ Rent / property tax will be increased
- 14 ☐ Other \_\_\_\_\_

39) If you had to move, what would be the ideal location?

- 1 ☐ Downtown (between Burrard St. and Main St.)
- 2 ☐ West End (after Burrard Street)
- 3 ☐ Elsewhere in Vancouver (specify) \_\_\_\_\_
- 4 ☐ Other (specify) \_\_\_\_\_

40) Are you currently living in subsidized / social housing?

☐ Yes  
☐ No

41) If you had to move, would you seriously consider moving into social housing?

These are low-rental housing, managed by the government or non-profit organizations.

**Reasons**

☐ Yes \_\_\_\_\_  
☐ No \_\_\_\_\_  
☐ No opinion \_\_\_\_\_



42) What do you think about moving near 411 Seniors' Centre, if low-cost rental housing were built?

Check 1 only.

Reasons

- 1 ☐ Like \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
2 ☐ Dislike \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
3 ☐ No opinion \_\_\_\_\_

43) If you were planning to move into a new building, and rent is \$200 for a bedroom and bathroom, would you pay extra for the following?

Yes No

- |                          |       |       |
|--------------------------|-------|-------|
| 1 Cooking area           | _____ | _____ |
| 2 Separate kitchen area  | _____ | _____ |
| 3 Dining area            | _____ | _____ |
| 4 Separate dining area   | _____ | _____ |
| 5 Living room            | _____ | _____ |
| 6 Separate living room   | _____ | _____ |
| 7 Separated bedroom      | _____ | _____ |
| 8 Shared laundry area    | _____ | _____ |
| 9 Cafeteria              | _____ | _____ |
| 10 Meeting room          | _____ | _____ |
| 11 Recreation room       | _____ | _____ |
| 12 Library               | _____ | _____ |
| 13 Housekeeper           | _____ | _____ |
| 14 Live-in manager       | _____ | _____ |
| 15 Maintenance person    | _____ | _____ |
| 16 24 Hr. security guard | _____ | _____ |
| 17 24 Hr. nurse          | _____ | _____ |
| 18 Emergency call bell   | _____ | _____ |
| 19 Burglar alarm system  | _____ | _____ |
| 20 Security camera       | _____ | _____ |
| 21 Other (specify) _____ |       |       |

44) What is the maximum amount of rent that you are willing to pay, for a 1 bedroom apartment?

- 1 ☐ \$200 or less  
2 ☐ \$201-300  
3 ☐ \$301-400  
4 ☐ \$401-500  
5 ☐ \$501-600  
6 ☐ \$600 or more

45) What special services / activities would you like in the new building?

\_\_\_\_\_  
\_\_\_\_\_

- 46) What type of technologies / designs would you like in the new building?  
eg. lower light switches, grab bars, automatic doors
- 
- 

- 47) Would you move into a building where there are: ( If you check depends, please explain.)

	No	Yes	Depends (explain)
1 Children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Tenants between ages 21 - 45	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Different ethnic groups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Different religious groups	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Both sexes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 Battered women	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Homosexuals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Physically challenged people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 Mentally challenged people	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Others (specify) eg. parolees, ex-convicts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Section G - Income Information

- 48) What is your main source of income? (Check more than 1.)

- 1 ☐ OAS
- 2 ☐ GIS
- 3 ☐ CPP
- 4 ☐ Handicapped Benefits/GAIN
- 5 ☐ Veteran's Pension
- 6 ☐ Spouse's Allowance
- 7 ☐ Widowed Allowance
- 8 ☐ Welfare/GAIN
- 9 ☐ UIC
- 10 ☐ Full-time employment
- 11 ☐ Part-time employment
- 12 ☐ Investments
- 13 ☐ Other (specify) \_\_\_\_\_
- 14 ☐ No Answer

- 49) What was your total household income last year?

- 1 ☐ Under \$10,000
- 2 ☐ \$10,000-\$20,000
- 3 ☐ \$20,000-\$40,000
- 4 ☐ Over \$40,000

- 50) What proportion of your total household income is spent for your shelter costs?  
(Including utilities, rent, maintenance, property taxes, mortgage payments.)

- 1 ☐ 30%
- 2 ☐ More than 30%
- 3 ☐ Less than 30%
- 4 ☐ No Answer / Do not know

This completes the survey, thank-you for your time!

Answers

	Total 95 West End	Total 50 DES	Total 55 Central
1) 1 Male	35	33	42
2 Female	60	17	13
	<b>95</b>	<b>50</b>	<b>55</b>
<b>1)1 Male</b>	<b>37%</b>	<b>66%</b>	<b>76%</b>
<b>2 Female</b>	<b>63%</b>	<b>34%</b>	<b>24%</b>
2)1 Never married	29	12	25
2 Widowed	28	14	10
3 Divorced	13	13	15
4 Seperated	8	7	3
5 Married	17	3	2
<b>2)1 Never married</b>	<b>31%</b>	<b>24%</b>	<b>45%</b>
<b>2 Widowed</b>	<b>29%</b>	<b>28%</b>	<b>18%</b>
<b>3 Divorced</b>	<b>14%</b>	<b>26%</b>	<b>27%</b>
<b>4 Seperated</b>	<b>23%</b>	<b>20%</b>	<b>9%</b>
<b>5 Married</b>	<b>18%</b>	<b>6%</b>	<b>4%</b>
3) Before 1909	5	3	1
1909-1919	27	13	7
1920-1929	50	12	21
1930-1939	9	15	20
1940 -	2	2	5
<b>3) Before 1909</b>	<b>5%</b>	<b>6%</b>	<b>2%</b>
<b>1909-1919</b>	<b>28%</b>	<b>26%</b>	<b>13%</b>
<b>1920-1929</b>	<b>53%</b>	<b>24%</b>	<b>38%</b>
<b>1930-1939</b>	<b>9%</b>	<b>30%</b>	<b>36%</b>
<b>1940 -</b>	<b>2%</b>	<b>4%</b>	<b>9%</b>
4)1 English	94	40	54
2 French	9	2	8
3 Italian	1	1	3
4 Spanish	2	3	4
5 Chinese	2	9	0
6 Japanese	1	0	1
7 Punjabi	0	0	0
8 Other	17	13	7
<b>4)1 English</b>	<b>99%</b>	<b>80%</b>	<b>98%</b>
<b>2 French</b>	<b>9%</b>	<b>4%</b>	<b>15%</b>
<b>3 Italian</b>	<b>1%</b>	<b>2%</b>	<b>5%</b>
<b>4 Spanish</b>	<b>2%</b>	<b>6%</b>	<b>7%</b>
<b>5 Chinese</b>	<b>2%</b>	<b>18%</b>	<b>0%</b>
<b>6 Japanese</b>	<b>1%</b>	<b>0%</b>	<b>2%</b>
<b>7 Punjabi</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>8 Other</b>	<b>18%</b>	<b>26%</b>	<b>13%</b>

Answers

5)1 V6A	0	50	0
2 V6B	0	0	35
3 V6C	0	0	7
4 V6E	41	0	0
5 V6Z	0	0	13
6 V7X	0	0	0
7 V7Y	0	0	0
8 V6G	54	0	0
<b>5)1 V6A</b>		<b>100%</b>	
<b>2 V6B</b>			<b>64%</b>
<b>3 V6C</b>			<b>13%</b>
<b>4 V6E</b>	<b>43%</b>		
<b>5 V6Z</b>			<b>24%</b>
<b>6 V7X</b>			
<b>7 V7Y</b>			
<b>8 V6G</b>	<b>57%</b>		
6)1 0-1 yrs.	10	9	7
2 1-5 yrs.	9	15	10
3 5-10 yrs.	18	6	9
4 10 yrs. or more	58	17	29
<b>6)1 0-1 yrs.</b>	<b>11%</b>	<b>18%</b>	<b>13%</b>
<b>2 1-5 yrs.</b>	<b>9%</b>	<b>30%</b>	<b>18%</b>
<b>3 5-10 yrs.</b>	<b>19%</b>	<b>12%</b>	<b>16%</b>
<b>4 10 yrs. or more</b>	<b>61%</b>	<b>34%</b>	<b>53%</b>
7)1 Affordable rent	80	27	28
2 Family	16	5	6
3 Friends	18	7	10
4 Health services	34	7	11
5 Recreation	31	7	12
6 Work	25	5	13
7 Bank, stores	47	10	20
8 No choice	6	4	4
9 Other	19	20	15
<b>7)1 Affordable rent</b>	<b>84%</b>	<b>54%</b>	<b>51%</b>
<b>2 Family</b>	<b>17%</b>	<b>10%</b>	<b>11%</b>
<b>3 Friends</b>	<b>19%</b>	<b>14%</b>	<b>18%</b>
<b>4 Health services</b>	<b>36%</b>	<b>14%</b>	<b>20%</b>
<b>5 Recreation</b>	<b>33%</b>	<b>14%</b>	<b>22%</b>
<b>6 Work</b>	<b>26%</b>	<b>10%</b>	<b>24%</b>
<b>7 Bank, stores</b>	<b>49%</b>	<b>20%</b>	<b>36%</b>
<b>8 No choice</b>	<b>6%</b>	<b>8%</b>	<b>7%</b>
<b>9 Other</b>	<b>20%</b>	<b>40%</b>	<b>27%</b>

Answers

8)1 HOTEL	2	14	20
a inc. washroom	2	5	9
b inc. stove	2	3	8
<b>1 HOTEL</b>	<b>2%</b>	<b>28%</b>	<b>36%</b>
<b>a inc. washroom</b>	<b>100%</b>	<b>36%</b>	<b>45%</b>
<b>b inc. stove</b>	<b>100%</b>	<b>21%</b>	<b>40%</b>
<b>2 APARTMENT</b>	<b>92</b>	<b>33</b>	<b>27</b>
a bachelor	39	17	11
b 1 bedroom	46	14	15
c 2 bedrooms or more	7	2	1
<b>2 APARTMENT</b>	<b>97%</b>	<b>66%</b>	<b>49%</b>
<b>a bachelor</b>	<b>42%</b>	<b>52%</b>	<b>41%</b>
<b>b 1 bedroom</b>	<b>50%</b>	<b>42%</b>	<b>56%</b>
<b>c 2 bedrooms or more</b>	<b>8%</b>	<b>6%</b>	<b>4%</b>
<b>3 TOWNHOUSE</b>	<b>1%</b>	<b>0%</b>	<b>2%</b>
a 1 bedroom	1	0	1
b 2 bedrooms	0	0	0
c 3 bedrooms or more	0	0	0
<b>4 HOUSE</b>	<b>0%</b>	<b>6%</b>	<b>4%</b>
a 1 bedroom	0	2	1
b 2 bedrooms	0	0	0
c 3 bedrooms or more	0	1	1
<b>5 Other</b>	<b>0</b>	<b>2%</b>	<b>0</b>
9)1 0-1 yrs.	1	1	1
2 1-5 yrs.	5	12	7
3 5-10 yrs.	3	6	6
4 More than 10 yrs.	85	31	39
	<b>94</b>	<b>50</b>	<b>53</b>
9)1 0-1 yrs.	<b>1%</b>	<b>2%</b>	<b>2%</b>
2 1-5 yrs.	<b>5%</b>	<b>24%</b>	<b>13%</b>
3 5-10 yrs.	<b>3%</b>	<b>12%</b>	<b>11%</b>
4 More than 10 yrs.	<b>89%</b>	<b>62%</b>	<b>71%</b>
	<b>99%</b>	<b>100%</b>	<b>96%</b>
10)1 0-1 yrs.	16	10	15
2 1-5 yrs.	17	18	19
3 5-10 yrs.	21	8	9
4 More than 10 yrs.	39	14	14
10)1 0-1 yrs.	<b>17%</b>	<b>20%</b>	<b>27%</b>
2 1-5 yrs.	<b>18%</b>	<b>36%</b>	<b>35%</b>
3 5-10 yrs.	<b>22%</b>	<b>16%</b>	<b>16%</b>
4 More than 10 yrs.	<b>41%</b>	<b>28%</b>	<b>25%</b>

Answers

11)1 Rent	84	49	51
2 Own	9	1	4
3 Other	2	0	0
<b>11)1 Rent</b>	<b>88%</b>	<b>98%</b>	<b>93%</b>
<b>2 Own</b>	<b>9%</b>	<b>2%</b>	<b>7%</b>
<b>3 Other</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>
12) 1 \$100 or less	0	0	0
2 \$101-200	7	13	2
3 \$201-300	19	14	10
4 \$301-400	11	11	24
5 \$401-500	6	6	2
6 \$501-600	11	1	6
7 \$601 or more	27	0	3
<b>12) 1 \$100 or less</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>2 \$101-200</b>	<b>7%</b>	<b>26%</b>	<b>4%</b>
<b>3 \$201-300</b>	<b>20%</b>	<b>28%</b>	<b>18%</b>
<b>4 \$301-400</b>	<b>12%</b>	<b>22%</b>	<b>44%</b>
<b>5 \$401-500</b>	<b>6%</b>	<b>12%</b>	<b>4%</b>
<b>6 \$501-600</b>	<b>12%</b>	<b>2%</b>	<b>11%</b>
<b>7 \$601 or more</b>	<b>28%</b>	<b>0%</b>	<b>5%</b>
13) No service	77	38	30
Yes, service	7	11	21
<b>13) No service</b>	<b>92%</b>	<b>78%</b>	<b>59%</b>
<b>Yes, service</b>	<b>8%</b>	<b>22%</b>	<b>41%</b>
14)1 You	82	46	51
2 Spouse	6	1	0
3 Other family members	0	0	0
4 Friends	0	0	0
5 Other	1	2	2
<b>***** Pay alone</b>	<b>77/84</b>	<b>46/49</b>	<b>49/51</b>
<b>14)1 You</b>	<b>98%</b>	<b>94%</b>	<b>100%</b>
<b>2 Spouse</b>	<b>7%</b>	<b>2%</b>	<b>0%</b>
<b>3 Other family members</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>4 Friends</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>5 Other</b>	<b>1%</b>	<b>4%</b>	<b>4%</b>
<b>***** Pay alone</b>	<b>92%</b>	<b>94%</b>	<b>96%</b>
15) No subsidy	46	29	28
Yes, receive subsidy	38	18	23
<b>15) No subsidy</b>	<b>48%</b>	<b>58%</b>	<b>51%</b>
<b>Yes, receive subsidy</b>	<b>40%</b>	<b>36%</b>	<b>42%</b>

Answers

16) No problem paying rent	65	35	41
Yes, problem paying rent	10	5	3
<b>16) No problem paying rent</b>	<b>68%</b>	<b>70%</b>	<b>75%</b>
<b>Yes, problem paying rent</b>	<b>11%</b>	<b>10%</b>	<b>5%</b>
19)1 You	7	0	3
2 Spouse	2	0	0
3 Other family members	1	0	0
4 Friends	0	0	0
5 Other	0	0	0
<b>19)1 You</b>	<b>78%</b>	<b>0%</b>	<b>75%</b>
<b>2 Spouse</b>	<b>22%</b>	<b>0%</b>	<b>0%</b>
<b>3 Other family members</b>	<b>11%</b>	<b>0%</b>	<b>0%</b>
<b>4 Friends</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
<b>5 Other</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>
20) No problem paying housing costs	8	1	4
Yes, have problem	1	0	0
<b>20) No</b>	<b>89%</b>	<b>100%</b>	<b>100%</b>
<b>Yes</b>	<b>11%</b>		
21)1 Alone	73	41	48
2 Spouse / partner	19	4	6
3 Child	2	0	0
4 Siblings	0	1	0
5 Friend	1	1	0
6 Other	0	3	1
<b>21)1 Alone</b>	<b>77%</b>	<b>82%</b>	<b>87%</b>
<b>2 Spouse / partner</b>	<b>20%</b>	<b>8%</b>	<b>11%</b>
<b>3 Child</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>
<b>4 Siblings</b>	<b>0%</b>	<b>2%</b>	<b>0%</b>
<b>5 Friend</b>	<b>1%</b>	<b>2%</b>	<b>0%</b>
<b>6 Other</b>	<b>0%</b>	<b>6%</b>	<b>2%</b>
22)1 1 / day	16	5	6
2 1/ wk	19	17	4
3 1/ 2-4 wks	20	8	7
4 other	38	17	33
<b>22)1 1 / day</b>	<b>17%</b>	<b>10%</b>	<b>11%</b>
<b>2 1/ wk</b>	<b>20%</b>	<b>34%</b>	<b>7%</b>
<b>3 1/ 2-4 wks</b>	<b>21%</b>	<b>16%</b>	<b>13%</b>
<b>4 other</b>	<b>40%</b>	<b>34%</b>	<b>60%</b>

# Answers

23)1 1 / day	34	27	23
2 1/ wk	41	10	14
3 1/ 2-4 wks	14	5	5
4 other	13	6	9
<b>23)1 1 / day</b>	<b>36%</b>	<b>54%</b>	<b>42%</b>
<b>2 1/ wk</b>	<b>43%</b>	<b>20%</b>	<b>25%</b>
<b>3 1/ 2-4 wks</b>	<b>15%</b>	<b>10%</b>	<b>9%</b>
<b>4 other</b>	<b>14%</b>	<b>12%</b>	<b>16%</b>
24) No	10	9	9
Yes	76	39	39
1 gardening	13	4	10
2 swimming	16	8	12
3 shopping	59	30	30
4 bingo	15	12	9
5 cards	19	12	8
6 music	27	16	15
7 movie	31	15	19
8 sewing	25	6	7
9 sports	14	9	7
10 other	44	18	24
<b>24) No</b>	<b>11%</b>	<b>18%</b>	<b>16%</b>
<b>Yes</b>	<b>80%</b>	<b>78%</b>	<b>71%</b>
<b>1 gardening</b>	<b>17%</b>	<b>10%</b>	<b>26%</b>
<b>2 swimming</b>	<b>21%</b>	<b>21%</b>	<b>31%</b>
<b>3 shopping</b>	<b>78%</b>	<b>77%</b>	<b>77%</b>
<b>4 bingo</b>	<b>20%</b>	<b>31%</b>	<b>23%</b>
<b>5 cards</b>	<b>25%</b>	<b>31%</b>	<b>21%</b>
<b>6 music</b>	<b>36%</b>	<b>41%</b>	<b>38%</b>
<b>7 movie</b>	<b>41%</b>	<b>38%</b>	<b>49%</b>
<b>8 sewing</b>	<b>33%</b>	<b>15%</b>	<b>18%</b>
<b>9 sports</b>	<b>18%</b>	<b>23%</b>	<b>18%</b>
<b>10 other</b>	<b>58%</b>	<b>46%</b>	<b>62%</b>
26) 1 wear glasses	11	3	6
	81	45	42
2 read newspaper prints	9	7	12
	85	43	43
3 see in the dark	12	8	10
	83	42	44
4 wear hearing aid	78	40	44
	17	10	11
5 hear the doorknob	4	3	6
	89	45	43
6 hear the phone	7	3	15



Answers

26) 1 wear glasses	12%	6%	11%
	85%	90%	76%
2 read newspaper prints	9%	14%	22%
	89%	86%	78%
3 see in the dark	13%	16%	18%
	87%	84%	80%
4 wear hearing aid	82%	80%	80%
	18%	20%	20%
5 hear the doorknob	4%	6%	11%
	94%	90%	78%
6 hear the phone	7%	6%	27%
27)1 smoke	82	29	34
	12	20	17
2 drink / subs. abuse drugs	77	37	40
	15	13	15
3 feel tired everyday	67	29	35
	27	21	20
4 feel dizzy often	74	35	40
	20	15	14
5 feel weak often	74	27	39
	21	23	16
6 shake often	86	40	40
	9	8	13
7 need support to stand	80	39	43
	15	11	12
8 need support to walk	78	36	42
	17	14	13
9 fainted in past 12 mnths.	89	40	43
	4	9	12
10 fallen in past 12 mnths.	76	32	37
	18	18	16
11 hospitalized in past 12 mnths.	77	33	38
	15	17	13
27)1 smoke	86%	58%	62%
	13%	40%	31%
2 drink / subs. abuse drugs	81%	74%	73%
	16%	26%	27%
3 feel tired everyday	71%	58%	64%
	28%	42%	36%
4 feel dizzy often	78%	70%	73%
	21%	30%	25%
5 feel weak often	78%	54%	71%
	22%	46%	29%
6 shake often	91%	80%	73%
	9%	16%	24%
7 need support to stand	84%	78%	78%
	16%	22%	22%

Answers

8 need support to walk		82%	72%	76%
		18%	28%	24%
9 fainted in past 12 mnths.		94%	80%	78%
		4%	18%	22%
10 fallen in past 12 mnths.		80%	64%	67%
		19%	36%	29%
11 hospitalized in past 12 mnths.		81%	66%	69%
		16%	34%	24%
28) Do you have any problems:				
1 change light bulbs	No	66	37	41
	Yes	19	8	13
	N/A	4	5	0
2 turn the doorknob	No	84	44	44
	Yes	5	6	10
	N/A	2	0	1
3 use a key to lock/unlock door	No	86	44	45
	Yes	4	6	9
	N/A	1	0	1
4 use light switches	No	86	45	48
	Yes	3	5	6
	N/A	2	0	0
5 adjust thermostat	No	82	39	49
	Yes	5	5	5
	N/A	4	6	1
6 get on/off chair or toilet	No	77	40	43
	Yes	12	9	10
	N/A	2	1	2
7 walk up & down stairs	No	63	32	37
	Yes	25	17	16
	N/A	4	0	2
8 use water taps	No	82	45	48
	Yes	6	3	7
	N/A	2	1	0
9 get in/out shower or bath	No	74	42	46
	Yes	17	7	9
	N/A	1	0	0
10 turn stove on/off	No	86	43	49
	Yes	4	3	6
	N/A	3	3	0
11 put dishes or food in & out of cupboards	No	72	40	43
	Yes	18	7	11
	N/A	3	2	0
12 use vacuum or broom	No	79	36	41
	Yes	9	11	12
	N/A	4	2	2
13 wash clothes	No	78	41	38
	Yes	9	8	14
	N/A	5	0	2

Answers

14 dispose garbage	No	86	43	48
	Yes	4	5	6
	N/A	2	1	1
15 dial telephone	No	87	44	46
	Yes	4	4	7
	N/A	2	1	2
16 collect mail	No	84	44	46
	Yes	8	3	6
	N/A	1	2	2
17 grocery shopping alone	No	80	43	46
	Yes	9	3	3
	N/A	2	0	0
<b>28) Do you have any problems:</b>				
1 change light bulbs	No	69%	74%	75%
	Yes	20%	16%	24%
	N/A	4%	10%	0%
2 turn the doorknob	No	88%	88%	80%
	Yes	5%	12%	18%
	N/A	2%	0%	2%
3 use a key to lock/unlock door	No	91%	88%	82%
	Yes	4%	12%	16%
	N/A	1%	0%	2%
4 use light switches	No	91%	90%	87%
	Yes	3%	10%	11%
	N/A	2%	0%	0%
5 adjust thermostat	No	86%	78%	89%
	Yes	5%	10%	9%
	N/A	4%	12%	2%
6 get on/off chair or toilet	No	81%	80%	78%
	Yes	13%	18%	18%
	N/A	2%	2%	4%
7 walk up & down stairs	No	66%	64%	67%
	Yes	26%	34%	29%
	N/A	4%	0%	4%
8 use water taps	No	86%	90%	87%
	Yes	6%	6%	13%
	N/A	2%	2%	0%
9 get in/out shower or bath	No	78%	84%	84%
	Yes	18%	14%	16%
	N/A	1%	0%	0%
10 turn stove on/off	No	91%	86%	89%
	Yes	4%	6%	11%
	N/A	3%	6%	0%
11 put dishes or food in & out of cupboards	No	76%	80%	78%
	Yes	19%	14%	20%
	N/A	3%	4%	0%

Answers

12 use vacuum or broom	No	83%	72%	75%
	Yes	9%	22%	22%
	N/A	4%	4%	4%
13 wash clothes	No	82%	82%	69%
	Yes	9%	16%	25%
	N/A	5%	0%	4%
14 dispose garbage	No	91%	86%	87%
	Yes	4%	10%	11%
	N/A	2%	2%	2%
15 dial telephone	No	92%	88%	84%
	Yes	4%	8%	13%
	N/A	2%	2%	4%
16 collect mail	No	88%	88%	84%
	Yes	8%	6%	11%
	N/A	1%	4%	4%
17 grocery shopping alone	No	84%	86%	84%
	Yes	9%	6%	5%
	N/A	2%	0%	0%
29) Are any of the above caused by:				
1 poor vision		15	8	15
2 poor sense of touch		4	2	6
3 poor coordination		3	8	10
4 poor flexibility		10	5	7
5 weak muscles		16	10	11
6 poor balance		16	9	11
7 height		3	8	3
8 wheelchair		0	0	1
9 poor hearing		12	4	8
29) Are any of the above caused by:				
1 poor vision		16%	16%	27%
2 poor sense of touch		4%	4%	11%
3 poor coordination		3%	16%	18%
4 poor flexibility		11%	10%	13%
5 weak muscles		17%	20%	20%
6 poor balance		17%	18%	20%
7 height		3%	16%	5%
8 wheelchair		0%	0%	2%
9 poor hearing		13%	8%	15%
30)1 arthritis				
2 heart		42	13	20
3 blood		18	12	9
4 diabetes		27	11	12
5 bronchitis		4	3	5
6 memory		6	5	7
7 other		19	15	8
		17	14	19

Answers

30)1 arthritis		44%	26%	36%
2 heart		19%	24%	16%
3 blood		28%	22%	22%
4 diabetes		4%	6%	9%
5 bronchitis		6%	10%	13%
6 memory		20%	30%	15%
7 other		18%	28%	35%
31) No		67	29	35
Yes, went to emergency		27	20	18
31) No		58%	58%	64%
Yes, went to emergency		28%	40%	33%
32) No, not noticeably		56	28	32
Yes, noticeable health decline		36	19	19
1 Major decline		2	7	6
2 Minor decline		33	12	12
32) No, not noticeably		59%	56%	58%
Yes, noticeable health decline		38%	38%	35%
1 Major decline		2%	14%	11%
2 Minor decline		35%	24%	22%
33) No, not regularly		46	23	30
Yes, regularly need health serv.		46	25	19
33) No, not regularly		48%	46%	55%
Yes, regularly need health serv.		48%	50%	35%
34)1 nobody		34	18	26
2 family		21	10	5
3 friends		13	9	12
4 formal		27	13	12
34)1 nobody		36%	36%	47%
2 family		22%	20%	9%
3 friends		14%	18%	22%
4 formal		28%	26%	22%
35) 1 personal satisfaction	Usual.	70	23	31
	Some.	14	17	12
	Never.	10	9	8
1 personal satisfaction	Usual.	74%	46%	56%
	Some.	15%	34%	22%
	Never.	11%	18%	15%
2 lonely	Usual.	8	9	9
	Some.	37	14	15
	Never.	48	26	26

Answers

2 lonely	Usual.	8%	18%	16%
	Some.	39%	28%	27%
	Never.	51%	52%	47%
3 frightened	Usual.	4	5	7
	Some.	25	12	13
	Never.	66	32	35
3 frightened	Usual.	4%	10%	13%
	Some.	26%	24%	24%
	Never.	69%	64%	64%
4 can deal with problems	Usual.	63	25	36
	Some.	18	11	7
	Never.	9	12	6
4 can deal with problems	Usual.	66%	50%	65%
	Some.	19%	22%	13%
	Never.	9%	24%	11%
5 depressed	Usual.	8	7	9
	Some.	38	21	19
	Never.	48	19	22
5 depressed	Usual.	8%	14%	16%
	Some.	40%	42%	35%
	Never.	51%	38%	40%
36) No, not move		32	12	9
Yes, move		56	32	40
Maybe		3	4	2
36) No, not move		34%	24%	16%
Yes, move		59%	64%	73%
Maybe		3%	8%	4%
37)1 0-1 yr.		20	17	23
2 1-5 yrs.		20	10	10
3 5+ yrs.		3	1	2
4 Do not know		16	8	7
37)1 0-1 yr.		36%	53%	58%
2 1-5 yrs.		36%	31%	25%
3 5+ yrs.		5%	3%	5%
4 Do not know		29%	25%	18%
38) Why move?				
1 Near health services		23	13	24
2 Near recreational services		16	8	16
3 Near transportation services		27	15	23
4 Near retail/bank/food services		26	16	26
5 Near family		12	4	6

Answers

6 Near friends	16	5	12
7 Problems with design of bldg.	6	5	5
8 Problems with management	3	6	3
9 Disagree. with tenants / neighbours	4	3	2
10 High crime in bldg.	3	7	7
11 High crime neighbourhood	8	23	16
12 Building will be demolished	1	1	10
13 Rent / property tax will be incr.	10	0	5
14 Other	27	9	11
<b>38) Why move?</b>			
1 Near health services	41%	41%	60%
2 Near recreational services	29%	25%	40%
3 Near transportation services	48%	47%	58%
4 Near retail/bank/food services	46%	50%	65%
5 Near family	21%	13%	15%
6 Near friends	29%	16%	30%
7 Problems with design of bldg.	11%	16%	13%
8 Problems with management	5%	19%	8%
9 Disagree. with tenants / neighbours	7%	9%	5%
10 High crime in bldg.	5%	22%	18%
11 High crime neighbourhood	14%	72%	40%
12 Building will be demolished	2%	3%	25%
13 Rent / property tax will be incr.	18%	0%	13%
14 Other	48%	28%	28%
<b>39) 1 Downtown</b>	13	32	25
2 West End	62	8	20
3 Elsewhere in Vancouver	8	3	4
4 Other	18	6	8
<b>39) 1 Downtown</b>	14%	64%	45%
2 West End	65%	16%	36%
3 Elsewhere in Vancouver	8%	6%	7%
4 Other	19%	12%	15%
<b>40) Yes, living in subs. housing</b>	40	26	15
No	51	20	32
<b>40) Yes, living in subs. housing</b>	42%	52%	27%
No	54%	40%	58%
<b>41) Yes, consider social housing</b>	62	42	47
No,	15	3	4
No Opinion	14	1	2
<b>41) Yes, consider social housing</b>	65%	84%	85%
No,	16%	6%	7%
No Opinion	15%	2%	4%

Answers

42) Move near 411 Seniors' Ctr.?			
1 Like	52	38	40
2 Dislike	14	5	4
3 N/O	26	5	9
42) Move near 411 Seniors' Ctr.?			
1 Like	55%	76%	73%
2 Dislike	15%	10%	7%
3 N/O	27%	10%	16%
43)1 Yes, cooking area	44	28	30
2 Yes, sep. cooking area	57	21	26
3 Yes, dining area	31	14	9
4 Yes, sep. dining area	19	9	11
5 Yes, living room	38	14	18
6 Yes, sep. living room	34	10	14
7 Yes, sep. bedroom	48	25	27
8 Yes, shared laundry area	50	25	28
9 Yes, cafeteria	43	19	26
10 Yes, meeting room	38	17	18
11 Yes, recreation room	42	22	21
12 Yes, library	38	23	18
13 Yes, housekeeper	25	11	15
14 Yes, live-in manager	48	23	28
15 Yes, maintenance person	46	26	29
16 Yes, 24 Hr. security guard	40	23	20
17 Yes 24 Hr. nursing	27	9	16
18 Yes, emergency call bell	42	28	23
19 Yes, burglar alarm system	38	22	25
20 Yes, security camera	37	18	25
43)1 Yes, cooking area	46%	56%	55%
2 Yes, sep. cooking area	60%	42%	47%
3 Yes, dining area	33%	28%	16%
4 Yes, sep. dining area	20%	18%	20%
5 Yes, living room	40%	28%	33%
6 Yes, sep. living room	36%	20%	25%
7 Yes, sep. bedroom	51%	50%	49%
8 Yes, shared laundry area	53%	50%	51%
9 Yes, cafeteria	45%	38%	47%
10 Yes, meeting room	40%	34%	33%
11 Yes, recreation room	44%	44%	38%
12 Yes, library	40%	46%	33%
13 Yes, housekeeper	26%	22%	27%
14 Yes, live-in manager	51%	46%	51%
15 Yes, maintenance person	48%	52%	53%
16 Yes, 24 Hr. security guard	42%	46%	36%
17 Yes 24 Hr. nursing	28%	18%	29%
18 Yes, emergency call bell	44%	56%	42%
19 Yes, burglar alarm system	40%	44%	45%
20 Yes, security camera	39%	36%	45%



Answers

44) Max. rent for 1 bedroom apt.				
1 \$200 or less		9	5	5
2 \$201-300		13	16	10
3 \$301-400		25	17	18
4 \$401-500		19	8	8
5 \$501-600		9	0	9
6 \$600+		17	2	5
Do not know		1	1	0
44) Max. amt. of rent for 1 bdrm. apt.				
1 \$200 or less		9%	10%	9%
2 \$201-300		14%	32%	18%
3 \$301-400		26%	34%	33%
4 \$401-500		20%	16%	15%
5 \$501-600		9%	0%	16%
6 \$600+		18%	4%	9%
Do not know		1%	2%	0%
47) 1 Children	No	60	29	25
	Yes	28	16	22
	Dep.	2	4	8
2 Age 21-45	No	29	17	14
	Yes	55	29	31
	Dep.	7	3	10
3 Diff. ethnic groups	No	6	4	8
	Yes	82	42	39
	Dep.	4	4	8
4 Diff. religious groups	No	7	1	11
	Yes	83	45	40
	Dep.	4	2	4
5 Both sexes	No	8	2	9
	Yes	79	45	41
	Dep.	5	0	5
6 Battered women	No	34	19	20
	Yes	53	18	17
	Dep.	14	10	17
7 Homosexuals	No	32	24	23
	Yes	45	19	17
	Dep.	12	2	9
8 Physically challenged	No	16	12	10
	Yes	69	35	37
	Dep.	6	1	6
9 Mentally challenged	No	42	27	13
	Yes	31	16	24
	Dep.	18	5	15

Answers

47)	1 Children	No	63%	58%	45%
		Yes	29%	32%	40%
		Dep.	2%	8%	15%
	2 Age 21-45	No	31%	34%	25%
		Yes	58%	58%	56%
		Dep.	7%	6%	18%
	3 Diff. ethnic groups	No	6%	8%	15%
		Yes	86%	84%	71%
		Dep.	4%	8%	15%
	4 Diff. religious groups	No	7%	2%	20%
		Yes	87%	90%	73%
		Dep.	4%	4%	7%
	5 Both sexes	No	8%	4%	16%
		Yes	83%	90%	75%
		Dep.	5%	0%	9%
	6 Battered women	No	36%	38%	36%
		Yes	56%	36%	31%
		Dep.	15%	20%	31%
	7 Homosexuals	No	34%	48%	42%
		Yes	47%	38%	31%
		Dep.	13%	4%	16%
	8 Physically challenged	No	17%	24%	18%
		Yes	73%	70%	67%
		Dep.	6%	2%	11%
	9 Mentally challenged	No	44%	54%	24%
		Yes	33%	32%	44%
		Dep.	19%	10%	27%
48)	1 OAS		74	28	22
	2 GIS		25	23	18
	3 CPP		64	9	27
	4 Handicap / GAIN		8	5	9
	5 Veteran		8	5	8
	6 Spouse's Allowance		2	1	1
	7 Widowed Allowance		3	1	0
	8 Welfare / GAIN		3	12	15
	9 UIC		1	0	3
	10 Full-time employment		1	2	4
	11 Part-time employment		2	2	6
	12 Investments		20	7	5
	13 Other		30	7	8

Answers

48)1 OAS	78%	56%	40%
2 GIS	26%	46%	33%
3 CPP	67%	18%	49%
4 Handicap / GAIN	8%	10%	16%
5 Veteran	8%	10%	15%
6 Spouse's Allowance	2%	2%	2%
7 Widowed Allowance	3%	2%	0%
8 Welfare / GAIN	3%	24%	27%
9 UIC	1%	0%	5%
10 Full-time employment	1%	4%	7%
11 Part-time employment	2%	4%	11%
12 Investments	21%	14%	9%
13 Other	32%	14%	15%
49)1 Under \$10, 000	25	30	21
2 \$10-20,000	45	16	22
3 \$20-30,000	18	2	7
4 Over \$40,000	3	1	5
49)1 Under \$10, 000	26%	60%	38%
2 \$10-20,000	47%	32%	40%
3 \$20-30,000	19%	4%	13%
4 Over \$40,000	3%	2%	9%
50)1 30%	39	20	17
2 More than 30%	39	16	28
3 Less than 30%	10	11	8
50)1 30%	41%	40%	31%
2 More than 30%	41%	32%	51%
3 Less than 30%	11%	22%	15%